

## Planning Commission Regular Meeting Minutes

January 05, 2023 • 6:30pm

Lincoln Town Office and Via Zoom

- Attendees: Board: Matt Atkins (Chair), Barbara Murphy-Warrington (Vice-Chair), Serena Fox (Secretary/Clerk), Spencer Prescott and Ken Pohlman. Community: Bill Finger (Select Board Chair), Kristi Lafayette, Jo Jackson, Michelle and Halle Hall
- 6:20pm **Call to Order:** Matt called the meeting to order.
- 6:35pm **Approve/Amend Minutes from December's Meeting.** Barbara moved to approve, Matt seconded; all in favor—the motion was approved.
- 6:40pm **Approve/Amend Agenda for the January 2023 Meeting.** Barbara moved to approve, Ken seconded; all in favor—the motion was approved.
- 6:45pm **Public Comment:** Jo expressed that he came to the meeting to check in generally, but also expressed interest in the grant.
- 6:50-7:05pm **Old Business:** Update on Katie and the grant. Lincoln got the study grant—and Matt offered a synopsis for those attending to understand the nature of the grant awarded and where we were with it. Discussion of the Survey and a deeper dive into the town plan (what's working and not working). Ken met with Katie a few days prior to the meeting ago came up with a district map. Katie wants to meet with us after the survey comes back. She had recommendations for adjustments to a couple of questions. Barbara brought up question of Lincoln Village Districts vs. Lincoln Districts (per Katie's recommendation, Barbara believes we should just say Lincoln Districts). Ken will label to districts on the map to help with clarity. Regarding the Survey questions, the Commission is good with the edits. Spencer will work with Barbara to format in Google...and will check with Ann about circulation and ease of read for the elderly. We'll drop the map into the survey. Need to get it out within the next few weeks. We'll hire Kimball's to stuff, stamp and mail. Ken wondered if we had a short and sweet description of the grant and purpose—Barbara reminded us that Spencer had written one and posted on Front Porch Forum already.
- Action Item:** **Finalize survey and clean up district map. Barbara will speak with Ann about logistics. Ken to get map to Barbara by Monday, January 9th.**  
**Public Meeting:** Will be required. We'll need to comment on the responses and recommendations and changes and adjustments. **February deadline will allow for plenty of time to assess responses before the Town Meeting.**
- 7:05pm **Review of Action items.**
- Fayston's revisions: Matt handed out a 3-page document (Fayston's presentation) regarding where we are going after the Survey. We need to warn all of our meetings, word changes and adjustments. Any adjustments we make need to be announced. Has to be public comment and vote. We (as five) cannot decide upon changes. Meetings are for public comment. Recommendations to the Select Board for approval. *Aside from working the grant, we need to be making changes to the regulations.*
- Action Item:** **Review Fayston's documentation (sent to us by Matt a couple of months ago. Let Serena know if you can't find it).**
- DRB participation: Matt reiterated the suggestion of the Ad HOC committee for Select Board, DRB and Planning commission overlap and coordination. Bill suggested once every six months.

Bill suggested we meet before Town Meeting.

We agreed that an additional meeting was ok, good and in order.

**Action Item: Schedule meeting between the SB, DRB and PC prior to Town Meeting**

• Church, Weathervane

Bill attended on the behalf of the Church and Weathervane. Matt commented that the Weathervane is a great example of housing solutions that work. We are looking for feedback from groups who have worked with development. Ken applauded Weathervane on all levels (community, autistics, needs). Bill noted that it began in a different time with easier regs. Ten units on less than an acre (very unique). The time benefited from a “perfect storm” of available properties and need. Bill provided detail on the history. A grant helped purchase the buildings and begin improvements. *Volunteer project with optimistic and enthusiastic energy.* Providing a way for older folks to stay in Lincoln. Motivation to keep those folks in town. Product based on volunteerism...keeping costs low and “at home.” He said it’s unlikely that we can do this again, although it would be so good to do. Other buildings available for housing? Not a simple issue. Limitations on infrastructure. Septic and water supply ... is troublesome. Parking as well. Community septic system? Otherwise, limited.

Matt offered that Zoning Regs may limit where multi-family situations are allowable.

Ken spoke of town Sewer/Septic. Water systems.

Everything is based on number of bedrooms (per Michelle’s question).

Barbara laughed a lot: that was good :)

Bill mentioned that “afford-ability” is the issue as well.

Matt reminded us that we are also dictated by State Regs as well.

Ken suggested that time is favorable due to the current “flavor” in Montpelier.

Matt referred to co-housing situation behind the store in Bristol.

Ongoing discussion on what types of housing might or might not work...and what might be affordable.

7:40pm New Business: #1 Biz complete? Best ways to move forward now?

Ken: Survey Survey Survey (Then, return the Reg changes).

Matt: Also can look at different intersections outside of the “Village” that might be viable.

Bill mentioned alternative and innovative sewer systems, etc... happening right now.

Maybe someone in town can become an entrepreneur in this manner. Matt: And engineers are informed on this. (State permitted system...creative ways to meet that.)

Serena suggested notices encouraging the Survey fill out on FPF regularly. Also a poster at Vanessa’s saying “have you filled out your survey?” We talked a bit more about this.

Might tally up 1/2-way through and see where were at. We’ll know by our next meeting (Feb 2). Spenser will keep track of the response rate. Embed a link on FPF. QR code.

**Action Item: Spencer and Barbara to format the Survey and figure out a FPF postings.**

**Action Item: Ken will speak with Katie about how these Surveys have been “tabulated.”**

8:00 Matt made a motion to adjourn. Ken seconded. All greeted. Motion approved.

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