

## Planning Commission Regular Meeting Minutes

March 9, 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: None.

6:35pm **Call to Order:** Matt called the meeting to order.

6:35pm **Approve/Amend Minutes from February’s Meeting.**  
Matt motioned to approve. Serena seconded; all in favor—the motion was approved.

6:36pm **Approve/Amend Agenda for the February 2023 Meeting.**  
Matt motioned to approve. Ken seconded; all in favor—the motion was approved.

6:37pm **Public Comment:** None.

6:40pm **Old Business:**  
Update on the Grant, Katie and the Survey  
Spencer said that Ann is making a report from the Grant Report. Katie has tabulated stuff. Discussion on the survey. (Matt: synopsis of report. Majority that filled out the survey were retired. Rest were working folk.) We discussed more specifics. Most agreed that housing was a problem. Not enough housing...let alone affordable housing. Stats will be publicly available. We discussed what the board can do to help create housing in the districts. Act 250 may be adjusted for/in downtown areas. For now, few areas will support “apartment style” housing due to the nature of our grounds and soils, etc...PUDs are a good idea. We need to write requirements that must be met. Ken mentioned that we could extend districts (reduced zoning requirements/extend boundaries). We have lots of nonconforming lots in the village. It is 1-acre zoning in the village right now.  
*1. Can Katie help us capture the comments (underlying trends)—can she come to the April meeting?*  
We need to educate the public as far as terminology goes (“apartment building” for instance.  
We’ll make a list of proposals including the suggestion to extend district zoning to accommodate housing density.  
Katie suggested a mid-late May public meeting...and also suggested that we look at each district separately. (Proposed changes posted around town, in the paper and on-line.)

7:15pm **List of Proposals:**

- Smaller lots in the existing boundaries of the current village districts (move to 1/2- to 1/4-acre lot size on the village districts—to be determined by a district-by-district analysis/consideration). In essence, smaller lot consideration for all districts.
- Expand village districts (consider transitional districts as well). Re-consider boundary lines of each district.
- PUDs and where they work (consider optimal PUD appropriate areas).
- Leave accessory dwellings, duplexes, etc... as they are currently included in the regs.
- Regulations around short-term rentals?
- Create incentives for long-term rentals or living accommodations.
- Regulate long-term AirBnB situations?
- Multi-family units in village districts?

Agreed that we’ll share this list of proposals and the meeting date with the SB and the DRB. May is our goal.

7:45

Review Action Items

1. Link is down.

2. SB, DRB and PC meeting sooner than 6-months is proposed (Spencer. Matt agrees.)

Let's add ourselves to the SB agenda. We can also invite those boards to our meetings.

**Action item: Invite the SB and DRB to our next May meeting.**

7:50pm

Adjourn Matt motioned. Barbara seconded. Agreed.

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