

Select Board, Development Review Board, and
Planning Commission Special Meeting Minutes
May 23, 2023 • 6:30pm

Lincoln Town Office and Via Zoom

Attendees: Select Board—Alan Schmidt, Tim McGowan, Conor McDonough, Bill Finger, Bay Jackson (Chair). Development Review Board— Nicole Lee (Chair), James Needham, Steve Halnon, Barry Olson. Planning Commission— Spencer Prescott, Matt Atkins (Chair), Barbara Murphy-Warrington, Serena Fox. Community—Katie Raycroft-Meyer and Jo Jackson. Via Zoom—Marin Howell.

6:33pm Introductions

6:34pm Call to Order

6:34pm Findings: (Matt Atkins did overview of grant and task)

6:34-6:42 Technical issues

6:47pm: Continuation of meeting

Presentation: Katie reviewed survey stats (available on recording—also, survey results available in printed for at the town offices). In summary, most people enjoy living here and have “normal” complaints as well. Most feel there is not enough affordable housing.

Katie offered recommendations for bylaw adjustments and additions (available on recording—also, paper version is available at the town offices). Referred to pages from our current Zoning Regs and highlighted recommendations and changes. Basically, she suggested a change in lot size in the primary Village District and adjustments to number of units, road frontage and setbacks. Offered OBJECTIVE and STRATEGY (outlined in presentation).

Conor brought discussion regarding short-term rentals. Barry brought discussion regarding the frontage—and most agreed that may not be necessary. James emphasized his belief that this should/could go away. Jo asked Katie why there are frontage requirements: she could not answer this question. Matt explained why road frontage is important. Bay suggested that we be mindful of language used in the Zoning Regulations around this particular issue.

Katie presented and discussed Allowable Residential Uses. Broke down into two types of multi-family dwellings. However, she suggests we add SP (site plan reviews) in all village districts. (Viewshed overlay is basically a site plan review for the whole town.) Details are in the recording. **Our “uses” are not flushed out very well: Katie recommends we discuss this further.** Katie and the PC will finesse, plan a public meeting and warn appropriately. Katie will send the revisions as docs to Serena who will send along to all of the board chairs.

8:07pm Barbara moved to adjourn Matt seconded. All approved. Meeting adjourned.