

Town of Lincoln
Planning Commission Regular Meeting Minutes
January 4, 2023 • 6:30pm

6:35pm **Call to Order**

Matt called to order the January 4 Meeting.

Board present: Matt Atkins, Spencer Prescott, Ken Polhman, Serena Fox

Board absent: Barbara Murphy-Warrington

Community present: Steve Kotowski Lincoln ZA, Ned Lawson from the Conservation Commission, Katie Manaras of Lincoln and the Conservation Commission.

Community attending via Zoom: Sarah Laird and Pet Sutlive

6:48pm Matt motioned to approve the minutes. All in Favor. Approved.

Matt motioned to approve the agenda. Serena seconded. All in Favor. Approved. (Note, we added an item as noted below.)

6:50pm Public Comment

Sarah Laird reported about speaking with folks in Starksboro and Ripton. She's gleaned some interesting input, and is willing to come to one of our meetings to report further. Mark Nelson, PC in Ripton and DRB (joined in Ripton). They are willing to come in February. Sarah has also sent copies of their regulations to the Lincoln, PC.

Peg Sutlive is here for support and participation—and to continue to follow the Regulation updates.

Jim DuMont circulated some materials. Memo for consideration of what he sees as issues and concerns in our current Regulations.

Katie Manaras getting up to speed on the Zoning process and speaking for the Conservation Commission—wants to offer support. Act 171 process was referenced (on forest integrity). Also wants to help with the Town Plan updates when they happen. **She will forward some information to Serena.**

Ned Lawson has experience with a Town Conservation which specialized in Wetlands. Feels our Regulations and Bylaws are vague and would like to help clarify that. Starksboro Research Protection Bylaws are an example of some definitions and regulations we might want to reference and use as a "template" to improve ours. He'd and the CC would really love to assist us in this.

Jim DuMont: will get 15 minutes in February.

Others will let us know.

Sarah offered up Barbara's idea of a "map" of how we'll proceed.

Maybe we can ask someone from another town to speak with us in February?

Sarah Laird will check on this.

Ken stressed that the Lincoln PC will need time to review all documents submitted by Sarah and Jim.

Serena will reach out to the board to make sure she has all documents submitted for distribution as necessary.

7:20pm Discussion on Bob Hall's List and our Current Work.

Ken: Sections 312 and 324. Maximum square footage. Anything over 3,500 sqft would become a conditional use permit. 3,500 of habitable space. Accessories are not included.

Starksboro has very specific conditional use documentation. Other towns are very wiggly.

Matt reminded us that it really needs to be black and white for everybody.

Matt: 3,500 is a fine place to stay and anything above will trigger conditional use.

Steve: Total buildings??? Seems unrealistic. Have something for the house and something for total buildings on the site. 10,000 sqft of total buildings. Steve emphasized how lots of AirBnB rentals can really hurt our town and we need to control that (referred to the school as well). Encourages us to have this in our Regulations. Katie asked if we could cap the percentage of residences that go AirBnB.

Matt's suggested language: "Habitable square footage over 3,500 requires conditional use with total building square footage maxing at 10,000."

Matt made a motion. Ken seconded. All approved.

- 7:57pm: **Budget Request Update.** (Added to the agenda post amendments.)
Tim asked if we had grants—and we do not. **Bay thought it should be a budget item at town meeting.**
Bay also asked if the whole board wants to be re-appointed. Matt will be stepping down.
Ken will be staying on.
- 8:06pm: **Action Items...** **Spencer will share documents as necessary on the website.**
Matt will review minutes from December to be sure he's asked Steve about all items. He will also ask
Bay about re-appointing, etc.. to be sure it's publicized. **Current Board interest needs to be on next
agenda for discussion.**
- 8:10pm Matt motioned to adjourn the meeting. Ken seconded, all approved.

The Planning Commission would like to thank all who participated and encourage community members to attend our meetings which occur on the first Thursday of each month at 6:30pm at the Town Offices.

DRAFT