

Town of Lincoln
Planning Commission Regular Meeting Minutes
March 7, 2024 • 6:30pm

6:36pm Matt Atkins (Chair, Planning Commission), called the meeting to order.
Attending: Barbara Murphy-Warrington (Vice-Chair) Ken Pohlman (Board member), Steve Kotowski (Lincoln ZA), Spencer Prescott (Board Member), Katie Manaras, and Josiah Jackson.
Zoom: Community members Marilyn Gahnal, Jim DuMont, and Sarah Laird, and Stacy Dubeck.
Board members Serena Fox (Secretary).
Matt motioned to approve the February, 2024 minutes. Barbara seconded. All in favor.
Matt motioned to approve the agenda: Barbara added 7:40pm update re: modernization bylaw changes. Moved by Matt. Serena seconded. All approved. Serena added discussion of Steve's addition of the Shepherd Permit and Board Terms.
Matt would like agenda's to include New Business.

6:40pm Public Comment

Katie offered an update from the Conservation Commission. State dominates much of what the Conservation Commissions do in Vermont. Lots of requirements and resources. They have been learning about this and connection with other towns. Eager to help especially with Water Resources.

6:45 Discussion of Roadmap

Barbara mentioned that the Roadmap may need adjustment due to the fact that some member of the Commission and stepping away. She suggested we visit the Bob Hall's list again and have a public meeting. Jim's Conditional Use suggestions and adopting our interim regulations. (Need another public hearing and meeting with Selectboard—these expire November 2, 2024.)

Matt suggested that the roadmap be a bit more fluid. Folks need to be prepared. He is stepping down and this is his last meeting. Suggesting we make a list of priorities (Bob Hall's list, Steve's advice...). Suggested we don't dive into the interim regs right now. Refined the draft roadmap submitted by Barbara.

Spencer is undecided and will decide within two days. Would like to see the board running the board meetings. Would like to get back to the Bob Hall list. Matt agreed and emphasized that working on the Regulations first is critical (vs. the Plan). Interim Regs and plugging away at Bob Hall's list.

Serena agreed with what others have said, but suggested that the Grant, although important, had stolen some steam from the efforts on Bob Hall's list: would like to get back to that.

1. Interim Regs & Bob Hall's list
2. Prioritizing with Steve's suggestions/input
3. Jim's Conditional Use comments.

Town plan expires February of 2026.

Steve: Conditional Use application needs clarification (specified Benjamin and Trish Shepherd). Habitable living space vs. covered areas/porches, etc... This is vague and can be time consuming and expensive.

Matt: See last month's minutes for new suggested wording on this. We are currently using the Interim Regulations to make current decisions. New language is clear.

"No discretion. So can't exercise discretion if there is none."—Barbara.

"Zoning Regulations are open to interpretation."—Steve.

Barbara asked Steve to prioritize Bob's list and suggest any thoughts on language that may be of assistance to him. Discussed Zoning Administrator having discretion (with clear standards) so that he can enforce it.

Steve emphasized that the definitions in the Regulations need to be re-visited.

7:24pm Jim's Presentation on Further Findings

Looking at Zoning from 5 or 6 different towns—is not done and will continue to do that. He's offering to provide a free course on Planning and Zoning. Emphasized that the Town Plan is also a necessary

component of Act250 (without specific language, the Town will not be heard). He'd like to meet with outside of board meeting time with new members (current and old)—outside of Open Meeting Law. Contact Regional Planning Commission so that we can organize this meeting. Matt made a motion we help Jim provide a course re: Zoning and Planning. Barbara seconded. All approved. Barbara will reach out to the RPC.

7:30pm \$10,000 was approved for the upcoming budget.

7:40pm Board Appointments(s)

Serena, Barbara and Matt are stepping down. Spencer is undecided. Ken is staying. Spencer mentioned that Connor (Vice-Chair of the Selectboard) wanted us to stagger our appointments. 5 Board Members. (3) 2-year and (2) 3-year. Matt makes a motion. Serena seconded. All in favor.

7:36pm Bylaw Modernization Update

Benjamin Putnam (Town Attorney) is reviewing the language now and once that is done, Krystin (Town Assistant) will document as necessary (with the State and otherwise). If there is a language change, we'll need to resubmit to the Selectboard and re-do this process.

7:39pm Matt motions to adjourn. Spencer seconds. 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