

Town of Lincoln
Planning Commission Regular Meeting Minutes
October 5, 2023 • 6:30pm

- 6:46pm Matt called the meeting to order.
Present: Spencer Prescott, Matt Atkins (Chair), Barbara Murphy-Warrington (Vice-Chair), and Serena Fox (Clerk/Secretary), Ken Pohlman. (Board members)
Guest: Katie Raycroft-Meyer Zoom: George M. Leeuw
- 6:40pm Matt made a motion to accept the meeting minutes from September's Regular Meeting. Will table until next meeting due to changes requested by Barbara, but not available at this time.
Matt made a motion to accept the meeting agenda. Barbara requested discussion regarding Nicole Lee's reaction to our Public Meeting in August. Seconded by Barbara. All approved.
- 6:50pm Current Business:
Katie submitted a new document for review.
Katie said the PC needed to have a public hearing at our next meeting on November 2. This will be warned as a public meeting at which time she/we will distribute copies to the public in attendance. Prior, we will submit the same information to the Select Board and Chairs of surrounding towns (Katie will confirm what this really means). Regarding changes to the Zoning Regulations for the Town of Lincoln, Katie will identify what bullets and items have changed—and she will make a summary for presentation.
Matt asked how to warn property: Katie specified that we will be warning an update to our Zoning Regulations and a summary which will be warned in the Addison Independent—along with other necessary warnings regarding Lincoln and the surrounding towns.
- **Warning needs to be in the October 19th Addy Indy...which must be in on the 16th and Katie will warn that and send up the bill. She will email a document that we will get to Sally (Katie will do this by next week).**
 - Needs to be on website.
- Serena requested definitions and timelines to both grants (and all grants).
Spencer stated that the Grant Administrator duties will fall to the new Town Administrator or the Assistant.
Our Current Grant regarding the regulations and bylaws (now) will proceed. She recommends postponing applying for the Municipal Planning Grant (a continuation of bylaws work (she suggests going toward Town Plan revision grants next year). All agreed that we'll finish this grant and reassess our needs (budget) and responsibilities in February and March.
- 7:31pm Further discussion of the current changes recommended to our Zoning Regulations. Katie went through edits to document distributed earlier today (**request earlier distribution in the future**). We agreed to some and decided against others. Details are in the recording which is posted on the town web site (that said, the document referred to is not). Hearing will be at our November 2nd meeting. We will vote and present THAT to the Select Board.
- 8:15pm Addition to Agenda: Barbara spoke to Nicole Lee (Chair of our DRB) and shared her concerns around our uninformed officers and community. Conflict of Interest within the Select Board...Select Board vote vs. community vote.
- 8:20pm Commercial uses is highlighted. Spencer asked for explanation. Katie suggested we might want to define that further because they are all currently lumped in the same category. We decided to leave as is.
- 8:21pm Matt discussed the fact that our next meeting will be devoted to this hearing. He also suggested we calm a bit and feel safe that our regs are stable...and we'll be fine. Barbara suggested we ask for additional support which Matt supported. We all agreed.
- 8:39pm Matt motioned to adjourn. 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.