

Town of Lincoln
Planning Commission Special Hearing & Regular Meeting Minutes
Zoning Regulations and Bylaws
November 2, 2023 • 6:30pm

HEARING

- 6:30pm Call to Order (Matt Atkins, Planning Commission Chair.
Present: Spencer Prescott, Matt Atkins (Chair), Barbara Murphy-Warrington (Vice-Chair),
and Serena Fox (Clerk/Secretary), Ken Pohlman. (Board members)
Guests: Katie Raycroft-Meyer, Sally Ober (Town Clerk), Marylin Ganaul, Mike O'Connor, Nicole Lee (DRB
Chair), Steve Gutowski (Zoning Administrator).
Zoom: Bay Jackson (Select Board Chair), Peg Sutlive and Dan Guy, Bill Finger (Select Board Vice-Chair),
Michelle.
- 6:35pm **Introduction:** Matt Atkins clarified that we are NOT covering the Airstrip (outlying area) content in
Katie's presentation. We spoke briefly on the Interim Zoning Regulations that were approved by the SB on
November 21, 2022. He then defined the "Village Districts" vs. outlying areas and transitional areas. He
offered a quick overview of the Grant and offered other additional information of what it takes to create
housing.

Matt opened the floor to the community.

Mike O'Connor asked how these changes get approved: what is the "system" for approval. Matt explained
what we have done (including all work, public forum at Burnham Hall, and this hearing) and defined that
the recommendations go to the SB. The SB will do a similar public forum as we have done—and then vote
to adopt or not. Ultimately, the SB is the final say.

Nicole Lee asked if we were aiming to move this forward tonight? Answer: Yes...and any changes
requested by the SB will come back to us.

Sally Ober asked us to summarize the changes we are planning to adopt. Katie did this and also spoke to
PUDs (review recording for additional information).

Mike O'Connor asked about the Zoning Regulation adjustment process. Matt and Steve chimed in with
Steve outlining the basics of what is submitted and processed by the town. The DRB hears any conditional
and site-review issues. Otherwise, Steve handles all based on the town regs. Each case is different. Steve
emphasized that the state has a "heavy hand" in this.

Sally Ober mentioned campers, camping, and people living in their campers. Not in this grant.

Bay Jackson attempted to wrap up the main goal of these small changes to lot size in the Villages. Matt
noted other changes (as changes to set-backs, etc...)—right of way and road frontage.

**We spoke about this as CREATING OPPORTUNITY vs. creating tons of new housing, but is still
beneficial for all. Populating the cluster villages and preserving transitional and outlying areas.**

We had a brief discussion on affordable housing.

Marylin noted that she hoped we would tie the Town Plan into the Regulations. We discussed the
importance of this and this is truly the mission of the Planning Commission.

REGULAR MEETING

- 7:31pm Matt closed the hearing and opened the Regular Meeting of the Planning Commission.
- 7:31pm Matt called the meeting to order.
Matt moved to approve the minutes from the October meeting—and September as amended. Barbara
seconded. Approved.

Matted moved that we vote to adopt the proposed changes that we've worked on (omitting the airstrip reference). Barbara seconded. Approved.

Matt moved that we vote to adopt the proposed changes with adding the Ken's document (ID THIS DOCUMENT PLEASE regarding 24 V.S.A 4441(g)—Section 100 and Section 306 omission. Barbara seconded. All approved.

The Select Board will set a date for the next meeting. All PC members (and all town members) are encouraged to go.

Katie will update the current Regulations and send to Serena to forward to Sally and Bay.

7:45pm Matt motioned to adjourn. Barbara 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