

Town of Lincoln
Planning Commission Special Hearing & Regular Meeting Minutes
Zoning Regulations and Bylaws
December 7, 2023 • 6:30pm

6:35pm **Call to Order**

All Board Members present (Matt Atkins, Spencer Prescott and Ken Pohlman in person; Serena Fox and Barbara Murphy-Warrington via Zoom).

Community: Dan Guy and Jim DuMont in person. Peg Sutlive, Sarah Laird and Vaneasa Stearns via Zoom). Christine Fraoli arrived at 6:49pm (in person).

6:36pm Matt moved to Approve the minutes of the November meeting. Barbara seconded. All approved.

6:36pm Matt moved to Approve the agenda. Ken Seconded. All approved.

6:37pm **Public Comment**

Dan Guy drew attention to our Zoning Regulations regarding the viewshed (in particular referring to Bicknell). He emphasized that he felt this was not in accordance with the Town Regulations. Peg Sutlive would like to be a part of the Regulation updates (also folks from our Conservation Commission). Barbara emphasized that we are now, currently, working on updating individual items and sections of the Regs and that we should map out this process. She welcomed everyone to come to the meetings and weigh in to each and every item we tackle (modifications that we will be making). Peg asked if there is a deadline—5/26 is the deadline. Serena invited everyone to read the regs and raise questions or suggest adjustments as thought necessary. Matt wrapped up by referring to Hall's list—and suggested that our ZA, Steve, join us to help figure out priorities. Sarah suggested we approach abutting towns to see how they have handled certain issues. Sarah volunteered to schedule meetings with surrounding towns—and report back to us. Barbara expressed that we should do this sooner than later.

7pm We adjusted the agenda so that **Sarah and Jim could present.**

Jim DuMont: One year left for the Interim Zoning Regs. We need to address this ASAP. Existing regs are so full of holes and really inconsistent. Is happy to help with drafting language. "The worst he's ever seen."

Sarah: interesting in helping with the process. Happy to do research. Happy to meet with neighboring towns. Happy to help to assist us in this process. Her question: What is the schedule and the strategy for next year.

Barbara added that we are looking at Bob Hall's comments and the Interim Regs right away. Emphasized that the Conservation Commission, Reports from Sarah and Jim—will allow us to solidify the "map" and our deadlines and priorities. Also stressed that we be mindful of the Town Plan and how the Town Regulations support that. (Also review the Town Plan.)

Jim: If a town plan is "aspirational," it does not work with Act 250. There must be concrete statements in the plan. The courts don't recognize "aspirational."

Peg asked about how much detail we are giving to our outline. Barbara suggested we'll be better suited to figure this out once we understand what it is they want to present.

Summary of neighboring town Regulations will be written by Jim (volunteer).

Spencer: "Jim, can you define what you mean by 'process.'" Jim clarified that he does not mean "legal process," but instead means who towns has brought in to assist with the process.

They will get info together and let us know when they would like to be put on the agenda.

7:15pm **Budget Conversation**

The Board reviewed the documents provided by Van (Treasurer, Town of Lincoln). Van said that we get money for and toward work with the Regional Planning Commission only. Matt suggested we ask for \$10,000. Serena asked how we can back this request up. Barbara stated that we're just getting started with major stuff and we'll need a bigger budget. Matt will ask for the big bucks. Barbara Moved Matt asked for \$10,000 for our budget. Matt seconded. All approved. (Barbara is going to write something up for Matt to submit to the Selectboard Meeting.)

7:24pm **Review of Select Board Meeting**

7:30pm **Review of Bob Hall's List**

We reviewed the Fast Track and Assigned other issues.

Barbara will send me the rest of the minutes.

- lot definition edit suggested by Bob Hal, add in accessory dwelling to definition—Matt to ask Steve on this subject
- mobile homes, prefab homes or modular homes—get rid of differentiating these homes because we already have the mobile home definition. Spencer said important that we move the mobile home definition to the right place
- setback for right of way is defined 25ft from the road—Matt to ask Steve about this as to way this would apply (makes sense but want some clarification)
- another definition for road—Matt to ask Steve about this so we're not being too restrictive
- definition of public road—Matt to ask Steve
- Spencer will do both 410 & 412 (formerly Barbara's assignment)
- Barbara's new assignment is Exemptions - Section 503

8:02pm 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