

**TOWN OF LINCOLN**  
**MINUTES OF THE PLANNING BOARD**

**APRIL 2, 2019**

**TOWN OFFICES**

PRESENT: Margaret Olson (Chair), Lynn DeLisi (Vice-Chair), Richard Rundell, Stephen Gladstone, Gary Taylor

STAFF: Paula Vaughn-MacKenzie

**7:00 PM Public Hearing, Section 17, Site Plan Review: Bambrick, 12 Huntley Lane, Parcel 174-23-0.** Public Hearing for site plan review of proposed additions to an existing house located in a cluster subdivision.

MO opened the public hearing.

Tobias Bambrick, Jill Adams, and their architect Deborah McPhee appeared before the Board.

The Project: The applicants wish to construct an addition that connects the existing main house and the existing accessory structure (garage/loft building). The main house was originally built in the 1950's as a cottage and later added on to. The applicant wishes to remove the additions and retain the original cottage and connect it to the garage/loft structure with a two-story addition.

**The Cluster Subdivision Approval:** 12 Huntley Lane is part of a cluster subdivision that was approved by the Planning Board in 2004. The approval had three conditions associated with this parcel.

1. The Calculated Gross Floor Area of any buildings now or hereafter placed on Lot A shall be limited to 8,000 square feet.

The proposed calculated gross floor area of all buildings including the addition is 7860. This includes the proposed house with additions (6407 square feet), the existing accessory building (1367) and a shed (85 square feet)

2. The building envelope shall be shown on the Plan and will be 90 feet from the western boundary and 25 feet from the northern boundary, except that, on the northern boundary, structures no more than five feet above grade and one gazebo or similar open structure

with northernmost dimension not exceeding ten feet above grade may be located within 20 feet of the northern boundary, rather than 25 feet therefrom.

The Building Envelope is shown on the Site Plan and is 25' from the northern boundary and 90 feet from the western boundary.

3. "Any future building on Lot A shall be further restricted such that height shall not exceed one story or 15 feet within 15 feet of the western or northern boundaries of the building envelope."

The Board noted that the proposed addition is two and 1/2 stories and although it is in the building envelope it is not 15' back from the northern boundary of the building envelope. The new addition has the narrow end facing the northern boundary and is 27.1' in width. It is attached to the existing accessory structure to the east and part of the existing house to the west. The existing accessory structure to the east is 2 and 1/2 stories and is 28' high. The existing accessory structure predated the approval of the cluster subdivision and is less than 15' from the northern boundary of the building envelope.

An examination of the history of the cluster subdivision showed that the Board was concerned with the tearing down of the existing structures and new development on Lot A. The step-down idea of one story closer to the northern boundary was to prevent a giant two-story house overlooking the trails around Farrar Pond.

The Conservation Commission was in favor of the cluster plan rather than an ANR plan in order to protect the western portion of the land which is now Lot C and has a conservation restriction granted to the LLCT. The negotiation for the cluster also included a new trail easement that is shown on Lot B to connect to Lot C and then on to the Farrar Pond trail system. This trail easement was granted.

Before discussing whether the current proposal violates condition 3 of the Cluster Subdivision Approval Special Permit, the Board reviewed the entire project.

Site Plan: The applicant submitted a site plan prepared by Snelling & Hamel dated February 27, 2019 showing Lot A which contains 92,588 square feet, the building envelope and the locations of the new addition, existing buildings and hardscape.

Zoning Requirements: Since this is a cluster subdivision, the normal setback requirements do not apply.

Setbacks: The entire structure is located within the building envelope. The setback from the northern boundary is 25'6" to the nearest overhang but the closest part of the new construction connecting parts of the existing structures is 2 feet from the northern boundary of the building envelope.

Grading: The area where the new addition is to be constructed is flat and no grade changes are shown.

Driveway: The old asphalt circular driveway will be removed, and a new smaller driveway will be constructed leading to the new garage. The new driveway will either be comprised of pervious asphalt and will be 12' wide. It will have a turnaround 29' wide.

Height: The height of the existing accessory structure is 28' which will be attached to the dwelling. The height of the old portion of the dwelling to be preserved is 20'. The height of the proposed new portion of the dwelling is 33'. All heights are calculated from the lowest exposed point.

Drainage: The applicant submitted a storm water evaluation and drainage report which concludes that there is no increase in storm water runoff and no drainage structures are necessary. The plan shows a porous patio measuring 24.5' X 23.5'. The plan also includes a porous walkway in the front of the dwelling. The porous patio, walkway, driveway areas all reduce the pervious area of the project.

Lighting: The applicant is proposing two lighting fixtures:

- Path lights: five path lights are located along the front walk. The fixture is Hinckley Atlantis path light. Each fixture emits 250 lumens and with a 2700K color temperature.
- Sconces: There are 14 sconces which have 481 lumens each with a color temperature of 3000K.

There are 7 sconces on the East elevation. Four of these are under roofs and three are at the garage.

There are 3 sconces on the North elevation. Two on either side of a double door and one at a single door.

There are 2 sconces on the South elevation. The two sconces are on either side of a double door.

There are 2 sconces on the West elevation. One sconce at each single door.

RR noted that the sconces appear to have textured glass which would serve to refract the light creating a sparkly effect thus negating the requirement that light be directed downward. He noted that the spec sheet did not state that the fixture was dark sky compliant and thought that even though the LED light was housed in the top of the fixture, the fixture would not comply with the zoning bylaw requirements. The applicant responded that they could choose another fixture.

Historic: The Historic Commission approved the demolition of more than 25% of the roof line on October 2, 2018.

Board of Health: The Board of Health has approved the existing septic system to service the proposed dwelling dated February 1, 2019.

Other than the non-compliant sconce, the Board had no other issues with the project except for the apparent violation of condition 3 of the Special Permit. Mr. Bambrick explained that they thought the condition applied to only a new construction house and not a renovation and addition to existing structures. He noted that they had evaluated different ways to address the project and thought that the rural nature of the Town of Lincoln would best be served by keeping the original structures and removing the 1970s additions. He also said that pushing the connector in front of the existing studio/loft structure would break up the mass.

RR noted that it was the Board's responsibility to protect the Town's open space and therefore should not easily invalidate the special permits conditions. RR noted that a design could have been presented that would have accomplished the applicant's vision and still complied with condition 3. SG suggested that the second floor could be pulled back and a deck could be added that would overlook the pond. RR also commented that Lincoln was not only interested in keeping structures of old homes, but that modern architecture was also popular. LD agreed with both RR and SG and expressed her desire that the applicant should revise the plans to comply with the setback and height restrictions of the special permit. MO suggested that removing the window in the attic of the connector portion would minimize the impact that the lighting of that space would have on the pond and trails.

Mr. Bambrick responded that a new house could be designed that would comply with the condition but have an increased impact on the pond and trails. He noted that the proposed renovation would have less of an impact than a house sited parallel to the northern boundary of the building envelope overlooking the pond. He thought that a new home sited overlooking the pond and trails would maximize the value of the property but that they were more interested in keeping the existing character of the property and felt that the proposed design did that.

Ms. McPhee, the architect said that she could review the design and revise it so it would have less of an impact on the pond. One suggestion of the Board was to remove the windows in the attic spaces of the buildings.

The Board also suggested that Mr. Bambrick have a conversation with Buzz Constable regarding the design and a possible trail connection to the trails around the pond.

GT made a motion to continue the hearing to April 23, 2019. LD Seconded. Passed 5-0.

**Business:**

Minutes: RR made a motion to approve the March 12, 2019 minutes as amended. GT Seconded. Passed 5-0.

Board positions and liaisons:

RR made a motion to have Margaret Olson continue as Chair and Lynn DeLisi continue as Vice-Chair for the coming year in gratitude and recognition of their previous service. GT Seconded. Passed 5-0.

The Board next discussed liaison positions and agreed to the following:

Battle Road Byway: Paula Vaughn-MacKenzie

HATS: Stephen Gladstone

Historic District Commission: Richard Rundell and Lynn DeLisi

Library Landscape Committee: Richard Rundell

HOW Group: Gary Taylor with Jennifer Burney as alternate

Roadside and Traffic Committee: Margaret Olson

Bicycle and Pedestrian Advisory Committee: Margaret Olson

School Building Committee: Gary Taylor

MAPC: Jennifer Burney

MAGIC: Jennifer Burney

MO made a motion to appoint the liaisons and committee members as detailed above. LD Seconded. Passed 5-0.

Updates:

- McLean appeal was heard by SJC this week
- Minuteman school will be coming in for a change to the approved site plan. Minuteman's proposal includes changing the grass fields to turf and adding six tennis courts on the Lincoln side as well as a cricket field on the Lexington side. The Town's engineering consultant will be reviewing the drainage as the changes affect the vernal pool on the Lincoln side. The proposal will be reviewed by the Conservation Commission on April 10, 2019 and goes before the Lexington Planning Board on April 11, 2019. The Lexington Planning Board has reached out to see if any of Lincoln's Planning Board members would like to attend.

RR made a motion to adjourn. SG Seconded. Passed 5-0.

Approved as amended April 9, 2019