

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

**MAY 14, 2019**

**TOWN OFFICES**

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

**STAFF:** Paula Vaughn-MacKenzie

**7:00 PM Determination of Minor Change, Section 17, Site Plan Review: Hobson, 31 Bedford Lane, Parcel 113-56-0.** Modification to an approved site plan to increase a ground mounted solar array.

Mr. Hobson is proposing to increase his previously approved solar array from 56' long to 84' long. Technically, this is a Determination of Minor Change to an approved site plan but after discussion with the Board at the last meeting, it was suggested that notices to the abutters would be appropriate and all abutters were notified of the meeting date and time and the specifics of the project.

**The Project:** This is an application for a ground mounted solar array. The array measures approximately 84' X 10'. There are 60 panels of 310 W with total capacity of 18,600 W DC and 14,400 W AC.

The house currently has roof solar panels but there is no room to increase the capacity of the roof array.

**The Site:** The parcel contains 2.47 acres.

**Bylaw:**

Setbacks are for accessory structures: The array will be located at least 20 feet from the side and rear lot lines. The location is shown on the site plan.

Must not be placed in the front yard: The solar array is in the rear yard.

Equipment can be placed on a side or backyard: The associated equipment is located on the house facing the side yard.

Height must not exceed 12 feet: The height will not exceed 12 feet from the finished grade to the top of the array.

Ground Mounted and Roof arrays must not exceed 125% of residential consumption:

The annual shortfall after roof solar is 19,095W.

The annual shortfall after adding ground mounted will be 355 Kw which is close to 100% of the property's annual consumption.

Applicant submitted a year's electricity bills to verify consumption. The applicant also submitted solar capacity of the arrays that determines the total solar capacity.

The Board next discussed screening.

The direct abutter, Debra Orr and Philip Miller were concerned with the view from their home. Mr. Miller stated that he wanted a professional landscape company to determine what would be appropriate plantings to mitigate the view of the array and he was also concerned with the longevity of the trees. Mr. Hobson responded that he agreed with Mr. Miller. Although his initial plan was to relocate six small pine trees for screening, he has contacted his landscape company who has suggested spruce trees as a vegetated screen. He stated that his landscape company suggested spruce trees, 6-8 feet tall to be planted approximately four feet apart. Mr. Hobson also noted that the height of trees would include the root ball.

MO noted that a site plan approval remains in effect for five years. If the trees do not survive, the neighbor has five years to return to the Board and request relief. Also, a professional landscape company will give a warranty for the survival of the trees so that it would be better to have a professional install the trees.

SG thought that if the only issue was screening then he would consider the change to the array as a minor change to the approved site plan.

Mr. Miller stated that he was also worried about drainage because the removal of trees on the Hobson property. In addition, he was worried about the value of the house decreasing as the rural wooded feel of the backyard had changed because of the clearing of trees and the installation of the solar array. He noted that the wooded area is now compromised. Ms. Orr stated that the original plan of the six small pine trees would do nothing to mitigate the view.

Mr. Hobson stated that the spruce trees he planted in 2007-2008 were 6-8 feet tall and are now approximately 30 feet tall. The spruces are hearty trees. He noted that the planting of more spruce trees would require the clearing out of some scrub as they would require light.

SG suggested that the Board require six 6-8-foot spruce trees plus the original six small pine trees to be planted by a professional to mitigate the impact to the Orr property. GT stated that the Planning Board was not in the business of protecting property values. Rather it was the Board's job to require reasonable accommodations to an abutter in order to mitigate an impact.

Mr. Hobson stated that it was his intention to plant six 6'-8' spruce trees along the lot line with the abutter and to plant holly trees on the side of the array. He also intends to rebuild a stone wall in front of the array in order to camouflage it.

LD made a motion to determine the proposed change a minor change to the approved site plan. SG Seconded. Passed 4-0.

GT made a motion to approve the changes to the approved plan conditioned on the applicant having six 6'-8' spruce trees professionally installed along the common lot line with Ms. Orr and Mr. Miller. The screening condition of the initial approval dated April 9, 2019 that the vegetated screening be reasonably satisfactory to the owner of 172 Bedford Road shall remain. SG Seconded. Passed 4-0.

**7:25 PM Public Hearing continued, 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 continued public hearing.

Mr. Bambrick and his architect Deborah McPhee appeared before the Board and presented a revised project. The original proposal was discussed previously at the Planning Board meeting of April 2, 2019.

**The Project:** The applicant returned to the Board with a revised plan that complies with the cluster subdivision requirements. The new plan pulls back the new part of the structure to be 15 feet inside the northern boundary of the building envelope. The plan retains the existing accessory structure, but the original house will be torn down.

The applicant described the new project as building an addition that is attached to existing garage/loft building and replacing the current main house. The original main house was built in the 1950's as a cottage and later added on to. It is connected to the garage /loft by a roofed walkway. The proposal is to remove the main house and build a two-story addition with basement in its place. They propose to convert the current garage into a gym room and add a one-story mudroom/garage to the south of the addition. The proposed addition is largely within the footprint of the existing buildings, and the proposed material and style of the addition are intended to match the style of the existing structures.

**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 7994. This includes the proposed house with additions (6627square feet), and the existing accessory building (1367). The shed (85 square feet) will be torn down.

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. There are certain structures which can be built within 20 feet of the northern boundary.

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 proposed addition is two and 1/2 story and is located 15' from the northern boundary of the building envelope. It is attached to the existing accessory structure to the east. The existing accessory structure to the east is 2 and 1/2 story and is 28' high. The existing accessory structure which predated the creation of the cluster subdivision is within 15' of the northern boundary. The existing structure can remain, and the new structure complies with this requirement.

This project now complies with the three requirements of the cluster subdivision.

Site Plan: The applicant has submitted a revised site plan prepared by Snelling & Hamel dated May 7, 2019 that shows Lot A which contains 92,588 square feet, the building envelope and the locations of the new addition and existing buildings to be torn down. The applicant is keeping the existing accessory structure.

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 40.1' to the 15' setback of the building envelope. The new structure is shown outside of that 15' restricted area. There is a patio that extends within the restricted area, but a patio is not a structure higher than 15' and is therefore allowed.

Grading: The area where the new addition is going is flat. There will be no grade changes.

Driveway: The old asphalt circular driveway will be replaced by a new smaller driveway leading to the new garage. The new driveway will be pervious pavers and 12' wide. It will have a turnaround area of 25' X 34'.

Height: The existing height of the accessory structure is 28' which will be attached to the dwelling. The height of the new portion of the dwelling is 35.1' as measured from the lowest exposed point.

Drainage: The applicant submitted a revised drainage report from their engineer which states that the proposed plan will not increase the storm water runoff. The plan also includes a porous walkway in the front of the dwelling. The porous patio, walkway, and the reduction in driveway area all reduce the pervious area of the project.

Lighting: The applicant is proposing two lighting fixtures:

- Path lights: eight path lights are located along the front walk. The fixture is Hinckley Atlantis path light. Each fixture emits 250 lumens and has a 2700K color temperature.
- Sconces: There are 10 sconces which emits 185 lumens each and has a color temperature not to exceed 3000K. The sconces are Kichler Ripley which houses the bulb in the shield and are full cutoff.

There are 2 sconces on the East elevation. The sconces are on either side of the door.

There are 0 sconces on the North elevation so there are no exterior lights directly facing the pond.

There are 3 sconces on the South elevation. One sconce between the two garage doors and one on either side of the door.

There are 5 sconces on the West elevation. One sconce at each single door (3), two on either side of a double door and one on the second-floor deck.

Historic: The Historic Commission approved the demolition of more than 25% of the roof line and the existing dwelling 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.

Submission:

1. Application Cover Form and Residential Site Plan Application, original submission March 12, 2019; Revision May 9, 2019.
2. Site Plan by John Hamel of Snelling & Hamel dated May 9, 2019.
3. Plan set by Debra McPhee, dated 5/7/2019 including 1<sup>st</sup> Floor Plan S 1, and Elevations including sheets S3 and S4 dated 5/6/2019.
4. Revised Drainage Calculations prepared by Gala Simon Associates dated March 22, 2019, revised May 9, 2019.
5. Specification Sheet for Atlantis Path Light, 22-inch Option w/250 lumens and 2700K color temp.
6. Specification Sheet for Kichler Ripley Sconce w/ 185 lumens and will use a bulb w/ 2700K color temp.
7. Specification Sheet for Generac 22kW Generator
8. Title 5 Board of Health Approval dated 2/1/19.

9. Historic Commission Approval for demolition of 25% of the roof line and dwelling structure dated October 4, 2018.

There was no public comment.

GT made a motion to close the public hearing. LD Seconded. Passed 4-0.

SG made a motion to approve the project as submitted with the standard conditions normally imposed on new construction residential projects. LD Seconded. Passed 4-0.

**7:45 PM      Business**

SG made a motion to approve the April 23, 2019 minutes as amended. LD Seconded. Passed 4-0.

GT made a motion to adjourn. LD Seconded. Passed 4-0.

Approved as amended May 28, 2019