

**HCA open questions**  
**Lincoln Residents for Housing Alternatives**  
**11/17/2023**

1. What changes to the bylaws, beyond the change in the number of units per acre, are you currently considering? In particular, but not exclusive:
  - a. Is there any consideration to revisiting the limit quotient of 25% of Gross Floor Area to Lot Area?
  - b. What is the minimum percentage of commercial space gross floor area in the mandatory mixed use district?
2. Can you clarify what is the rationale for not disclosing which potential parcel sale the Selects have been discussing in three executive sessions since this summer? The [law](#) requires “a public body to demonstrate a reasonable basis for that claim if challenged”. Simply stating that disclosing the parcel would be detrimental for negotiating purposes is not a sufficient basis. We need to understand why. If the parcel in question is one of the public parcels proposed to be zoned, it becomes an urgent and important matter to understand whether the town is in negotiations. We fail to understand why publicizing a potential sale would not be positive as it would invite more interested parties into the negotiation, which could push the price higher.
3. Why has the HCAWG not conducted a comprehensive financial analysis of the implications of rezoning? Are there plans to initiate a financial analysis in the immediate future?
4. Why has the HCAWG not initiated a thorough traffic study that includes Five Corners and assumes a more realistic number of cars, especially considering Option C would zone for 1,100 units with a required minimum of one parking place per unit?
5. Why has the HCAWG not formally petitioned the State to exclude Hanscom from our housing inventory count? Doing so could potentially alleviate the burden on the town.
6. Could you please inform the public about any conversations the HCAWG or the Selects have had with The Community Builders, the owner of Lincoln Woods?
7. Why has there not been a study of how rezoning would affect existing residents when their assessed values and, consequently, their taxes go up? When can residents expect to have more

information about the impact of rezoning on property values and relatedly, taxes?

8. Could the HCAWG provide insights into the reasoning behind its comfort with the planned reduction of commercial space at the Mall? This appears to be in contrast to the goal of supporting our commercial center.
9. Why is the DPW site included in proposals despite contributing zero units to compliance? What is advantageous to lock the parcel at a 10% affordability rate?
10. Could the HCAWG elaborate on the rationale for the decision to rezone both commuter lots? We are especially surprised considering our commitment to supporting public transportation and decarbonization.
11. What might be the implications on outside watering restrictions typically in place during the hot months if the town were to add the maximum 1,100-1,200 units in Options C-D? Given existing restrictions, this is a concern for residents.
12. What is the rationale behind including private parcels in proposals that contribute zero units to our compliance target and are unnecessary for compliance, such as 136 & 140 Lincoln Rd and 108 Codman Rd?
13. What would happen to Lincoln's 100' wetland buffer in the rezoned parcels? We are submitting a proposal that only considers 50' buffers. What are the implications for the rest of the town? Can other property owners claim disparate treatment if they are required to follow our bylaws? Will the town have to drop the 100' from our bylaws? Will a study of the environmental impact of reducing wetland buffers across rezoned areas be conducted?
14. Has the town officially requested the State to correct the developable acreage at Lincoln Woods and the Mall? Clarification on this matter would be appreciated.
15. Could you please share the models submitted to the State for Options D1-3?