PLANNING BOARD MEETING

Lincoln Community Center

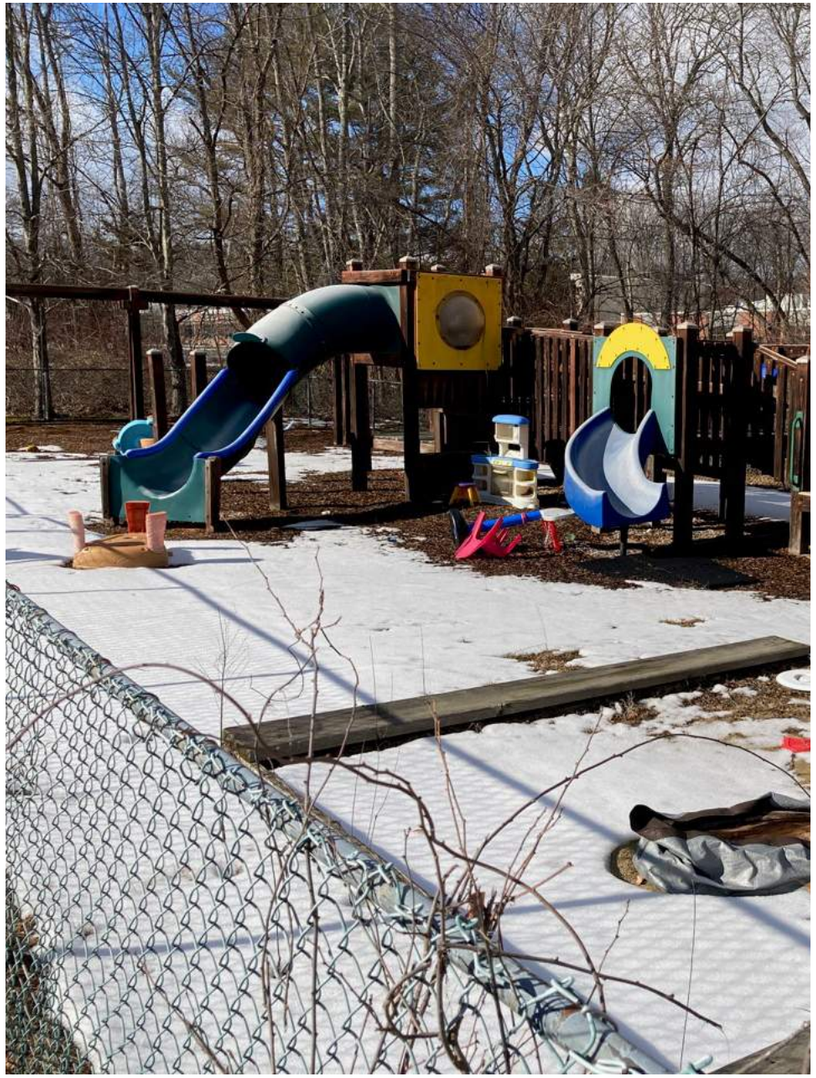
February 25, 2025

AGENDA

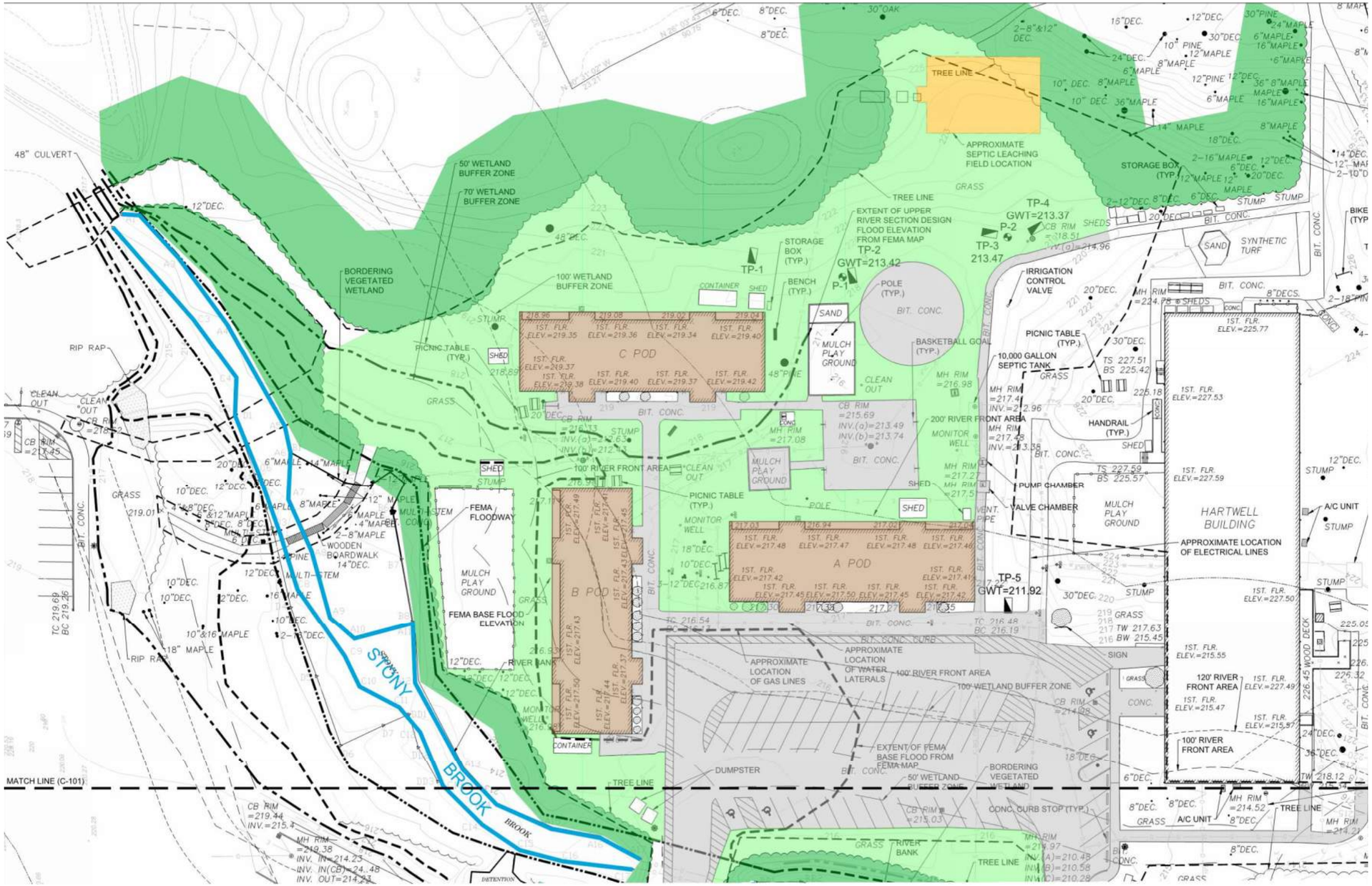
- Existing Conditions:
  Buildings, Landscape, Civil
- Proposed Site Plan:
  Site Circulation + Exterior Spaces
- Civil Engineering:
  Zoning, Parking, Stormwater, ConCom
- Building Performance
  Materials, Energy Efficiency, Dark Skies
- Discussion

EXISITING CONDITIONS: BUILDINGS

EXISITING CONDITIONS: LANDSCAPE



EXISITING CONDITIONS: CIVIL



SITE PLAN: EXTERIOR FEATURES

1. Proposed Building FFE 218.5
2. Multi-Use Court
3. Patio
4. Open lawn
5. Play structures
6. Emergency Vehicular access
7. Rain garden (add alternate)
8. Screen planting
9. Existing vegetation to remain
10. Boardwalk crossing
11. Utility area
12. Leaching Field

Approx Limit of Work

WEST PATIO | MAIN ENTRANCE

EAST PATIO 3

NORTH PATIO 3 4

PEDESTRIAN BRIDGE 8 9 10

EAST PLAY SPACE 2 4 5

CIVIL ENGINEERING: ZONING

ZONING / PARKING REQUIREMENT CALCULATIONS

ZONING DISTRICT RESIDENTIAL ONE (R-1) BUILDING AND LOT COMPLIANCE	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (SF)	1991730±	2,368,009	2,368,009
MINIMUM OPEN LAND (SF)	-	-	-
MAXIMUM BUILDING HEIGHT (STORIES)	2.5	1	1
MAXIMUM BUILDING HEIGHT (FT)	36	15.0	15.0
MINIMUM LOT FRONTAGE (FT)	120	970.6	970.6
MINIMUM LOT WIDTH (FT)	250	1103±	1103±
MINIMUM FRONT YARD (FT)	75	100.6	100.6
MINIMUM REAR & SIDE YARD (FT)	75	117.3	124.4
MAXIMUM GROSS FLOOR AREA (SF)	-	194,459	199173
MAXIMUM GROSS FLOOR AREA TO BUILDINGS DEVELOPED SITE	-	27,780	39835
MAXIMUM NUMBER OF DWELLING UNITS	-	-	-
MAXIMUM RATIO OF THE AREA OF OCCUPIED BY IMPERVIOUS SURFACE ON THE SITE TO DEVELOPABLE SITE AREA	-	39%	40%

OFF-STREET ACCESSORY PARKING BYLAW REQUIREMENTS (Sec 15.3.2.1, Subsections b and c)	REQUIRED
Community Center (Subsection b) = 244 occupants @ 1 space / 3 occupants	82
Hartwell Building (Subsection c) School Administration = 19 employees @ 1 space / 2 employees	10
Hartwell Building (Subsection c) Magic Garden Preschool = 4 classrooms @ 1 space / classroom + 2 non teachers @ 1 space/non-teacher	6
Total Required spaces	**98**

EXISTING AND PROPOSED PARKING SPACES *Section 15.3.2 allows the use of parking within 600 feet of the building. This includes Ballfield Rd, Tennis Courts, and extra Brooks Lot spaces.*	EXISTING	PROPOSED
HARTWELL LOT (TO BE RENOVATED)	55	54
BALLFIELD ROAD SPACES (TO REMAIN)	6	6
SOUTH (TENNIS COURT) SPACES (TO REMAIN)	16	16
BROOKS / POOL LOT(TO REMAIN)	57	57
TOTAL	**134**	**133**

OFF-STREET ACCESSORY PARKING DIMENSIONS FOR PROPOSED HARTWELL LOT	REQUIRED	EXISTING	PROPOSED
MIN. AISLE WIDTH FOR ONE-WAY 45° ANGLE PARKING (FT)	15	18±	15
MIN. AISLE WIDTH FOR TWO-WAY 90° ANGLE PARKING (FT)	24	24	24
MAX. AISLE WIDTH FOR TWO-WAY (FT)	24	25	24
MIN. PARKING SPACE WIDTH (FT)	8.5	8.5±	8.5
MIN. PARKING SPACE LENGTH (FT)	18	18±	18
HANDICAPPED PARKING PROVIDED	3	4	4
SCREENING FROM ADJACENT PROPERTIES	YES	YES	YES

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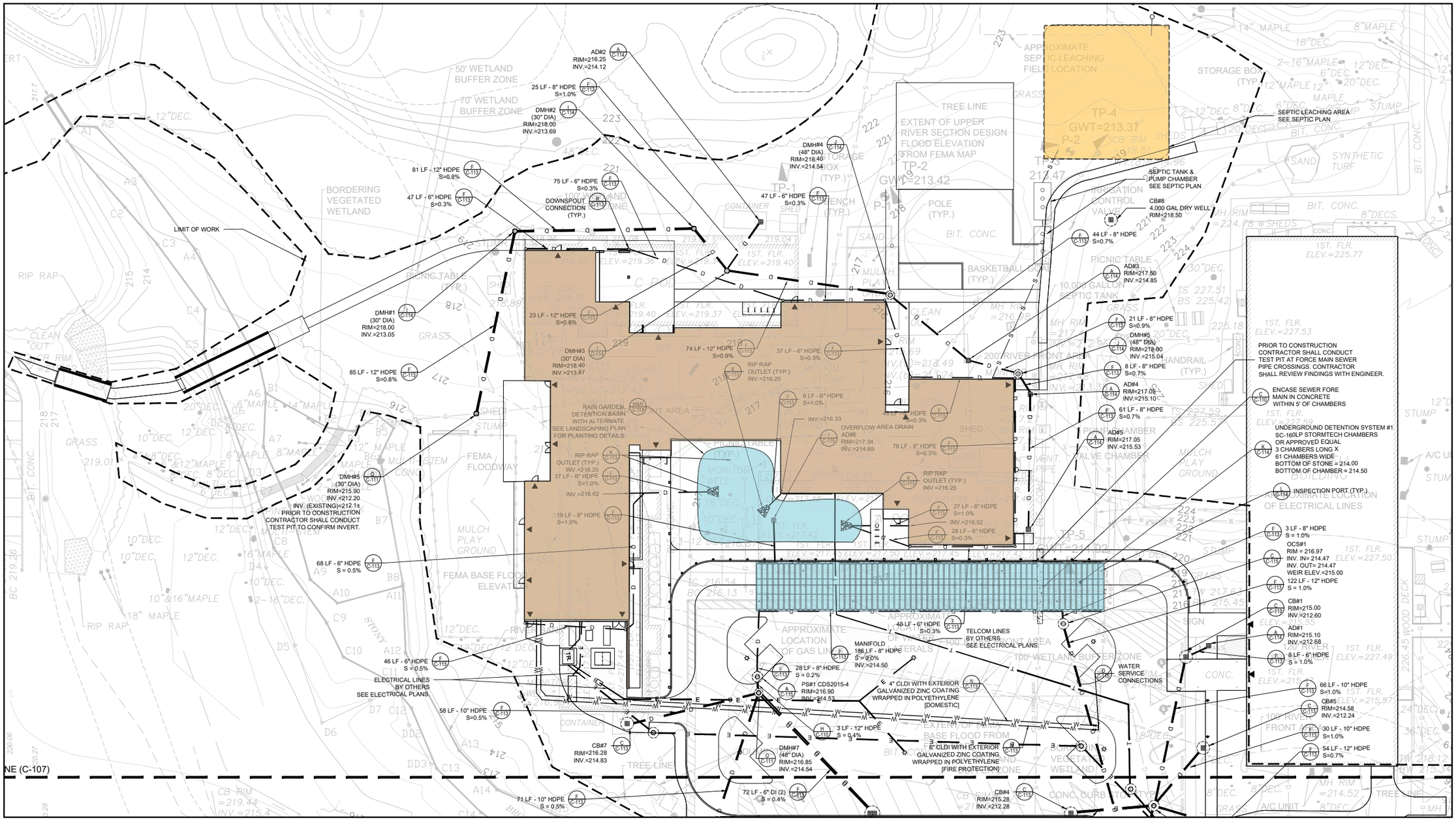
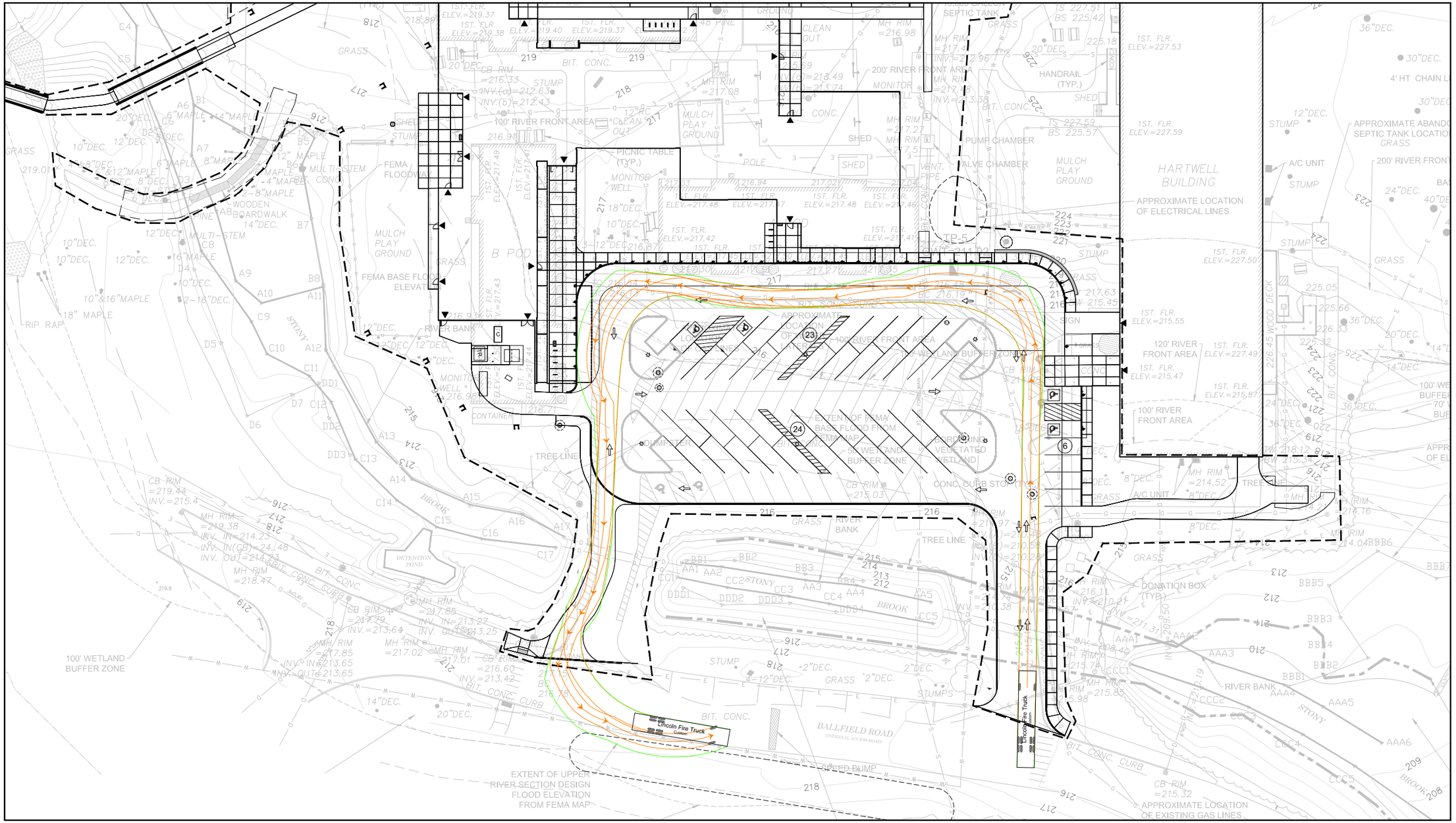
STORMWATER + SEPTIC INFILTRATION



FIRE TRUCK ACCESS



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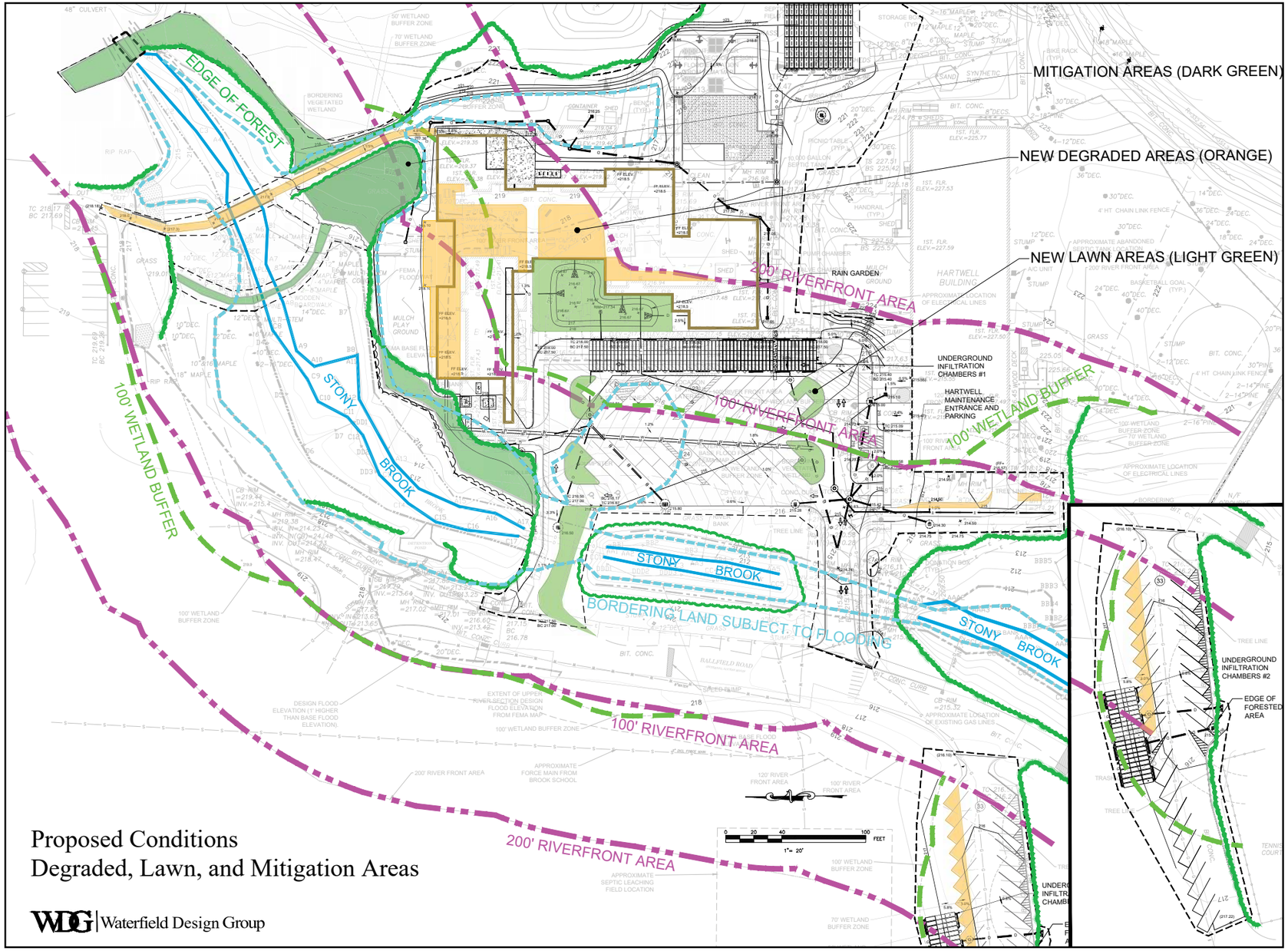
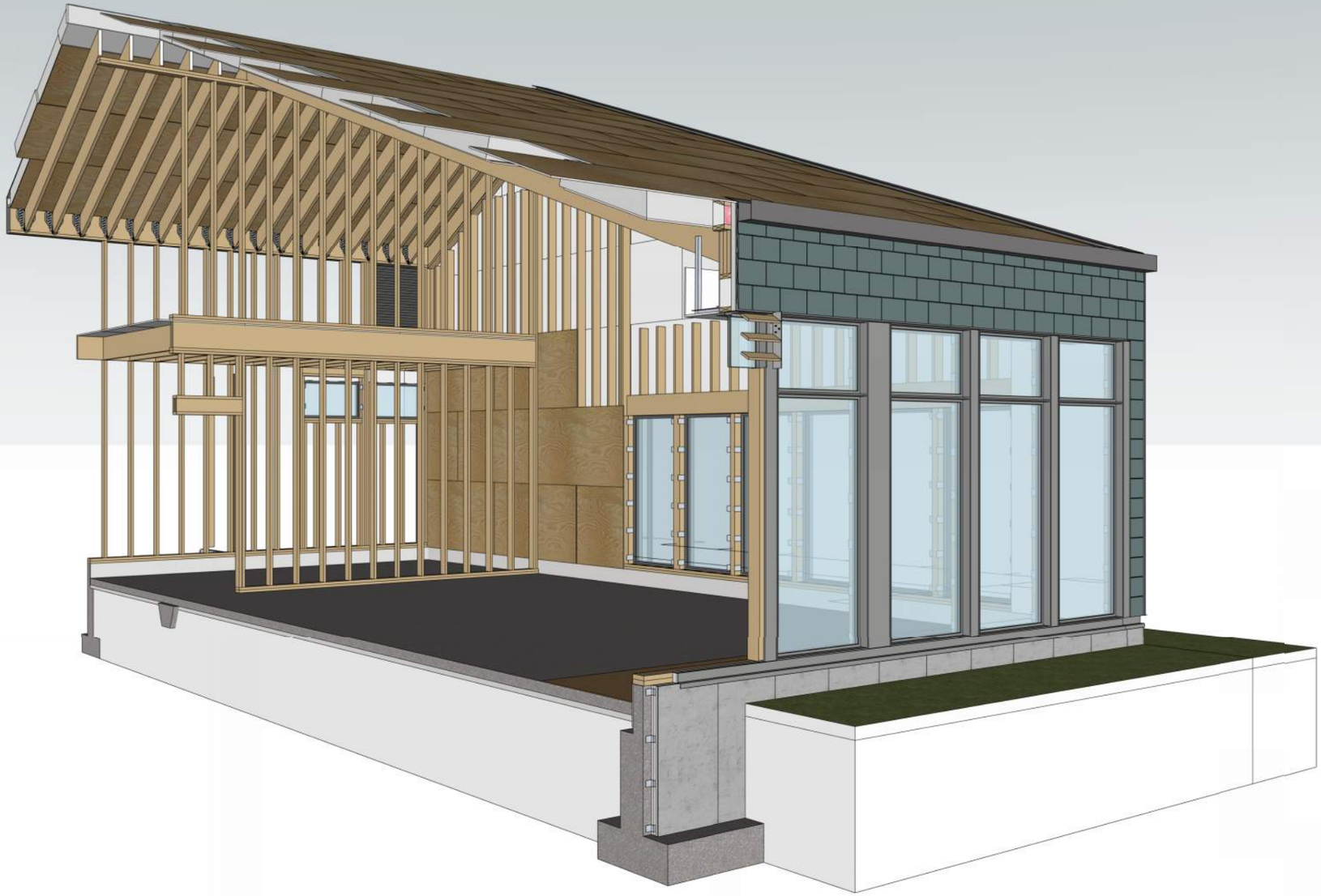
101 SUMMER ST BOSTON MA 0

RESOURCE AREAS PLAN



BUILDING PERFORMANCE



EXTERIOR SHADING

NORTH PATIO

MAIN ENTRANCE


Lincoln Community Center

DISCUSSION