

ORIOLE LANDING

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TOWN OF LINCOLN

MASSACHUSETTS

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2018 00186542

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Page: 1 of 15 12/07/2018 10:00 AM

NOTICE OF DECISION

July 10, 2018

In the Matter of: Application for a Special Permit for Approval for a 60 unit rental development under the Town of Lincoln Zoning By-Law, Section 12.5 North Lincoln Planning District and Section 17 Site Plans.

Applicant: Civico Development
716 Beacon Street
PO Box 590568
Newton, MA 02459

Site Location: 1 Mary's Way, Parcels 111-10-0 and 111-11-0

Owner: Same

Background

1. A Preliminary Development and Use Plan for this project was submitted on March 20, 2018 with a town-wide mailing of the plan sent February 16, 2018.

See Deed: Book 64904, Page 361

ORIOLE LANDING

2. A preliminary public hearing on this application was properly advertised, abutters were properly notified, and the Planning Board hearing was held on March 6, 2018, continued to March 13, 2018, and continued to and closed on March 20th.
3. On March 20, 2018, the Planning Board voted to recommend amending the Zoning Map to include the North Lincoln Planned Development District No. 6 for Oriole Landing and the approval of the Preliminary Development and Use Plan as presented at the Planning Board Hearing on March 20, 2018, subject to certain conditions to be included in the special permit.
4. On March 24, 2018, Town Meeting voted with a greater than two-thirds vote to amend the Zoning Map to include the North Lincoln Planned Development District No.6 located at 0 and 1 Mary's Way consisting of a 60-Unit mixed income Rental Development including 15 affordable units (25%) , thus meeting Department of Housing and Community Development (DHCD) requirements to place all 60 units on the Town of Lincoln's Subsidized Housing Inventory and having boundaries encompassing 6 acres, more or less, and being more particularly shown and described on a plan entitled "1 Mary's Way, Lincoln, MA Tax Map 111 - Lots 10 & 11 – Abutter Summary" prepared for Civico Development by Allen & Major Associates, Inc. and dated 1/23/18; and
5. Approving a Preliminary Development and Use Plan for the North Lincoln Planned Development District No. 6, a proposed version of which plan entitled "Oriole Landing, 1 Mary's Way, Lincoln, MA, Tax Map 111 - Lots 10 & 11 – Context Plan", prepared by Allen & Major Associates, Inc. and dated 1/23/18 as revised 3/9/18 has been prepared and submitted by the owners of the premises to be included in said district.
6. An application for the Definitive Development and Use Plan was submitted on May 29, 2018.
7. A Town-wide mailing on the Definitive Development and Use Plan was sent out on May 25, 2018.
8. A public hearing on the Definitive Development and Use Plan application was properly advertised, abutters were properly notified, and the Planning Board hearing was held on June 12, 2018 and continued to June 26, 2018 and July 10, 2018.
9. On July 10, 2018, the Planning Board, by a 4-0 vote moved to grant the Definitive Development and Use Plan special permit to construct a 60 unit mixed income rental development including 15 affordable units (25%), thus meeting Department of Housing and

ORIOLE LANDING

Community Development (DHCD) requirements to place all 60 units on the Town of Lincoln's Subsidized Housing Inventory and Having boundaries encompassing 6 acres, more or less, and being more particularly shown and described on a plan entitled "1 Mary's Way, Lincoln, MA Tax Map 111-Lots 10 & 11. This approval is subject to certain conditions, which are described below.

10. At the public hearings, the Planning Board received information from the applicant, from various professionals appearing on behalf of the applicant as well as from abutters and members of the community. In addition, the Planning Board received outside consultant review services for this project from Comprehensive Environmental Incorporated for Engineering Review, Ron Muller & Associates for Traffic Engineering and Consulting Services, and LDS Consulting Group for a Fiscal Impact Analysis and review of the Financial Pro Forma. This input, along with knowledge gained by the members of the Board from the applicant's presentation, familiarity with the site and from the application materials, served as the basis of the Board's findings.

Submissions

Materials submitted as part of this application included the following:

1. Planning Board Special Permit and Multi Family Site Plan Review Application dated May 24, 2018.
2. Preliminary Development and Use Plan Application dated May 19, 2018 and stamped by the Town Clerk's Office as a True Copy May 29, 2018.
3. Town wide mailing for June 12, 2018 public hearing and confirmation of mailing on May 25, 2018.
4. Definitive Development & Use Plan Submission dated May 24, 2018 and date stamped at Town Clerk's Office May 29, 2018.
5. Site Development Plans for Residential Development at Oriole Landing by Allen & Major Associates Inc. dated revised July 3, 2018, Sheets, 1, AP-1, AS-1, C-1, C-2, C-3, C-3a, C-4, C-5, ISDS-1, ISDS-2, ISDS-3, ISDS-4, , D-1, D-2, D-3, D-4, TR-1.
6. Drainage Report by Allen & Major Associates Inc. dated May 25, 2018 and revised July 3, 2018.
7. Oriole Landing Apartments Architectural Plans by Olinger Architects dated July 10, 2018, Sheets G-001, G-002, G-003, A-002, A-012, A-100 through A-109, a-301, A-401.
8. Landscape Plans by Verdant Landscape Architecture dated July 9, 2018, Sheets L-1.1, L-1.2, L-2.1 & L-2.2.

ORIOLE LANDING

The applicant requested a special permit to construct a 60 unit mixed income Rental Development including 15 affordable units (25%), thus meeting Department of Housing and Community Development (DHCD) requirements to place all 60 units on the Town of Lincoln's Subsidized Housing Inventory on approximately 6 acres, more or less, and being more particularly shown and described on a plan entitled "1 Mary's Way, Lincoln, MA Tax Map 111-Lots 10 & 11.

Findings

1. In accordance with the Zoning Bylaw Section 12.5, the Planning Board finds that the Definitive Development and Use Plan is consistent with 12.5.8 (d) Criteria i – vi as follows:
 - a. The density of use of the Project, the traffic generated by the Project, and the disturbance of the land by the Project are acceptable in light of the benefits to the Town of the increased tax base, the contribution which the Project makes to ameliorate the shortage of affordable housing in the region by providing not less than 15 affordable units (25%) thus meeting Department of Housing and Community Development requirements to place all 60 units on the Town of Lincoln's Subsidized Housing Inventory, and the input the Town has had in the development and operation of the Project;
 - b. The Definitive Development and Use Plan (the Definitive Plan) is substantially consistent in all respects with the approved amended Preliminary Development and Use Plan (the Preliminary Plan);
 - c. The Definitive Plan provides for no greater height, gross floor area or number of dwelling units than is provided for in the approved Preliminary Plan;
 - d. The Definitive Plan provides for no uses that are not permitted by the approved Preliminary Plan;
 - e. Based upon the landscaping, grading, traffic improvements and other mitigation measures set forth in and made part of the Definitive Plan, the Definitive Plan provides for a suitable development which is in harmony with the general purpose and intent of the Town of Lincoln Zoning By-Law, is not detrimental to the neighborhood or to the Town, and meets the requirements of Section 17 of the Zoning By-Law for Site Plan Approval including, without limitation, the criteria set forth in Section 17.4;
 - f. Based upon the landscaping, grading, screening and other mitigating measures contained therein, the Definitive Plan provides for the construction of the Project in such a manner that the natural character and appearance of the Town is maintained or enhanced. The Project is screened from nearby streets and adjoining property by the use of existing land forms or alteration thereto by grading, and existing vegetation and supplemental plantings;

ORIOLE LANDING

- g. The Definitive Plan provides for architecture, scale, massing and detailing of buildings which are compatible with those prevalent in the neighborhood;
 - h. The Definitive Plan does not provide for the removal of or substantial alteration of buildings of historical or architectural significance. The 1873 Harris House will be repurposed as a Garden House and will be located pursuant to the Historic Commission's approval dated March 6, 2018;
 - i. The siting of the buildings and the vegetation surrounding the perimeter of the site serving as a buffer to abutting properties shown on the Definitive Plan provides that, insofar as practicable, the buildings are located harmoniously with the land form and other natural features of the site; and advantageously for views from the buildings, while minimizing intrusion on views from other buildings;
 - j. Based upon the vehicular access, parking arrangements as well as the location of fire hydrants, fire sprinkler, fire alarm and protective systems described therein, the Definitive Plan provides sufficient access to the buildings and the grounds adjoining them, for fire, police and other emergency personnel and equipment;
 - k. Based upon landscape plans described therein, the Definitive Plan provides for the construction of all necessary access to the Town system of public facilities and services, such as conservation areas, recreational facilities, footpaths or bicycle paths, transportation systems and utility systems;
 - l. Based upon the traffic patterns described therein, the Definitive Plan provides a system of routes for pedestrians and bicycles having minimum conflict with vehicles;
 - m. Based upon the traffic patterns described therein, the Definitive Plan provides that the number of access points to the Town system of primary and secondary streets is minimized and that the location of intersections with these streets is designed so as to minimize traffic congestion; and
 - n. Based upon the construction specifications contained therein for utility connections and the placement of adjunct buildings and structures, the Definitive Plan provides that electric, telephone and cable television and such other lines are designed to be underground. Storage, refuse disposal, and utility buildings are located, screened and designed to be less visible, the locations of which shall be as approved by the Planning Board.
2. In accordance with the Zoning Bylaw Section 17.2, the Planning Board finds that the application is complete except as noted in the conditions below, and that by the imposition of reasonable conditions contained herein, the project will conform to the standards and criteria described in Section 17.4 and the project does comply with the requirements of the Zoning Bylaw for the purposes of this application.

ORIOLE LANDING

Decision

A MOTION was made, seconded and voted favorably upon by a 4-0 vote to grant a special permit to allow construction of a 60-Unit mixed income Rental Development including 15 affordable units (25%), thus meeting Department of Housing and Community Development (DHCD) requirements to place all 60 units on the Town of Lincoln's Subsidized Housing Inventory and having boundaries encompassing 6 acres, more or less, and being more particularly shown and described on a plan entitled "1 Mary's Way, Lincoln, MA Tax Map 111 - Lots 10 & 11, as shown on drawings submitted as listed above. This permit is issued with the following conditions as required under section 12.5 of the zoning bylaw:

1. Construction of the Project shall be accomplished in every respect in accordance with the terms and conditions of this Special Permit, the Definitive Development and Use Plan, the Site Plan, and with the Drawings submitted to the Planning Board as part of the application for the Special Permit, and all other necessary permits and approvals and furthermore shall be in compliance with applicable state and local building, life safety and sanitary codes.
2. Unless otherwise noted in this Decision, the deviations listed below may be considered de minimis at the sole discretion of the Planning Director and therefore not requiring further review or approval by the Planning Board:
 - a. Changes in the footprint of structures of two feet or less.
 - b. Changes in the footprint of patios, stone walls, and decks of two feet or less.
 - c. Changes to the location of generators and HVAC equipment of two feet or less.
 - d. Removal of windows.
 - e. Changes in the style of windows or doors.
 - f. Changes in the location of windows, skylights, or doors of two feet or less.
 - g. Changes in the size of windows, skylights, or doors of two feet or less in any dimension.
 - h. Changes to materials to those of essentially the same characteristic.
 - i. Changes in the location of specific plantings of two feet or less.
 - j. The addition of plantings not originally specified in the approved site plan.

Dimensional changes may not result in an increase in floor area of more than 2%.

Successive dimensional changes may not accumulate to exceed the 2% limitation of increased floor area.

ORIOLE LANDING

3. Applicant shall obtain all necessary permits and comply with all requirements of Lincoln Fire and Police relating to the Project.
4. Applicant shall obtain all necessary permits and comply with all requirements of the Lincoln Water Commission.
5. Applicant shall obtain all necessary permits and comply with all requirements of the Lincoln Board of Health.
6. The Owner shall commence construction of the Project within six months of the date hereof, and shall substantially complete construction of the Project within twenty months after the commencement of construction.

HOUSING CONDITIONS

1. Under authority granted to the Planning Board by the Preliminary Plan, which was approved by a greater than two-thirds vote of the Town Meeting on March 24, 2018 and by the Zoning By-Law, the use of the Project shall be limited to the following principal uses:
 - a. 60 Unit mixed income rental development comprised of 30 one bedroom units and 30 two bedroom units.
 - b. At least twenty-five (25%) of the units in the Project shall be reserved in perpetuity for rental and occupancy by households earning at or below 80% of the Boston Area Median Income as adjusted for household size as defined by the U.S. Department of Housing and Urban Development ("Affordable Units"). The Applicant shall ensure that the units are qualified and placed on the Subsidized Housing Inventory maintained by the Department of Housing and Community Development ("DHCD").
 - c. To the extent allowed by law, preference for renting up to 70% of the Affordable Units shall be given to residents of the Town of Lincoln (the "Town"). For the purposes of this Condition, and only if this definition is approved by DHCD, a resident is defined as anyone currently living in the Town (at the time of application to rent a unit), an employee of businesses located in the Town, Town employees, or households of children attending school in the Town. The Applicant shall be responsible for managing the lottery to determine who may rent Affordable Units. The Applicant shall bear all Lottery Agent costs. The Applicant retains all responsibility to ensure that the lottery complies with all legal requirements. The Planning Board acknowledges that the Town will be

ORIOLE LANDING

required to provide evidence satisfactory to the Subsidizing Agency and DHCD of the need for the foregoing local preference and to obtain approval of the categories of persons qualifying for the same, and in no event shall the Applicant be in violation of the terms of this Permit to the extent the Subsidizing Agency or DHD disapproves the local preference requirement or any aspect thereof. The Applicant shall provide reasonable and timely assistance to the Town in providing this evidence. If the Town or its designee does not provide such information within thirty (30) days of a written request by the Applicant, its Lottery Agent, the Subsidizing Agency or DHCD, then this condition shall be void unless the Applicant has failed to provide reasonable and timely assistance as described above.

- d. The Applicant shall execute a Permanent Restriction/Regulatory Agreement, in form and substance reasonably acceptable to the Town of Lincoln Affordable Housing Trust (the "LAHT") (the "Town Regulatory Agreement"). The Town Regulatory Agreement shall be recorded with Middlesex South District Registry of Deeds prior to the issuance of a building permit for the Project. The Town Regulatory Agreement: (i) shall only become effective if and when the Regulatory Agreement with the subsidizing agency is terminated, expires or is otherwise no longer in effect and is not replaced with another regulatory agreement with another subsidizing agency; (ii) shall require that at least twenty five (25%) percent of the apartments in the project shall be rented in perpetuity to low and moderate income households as that term is defined in M.G.L., Chapter 40B, Sections 20-23. While the Regulatory Agreement with the subsidizing agency (or one with another subsidizing agency) is in effect, the subsidizing agency shall be responsible to monitor compliance with affordability requirements pursuant thereto.
- e. When the Town Regulatory Agreement takes effect, the affordability requirements shall be enforceable by the LAHT or its designee, to the full extent allowed by M.G.L. Chapter 40B, Sections 20-23. At such time as the LAHT or the Town becomes responsible for monitoring the affordability requirements for the Project, the Applicant shall provide the LAHT or the Town with reasonable monitoring fee.
- f. The developer agrees to not expand nor extend this development or allow any access easements on the property without an express, written agreement from the Board of Selectman and the Planning Board of the Town of Lincoln.

TOWN MEETING 2018 CONDITIONS

1. As voted on at Town Meeting 2018, the Applicant agrees to the following:

ORIOLE LANDING

- a. That the Planning Board will recommend to the Board of Selectman that a no right hand turn restriction (from Oriole Landing onto Mary's Way) be implemented during the morning commuting hours of 6:30 to 9:30 am, Monday - Friday. The Planning Board recommends that the Board of Selectmen review the restriction after one year, to assess its effectiveness, and to determine whether the times should be adjusted or other changes made;
- b. That the Developer contribute \$25,000 to the Town to be used exclusively for the purpose of exploring and/or implementing roadway and roadside safety improvement options for the Mary's Way, Old Cambridge Turnpike, Deerhaven Road and Garland Road neighborhood, to be used at the discretion of the Board of Selectmen. The Planning Board notes the commitments made by the Board of Selectmen, during the Board's March 19th meeting, relative to working with the Oriole Landing neighborhood to explore the feasibility of a new roadside path, improved trail connections or other safety improvements, and to prioritizing available funding resources in support of this effort;
- c. That the Project meets DHCD's eligibility requirements, so that all 60 rental units may be counted on the Town's Subsidized Housing Inventory (SHI) for the 2020 census;
- d. That any proposed changes to the Definitive Development & Use Plan that was approved at the March 24, 2018 Annual Town Meeting, which involve height, gross floor area, or number of units, will need to be approved by a two-thirds vote at a subsequent Town Meeting pursuant to Section 12.5.8 (d) (ii) of the Zoning Bylaw, except that the height of the two residential buildings may be constructed up to a maximum of 40', as approved by Town Meeting.

CONSTRUCTION CONDITIONS

1. Pre-Construction Meeting, Construction Meetings and Reports. Applicant shall be responsible for scheduling a pre-construction meeting with the Planning Staff and other Key Staff and Departments at least thirty (30) days prior to the start of construction which shall include any and all site disturbance.
2. Construction Mitigation Plan. At the time the plans are submitted to the Town for any building permit, such plans shall include a Construction Mitigation Plan, which shall be

ORIOLE LANDING

consistent with the Plans and with this Approval. The Construction Mitigation Plan shall address all aspects of controlling and mitigation the impacts of the construction, including, but not limited to: (i) the staging and stockpiling of materials; (ii), trucking, construction vehicles and access, delivery routes and parking; (iii) dust control; (iv) blasting plan and protocols; (v) a concise construction sequencing plan; (vi) an erosion control plan; (vii) contractor and owner's representative contact information; and (ix) a 24 hour emergency contact. No construction activities shall commence until the Construction Mitigation Plan has been approved by the Town's Engineering Consultant and the Director of Planning and Land Use.

3. Long Term Pollution Protection Plan. At the time the plans are submitted to the Town for any building permit, such plans shall include a Long Term Pollution Protection Plan which shall be consistent with the Plans and with this Approval and subject to review and approval by the Town's Engineering Consultant and Director of Land Use and Planning.
4. Long Term Operation & Maintenance Plan. At the time the plans are submitted to the Town for any building permit, such plans shall include a Long Term Operation and Maintenance Plan which shall be subject to review and approval by the Town's Engineering Consultant and the Director of Planning and Land Use.
5. Final Civil Plan Set. At the time the plans are submitted to the Town for any building permit, Applicant shall submit a final set of Civil Plans which will include the notes and additions detailed in a letter from Comprehensive Environmental Inc., dated July 18, 2018. Such final plans shall be subject to review and approval by the Town's Engineering Consultant and the Director of Planning and Land Use.
6. Construction Requirements during Construction:
 - a. Applicant shall maintain all feasible and reasonable means of dust control, and shall collect and secure all debris on a daily basis.
 - b. Applicant shall comply with the approved Construction Mitigation Plan, the Long Term Pollution Protection Plan, and the Construction Sequencing Plan as approved by the Planning Director.
 - c. No construction, deliveries or any other activities may occur on Sundays or on New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving, Christmas Eve or

ORIOLE LANDING

Christmas Day. Construction and other activities may occur on Saturdays only with prior approval by the Director of Planning and Land Use or designee.

- d. No construction or deliveries or construction activities that may cause disturbance may begin before 7:00am nor continue after 5:00pm, unless approved in advance in each instance by the Director of Planning and Land Use or designee. Notwithstanding the foregoing, interior construction that does not generate excessive noise, as determined by the Director of Planning and Land Use or designee, may occur on weekday evenings until 10:00pm.
 - e. All traffic and construction signage shall be in accordance with the Construction Mitigation Plan.
 - f. Trucks and other equipment may not idle or warm up until 7:00am or leave the site after 5:00pm on approved construction days.
 - g. Private vehicles of contractors and employees, and construction related vehicles, must be parked on-site. No parking or queuing of construction vehicles shall be permitted on Mary's Way. All construction vehicles must access and exit the site via Route 2.
6. Protective Fencing.
- a. All construction fencing and erosion control barriers shall be in place prior to any construction and maintained throughout construction as per the Plans.
7. Test Pits for Final Drainage Design:
- a. The Town's Engineer and the Design Engineer shall be notified to inspect and approve subgrade to confirm that the on-site conditions are consistent with the modeled infiltration rate prior to the system being installed. This inspection shall take place after erosion control has been located on the site and the topsoil has been removed but prior to the commencement of any other construction activities. In the event the on-site conditions are not consistent with the modeled infiltration rate, modifications to the system must be reviewed and approved by the Town's Engineer and by the Planning Staff.

ORIOLE LANDING

- b. Test pits shall be dug within the area of each infiltration system to a minimum depth that is 4 vertical feet below the bottom of the crushed stone bed elevation. Multiple test pits may be required to provide confirmatory evaluations of the subsoils within each infiltration system area. Percolation tests shall be performed in each test pit to verify infiltration rates of the existing subsoils are consistent with the modeled infiltration rate.
 - c. If ledge, bedrock or similar subsurface material is discovered within 4 vertical feet from the bottom stone elevation of an infiltration system, the material shall be excavated and replaced with crushed stone of equal diameter that will be used to construct the infiltration system.
8. Oversight and Construction Monitor.
- a. The Building Inspector and the Town's Site Monitor shall have access to the construction activities at the Property on behalf of, and solely for the benefit of the Town.
 - b. Because of the complexity of the proposed project and limited town resources, the Town will utilize the use of outside consultants as a Site Monitor pursuant to M.G.L, Chapter 44, Section 53G for site inspections. Fees will be placed in a special account established by Lincoln's treasurer/accountant and expended for reviews conducted on behalf of the Town for Oriole Landing. At the completion of the project any excess amount will be returned to the Applicant along with accrued interest.
 - c. The Applicant shall provide the Town's Site Monitor or their designated agents with copies of pertinent photographs, logs, data or other information that may be helpful in the monitoring process.

POST CONSTRUCTION

- 1. Applicant shall submit a full and complete set of as-built plans (in hard copy and electronic form, in a format approved by the Building Inspector) to the Director of Planning and Land Use and the Building Inspector prior to a request for the issuance of a Certificate of Occupancy for the Project.
- 2. The as-built plans shall be stamped by a Professional Land Surveyor and accompanied by a letter from a Professional Engineer certifying that construction was completed substantially in accordance with the approved Plans.

ORIOLE LANDING

LANDSCAPE AND LIGHTING

1. Landscape and Screening:

- a. All landscape and screening shall be installed and maintained in perpetuity according to the Plans, except that any vegetation installed on an abutter's property shall be maintained by the owner of such property and not by the applicant.
- b. At the time of the installation of the fence between Oriole Landing and Cathy O'Brien's property, the mutual property line will be staked at the Applicant's expense to confirm that the utility line to the cell tower is on the Applicant's property.
- c. The landscaping plan shall NOT contain plantings of non-native invasive species. The applicant shall consult the Conservation Department list of non-native invasive species and alternative non-invasive species.
- d. Any thinning or removal of vegetation on the side of the property bordering the Commons shall first require review and approval by the Town of Lincoln Tree Warden as indicated in a note on Landscape Plan Sheet L-2.1 dated 07/09/2018.

2. Lighting:

- a. Lighting shall be installed in accordance with the Plans. The Planning Board shall be notified upon completion of all site lighting. After said notification, the Planning Board shall have one year to review such lighting. During this review period, the Planning Board reserves the right to require adjustment of the number and/or intensity of exterior fixtures if it determines such illumination is excessive or has spill over onto adjacent property.
- b. Unless otherwise specifically approved by the Planning Board, all proposed exterior lighting shall meet the standards of the Dark Sky Initiative (www.darksky.org) and the Zoning Bylaw Section 13.5 Exterior Lighting.

GENERAL

- 1. There shall be no short term leases or subleases allowed for periods of less than 30 days.

ORIOLE LANDING

2. In the event construction of the Project is interrupted or discontinued after commencement thereof for a period in excess of twenty-one (21) business days, the Developer shall take such action as is reasonably necessary to prevent soil erosion damage to vegetation and other environmental degradation in a manner reasonably acceptable to the Planning Board and, if such action is not undertaken within 15 days after written notice to the Developer, the Town of Lincoln may take such action and the Developer shall promptly reimburse the Town of Lincoln for reasonable costs attributed thereto.

3. The Planning Board retains the right to reasonably recommend, after a duly noticed Public Hearing, suspension of the Project's operating permit should the Project fail to comply with the terms of this Special Permit within a reasonable time after notice of said failure by the Planning Board.

4. The developer agrees to not expand nor extend this development or allow any access easements on the property without an express, written agreement from the Board of Selectman and the Planning Board of the Town of Lincoln.

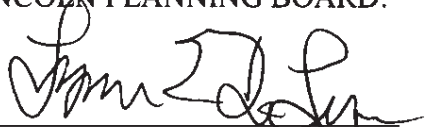
5. This Special Permit is issued to Civico Development, and may not be transferred without approval of the Planning Board. Transfer of controlling ownership interests in Civico Development shall be deemed a transfer of ownership of the Special Permit and shall require approval of the Planning Board.

The Motion passed (4-0).

Vote to approve: DeLisi, Taylor, Gladstone, & Nicholson

Opposed: None


LINCOLN PLANNING BOARD:



 Lynn DeLisi, Vice-Chair



 Gary Taylor



 Stephen Gladstone



 Craig Nicholson

ORIOLE LANDING

No variance or special permit or any extension modification or renewal thereof shall take effect until a copy of the decision bearing the certification of the town clerk that twenty days have elapsed after the decision has been filed, and that no appeal has been filed, or if such appeal has been filed, that it has been dismissed or denied. No construction permits shall be issued until the Building Inspector has received evidence that this decision has been recorded with the Middlesex County Registry of Deeds.

I hereby certify that twenty days have elapsed after the decision was filed on July 25, 2018 and that no appeal has been filed and if such appeal has been filed that it has been dismissed or denied.



Signature of Town Clerk

- Cc: Building Inspector
Town Planner
Planning Board File
Housing Commission / Housing Trust
Town Clerk
Board of Selectmen

