

Northside News



Patriots Day Reenactment, Minute Man National Historical Park

Lincoln's Neighborhood Newsletter

November 19, 2016

What's Hot

McLean Hospital Project on Bypass Road Blocked by Lincoln Zoning Board of Appeals, Future Uncertain (*See McLean Hospital below*)

Lincoln Sudbury School Committee Moves School Bus Stop off of Route 2A, Parents Rejoice (*See School Bus Stop below*)

Minuteman Tech School Committee Plows Ahead with Plans for the New School Building in Lincoln (*See Minuteman Tech below*)

Hanscom Field and the Advisory Commission - A Report from Chris Eliot, Lincoln's New HFAC Representative (*See Hanscom Field below*)

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McLean Hospital



Residences at 16 and 22 Bypass Road

McLean Hospital's plan to put a psychotherapeutic facility on Bypass Road cannot go forward at this time. On November 3rd, the Lincoln Zoning Board of Appeals (ZBA) decided that the facility was not primarily "educational" and that it therefore did not qualify for an exemption from local zoning.

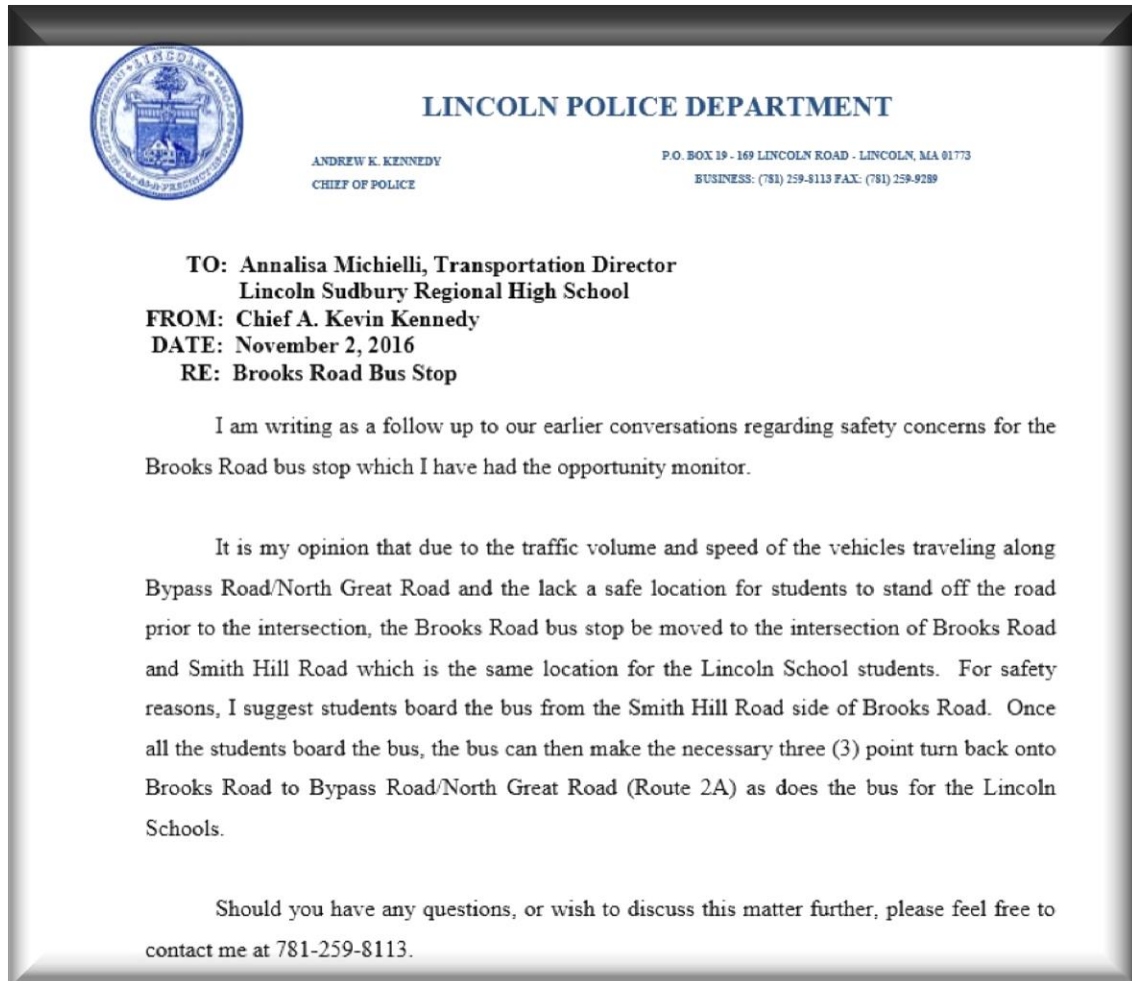
The Bypass Road neighborhood has been in turmoil since McLean announced in mid-April that they had an agreement to purchase residences at 16 and 22 Bypass Road. The announcement described their intention to establish a "transitional living program providing psychoeducational support" for young men aged 15 -21 "struggling with mood disorders, anxiety and depression." Patients would typically stay at the facility for 90 - 120 days. Their treatment would not be covered by medical insurance, and McLean would charge each patient approximately \$1000 per day out-of-pocket.

McLean completed their purchase of the properties on June 1st without obtaining in advance any of the permits that would be required for their program. However, they may have been encouraged by the opinion of Lincoln's Town Counsel Joel Bard that the proposed use of the properties was "educational" and could therefore proceed under a Massachusetts law (the "Dover Amendment") that protects non-profit education. In an unusual sequence of events, Bard's opinion was published on Lincoln's town web site in early May, prior to the filing of any permit application by McLean and prior to any fact-finding by the Planning Board or the Zoning Board of Appeals.

McLean has several options, making the future uncertain for these Bypass Road properties. McLean may file an appeal of the ZBA's decision in state court, they may sell the properties, or they may propose a different use for the properties. McLean's deadline for filing an appeal in state court is 20 days from the time the ZBA's written decision is filed with the Town Clerk's office. Filing is expected to occur on December 9th.

School Bus Stop

Smith Hill Road Bus Stop Restored After Police Chief Kennedy Weighs In



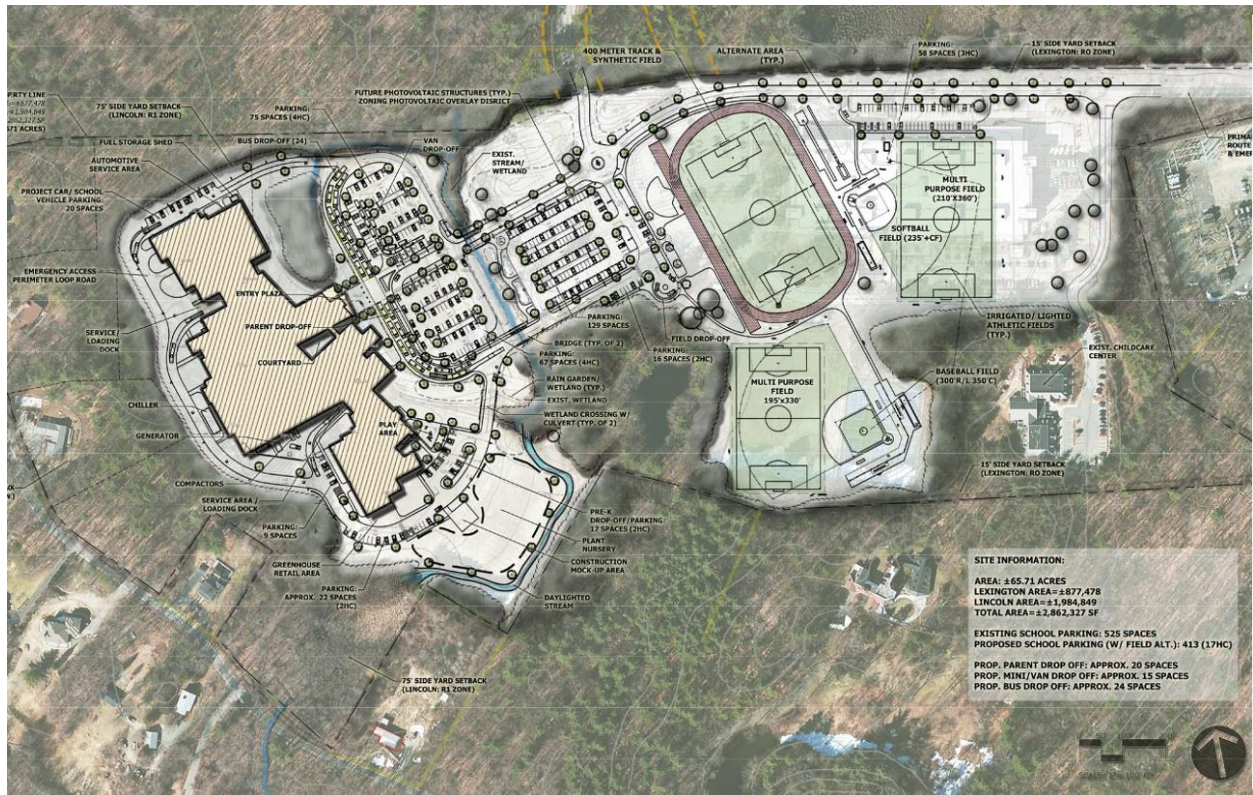
At the start of the school year in September, Lincoln-Sudbury Regional High School relocated its Brooks Road bus stop from the corner of Smith Hill Road and Brooks Road to Route 2A and Brooks Road.

Parents of LS students were stunned to see an active school bus stop in the pre-dawn dark (6:30 AM) on a state highway at a busy, dangerous intersection. Parents quickly joined together to petition the LS Superintendent to have the bus stop relocated to its original location with little success. But both the Superintendent and the LS safety officer agreed that the new bus stop was a safe location for high school students to board a bus.

The residents disagreed and enlisted the Lincoln Police Department for an assessment of the new bus stop. That assessment (above) confirmed that the corner of Brooks Road and Route 2A was a dangerous waiting area, and in the event of a snow storm or snow accumulation, the waiting area would be further restricted.

Chief Kennedy responded quickly and sent his memo to the LS Transportation Director with the official views of the LPD. LS responded by reinstating the previous bus stop location due to LPD's safety concerns.

Minuteman Tech



Preliminary Site Plan for the New School Building

Minuteman Construction Project Slated to Begin Spring 2017

At its regularly scheduled meeting on Tuesday, November 15, the Minuteman School Committee discussed a number of issues related to the building project which is scheduled to break ground on land in northeast Lincoln in spring 2017. Lincoln's representative, Sharon Antia, was in attendance as were representatives from other towns like Lincoln that are due to withdraw from the regional district next year and towns that intend to remain.

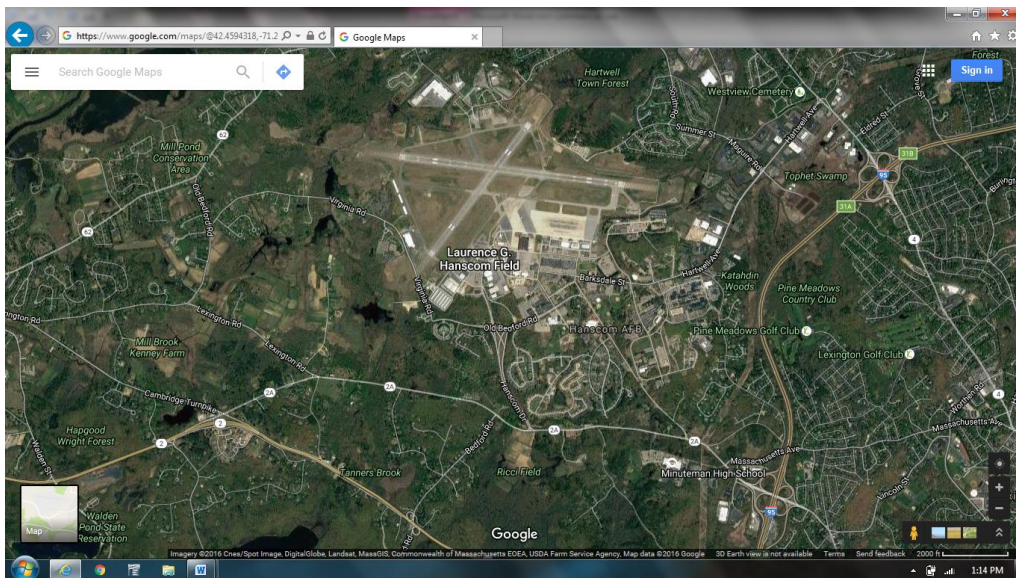
In connection with a discussion about School Committee goals for the 2016-17 academic year, Ford Spaulding, the representative from Dover and chair of the school's building committee, noted that it was important for members to "say good things about Minuteman in your home district. Talk it up. In 2020 the new building will be filled without a problem. Then we will have a long waiting list."

The Committee Chair, Jeffrey Stulin of Needham, asserted that the committee's goals for the year should include: launching the new building project "on time and on budget"; a 2 to 5 year goal of working on long term enrollment issues because "we need to work on this now...we need to fill the building with 628 students...this will be easier when the new school is open"; and implementing a new educational program plan. After a short discussion about the need to increase the female student population at the school, the three goals were endorsed unanimously.

Ford Spaulding presented a report on behalf of the school's building committee. He noted that the project "now has a new architect on board" and that interviews for a general contractor would be underway soon. The building committee meets twice per month and the design team currently meets once per month. Spaulding promised to provide more details at the next meeting on December 13 but noted that he is "excited about the district and where we are going."

Although Minuteman has not filed a formal application for Site Plan Review, they are tentatively expected to appear before the Lincoln Planning Board on January 10, 2017 for an informal preliminary meeting. The formal Site Plan Review is expected to commence several week later. Further information about the project is available on the Town website at [Departments > Planning > Planning & Land Use Applications > Minuteman](#). Questions can be directed to Town Planner Jennifer Burney at burneyj@lincolntown.org or 781-259-2610.

Hanscom Field



A Report from our HFAC Representative, Bedford Road Resident Chris Eliot

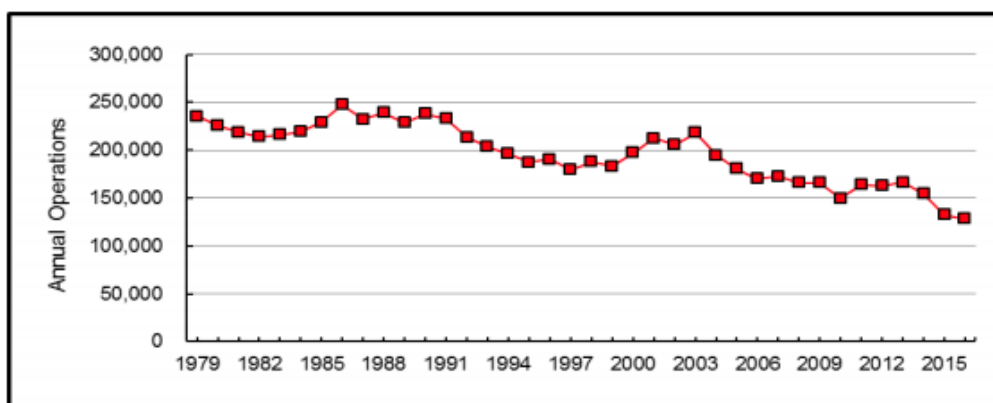
The Hanscom Field Advisory Commission gives feedback to airport management about issues of concern to the surrounding communities. The commission was established by state law and is composed of representatives from surrounding communities plus aviation and business organizations associated with the airport. We meet with an airport representative on a monthly basis and discuss operations and events of significance to the community. Construction projects and any possible regularly scheduled flights or air cargo usage are closely monitored. Although we have no legal authority over Massport or Air Force operations, we can express local concerns and discuss the impact of their plans. If the airport proposes anything that would adversely impact our community I would contact and work with the Lincoln Board of Selectman to determine further actions.

The biggest concern for most people living in the vicinity is noise from airplane operations. The largest part of most meetings is spent on the noise reports, which contain about seven pages of statistical information about present and past noise levels. There are three methods used to measure noise. First, there are six sensors located near the airport that directly measure noise. Second, information about every takeoff and landing is put into a computer model that estimates noise levels using average information for each type of aircraft. Third, complaints made to the airport are summarized for the commission.

Our summary shows how many complaints came from each town, and how many different people report disturbance but we are not given any information about the identity of anyone who complains. For example, in August 2016 there were 46 noise disturbance reports made by 13 separate callers. Every complaint is researched by the airport. Complaints that give the exact time of an excessively noisy flight can often be correlated with the exact aircraft responsible. If it is found that flight rules were violated, the airport will contact the pilot or owner and may notify the FAA. There are a number of flight procedures designed to reduce the impact of aircraft noise in the region. Complaints can be made by telephone (781-869-8050) or sent through the airport website (<https://www.massport.com/hanscom-field/>).

Overall noise levels near the airport have gone down significantly since 1978 for two reasons. Airplanes are being designed and modified to reduce noise, and the airport has fewer flights, as shown in the figure below from the most recent annual noise report (<https://www.massport.com/media/402266/2015-Annual-Noise-Report-Full.pdf>).

FIGURE 4.1 Annual FAA Tower Counts for 7 a.m. to 11 p.m. Since 1978



There are several categories of aircraft that use Hansom Field: propeller planes, turbo props, business jets, helicopters and military aircraft, including those operated by MIT Lincoln Laboratory. Military operations are unpredictable and vary widely in type and frequency. Civilian operations tend to be fairly consistent from one month to the next. Increased fees for nighttime operations are intended to reduce noise from 11 PM to 7 AM, although there are exemptions primarily used by medical evacuation flights. There were about 400 nighttime medical flights in 2015. Military and business jets tend to contribute most to area noise; flights from business jets vary in response to the economic health of the area. “In 2015, military aircraft generated 13 percent of Hanscom’s noise energy and represented less than one percent of the aircraft activity.” Special situations can produce spikes in usage and noise, such as an air show in 1995, and fly-overs at Red Sox games in 2005, 2010 and the World Series in 2013.

I am a new resident in Lincoln having moved here from western Massachusetts in 2010. I grew up in Cambridge and my wife, Patricia Stuart, is from Weston. We live on Bedford Road with our children, William, 22 and Heather, 19. My field is Computer Science which I studied at Tufts University and at the University of Massachusetts Amherst where I earned a PhD in 1996. I have taught at all three colleges in Amherst and now work at MIT Lincoln Laboratory.

If you have other concerns or questions about Hanscom Field airport operations please contact me by email and I can bring them to the next meeting. You are also welcome to attend any board meeting and there is always room on the agenda for citizen comments so you can present your concerns directly. Lots of information is available on the airport website, and the web address is <https://www.massport.com/hanscom-field/overview>.

-Christopher Eliot

cre@chriseliot.com

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Northside News is a community based newsletter designed to foster communication and advocacy for the residents of North Lincoln.

Our goal is to keep everyone in the neighborhood informed about issues that uniquely affect our part of Lincoln. Please let us know if you would like to contribute articles or join us on the Editorial Board.

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