

Northside News



Ricci Field, Fall 2015

©Carolyn McQueen

Lincoln's Neighborhood Newsletter

September 10, 2017

What's Hot

SLPIC Continues to Mull Moving DPW to North Lincoln
(see DPW below)

McLean Hospital Project on Bypass Road - Trial Begins on October 2nd
(see McLean Hospital below)

Site Work Begins on Minuteman Tech Project
(see Minuteman Tech below)

Runway Repaving at Hanscom Diverts Planes to North Lincoln
(see Hanscom below)

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DPW



As previously reported in our June 17, 2017 [edition](#), the Town’s South Lincoln Planning Implementation Committee (“SLPIC”) is contemplating a request for \$9800 to study relocating and/or reorganizing the Town’s DPW facility. In the most likely scenario, the DPW would be moved to the transfer station parcel in North Lincoln. This would free up the DPW’s existing 4 acre site at the end of Lewis Street for potential development. Although there is no specific plan for the site, those who favor its development usually talk about “mixed use” scenarios that incorporate a combination of commercial development and high density housing. There has been no analysis of the impact of such development on the Town’s existing businesses, the school system, Town finances, traffic, water, and public safety services. The advice of Town Meeting has not been sought.

The cost of relocating the DPW and making the present site available for development would include construction of a new facility, demolition of the existing facility, and remediation of hazardous substances found at the existing site. The cost of this initiative is probably at least \$15 million, based on Weston’s experience 5 years ago when they constructed their new DPW facility. The cost of creating a development-ready site would therefore be close to \$ 4 million per acre, by far the most costly real estate parcel in Lincoln’s history. It is hard to imagine any public or private development that could absorb this cost without a large financial burden being passed on to Lincoln taxpayers. A letter from an Oakdale Lane resident (click [here](#)) includes further discussion of this controversial initiative.

SLPIC was originally poised to present their funding request to the Board of Selectmen on June 19th, but they cancelled their appointment with the Selectmen a few hours before their scheduled appearance. The presentation was rescheduled for July 31st, but that appointment was also cancelled a few hours before the scheduled appearance. However, the Selectmen did allow some discussion of the issue at their July 31st meeting, primarily for the purpose of hearing comments

from many North Lincoln residents who attended in opposition to the DPW study. A video of the lengthy discussion is available on the Town website (click [here](#)).

SLPIC, or perhaps its Revitalization Subcommittee, intends to meet again within the next few weeks for further discussion prior to presenting the SLPIC proposal at a future Board of Selectmen meeting. Northside News will send an alert to all subscribers when the dates of these meetings are released.

McLean Hospital



Properties at 16 and 22 Bypass that have been purchased by McLean Hospital.

McLean Hospital's lawsuit against Lincoln is scheduled for trial on October 2nd. After McLean's attempt to put a psychotherapeutic inpatient facility in two adjacent residences on Bypass Road was blocked by the Lincoln Zoning Board of Appeals (the "ZBA"), McLean sued the town in Massachusetts Land Court. The ZBA decided last November that the facility was not primarily "educational" and that it therefore did not qualify under Massachusetts law (the "Dover Amendment") for an exemption from our local residential zoning. McLean is hoping that the Land Court will reverse the ZBA's decision and rule that their proposed use of the properties can go forward.

The case hinges on whether the court finds that the proposed program is "education" within the meaning of state law. McLean's difficulties were largely a result of its poorly researched, highly unusual -- some might say reckless -- purchase. It spent almost \$ 3 million on two residential properties without verifying that it could obtain the local permits necessary for its program. Typically, a purchase of this type would only occur subject to a "permit contingency" that would allow the buyer to back out of the purchase if permits could not be acquired. In this case, however, McLean had already purchased the properties when it discovered, months later, that permits would not be granted.

The Land Court trial is open to the public and scheduled to begin on October 2, 2017 at 9:30 AM. The Court is located at 3 Pemberton Square in Boston, near the Government Center and Park Street MBTA stations. Complete case information can be viewed on the Land Court website (click [here](#)). The case number is 16 MISC 000694.

Minuteman Tech



Tree Clearing Begins, July 12, 2017

©Linda Genovese



Blasting Operations, September 8, 2017

©Northside News

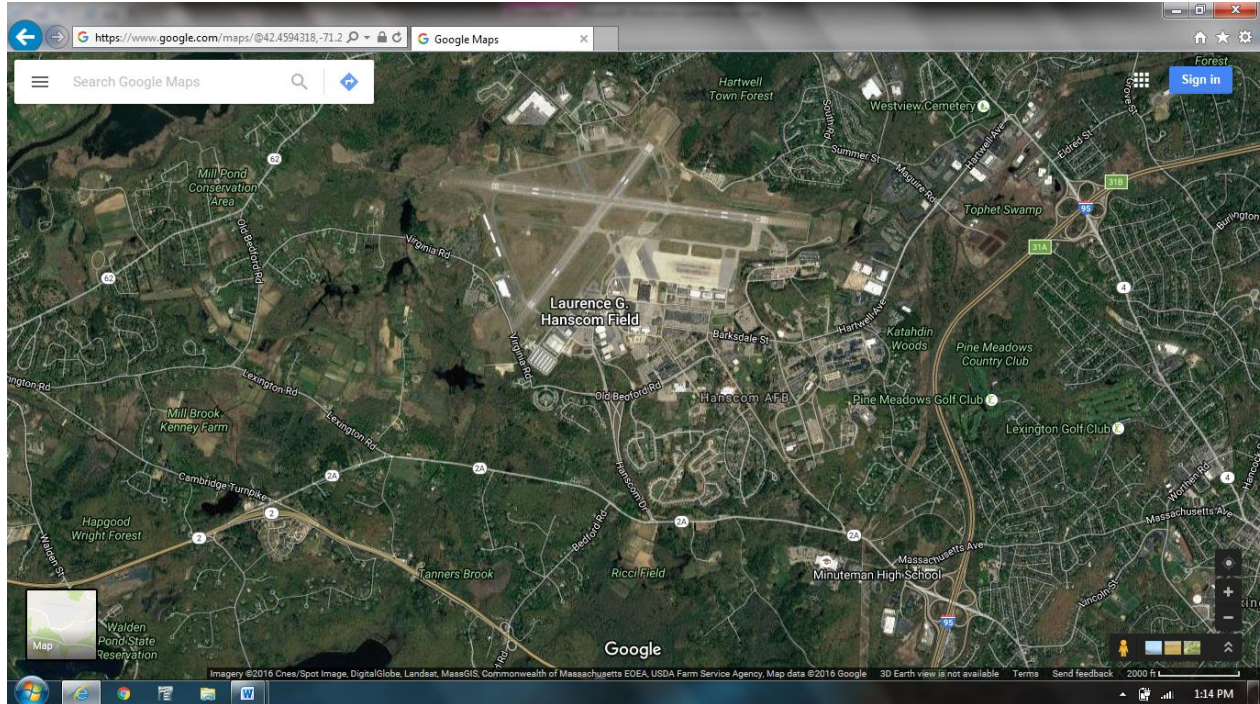
Construction of the new Minuteman Tech High School building began in early July. Approximately 10 forested acres are being cleared, excavated and blasted to bring the natural grade at the west side of the site -- the side nearest Mill Street -- down to the elevation of the existing football field. The football field will be turned into a parking lot for faculty, students, and visitors. When completed, the new building will be clearly visible from Mill Street, although residents hope that the Planning Board's decision to require 100 6' tall trees will eventually help to mitigate the impact.

Blasting operations have been shaking houses and eardrums as far away as Bedford Road, more than a mile from the site. Blasting is expected to continue through mid-September. Minuteman is maintaining a website with plans, schedules, and progress photos (click [here](#)).

The construction team and Lincoln town staff have been providing frequent construction updates and alerts for the neighborhood. The school is also hosting periodic meetings to brief the neighborhood and Minute Man National Historical Park about progress and the upcoming construction schedule. The next meeting is

scheduled for 6 PM on September 26 in the Paul Revere room adjacent to the School's main entrance. All are welcome.

Hanscom



Hanscom Field's Runway 11-29 (nearly horizontal in this view) is being resurfaced.

If you live in the vicinity of Brooks Road and Bypass Road, you've probably noticed a substantial increase in aircraft noise over the last month. It's not your imagination. Runway 11-29, the primary runway at Hanscom, has been closed for resurfacing and all airport traffic has been diverted to runway 5-23. The result is that Lincoln and Bedford are temporarily experiencing noise that normally impacts Lexington and Concord. Massport has informed us that work is proceeding on schedule and normal runway usage patterns will be resuming in early September.

Lincoln School Building Project

Although the Lincoln School Building Project is outside our usual "24/7 Coverage of All Things Lincoln Northside," we're happy to provide this link for current information on the project: <http://www.lincolnsbc.org>

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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