

Feedback Received (Planning Board, 2/26/24)

1. Village District & Warrant Article Structure
 - a. 62% of town meeting voted for options that included the mall in the HCA districts
 - b. Separate Village District (mall) and other HCA subdistricts into separate warrant articles
 - c. Remove the Village District from the HCA district
 - d. Lower the residential density at the mall/raise it elsewhere
 - e. Recommend we pass over the warrant article
 - f. Support for current structure of warrant article
2. Preserve commercial in the Village subdistrict (mall)
 - a. Require 80% commercial on Lincoln Rd and the primary access road
 - b. Remove the special permit to lower the commercial percentage
 - c. Require 33% commercial per building
 - d. Include special permit process for adjustments to commercial for flexibility
3. Trees protection ordinance/tree protection built into the HCA bylaw
4. Height:
 - a. Concerns around height: no 42', no fourth story
 - b. Allow fourth story: nicer, larger apartments, more interesting buildings
5. Parking:
 - a. Allow commercial parking to count towards commercial use, to ensure we have enough of it
 - b. Do not permit parking to be counted towards commercial use to ensure we have enough commercial space
 - c. Require underground parking
 - d. Reduce parking requirements/zone for the future
 - e. Structure zoning to limit parking/green concerns
6. Increase affordability
7. Lewis Street
 - a. Greater setbacks on Lewis Street to shield neighbors
 - b. Lower setbacks to get better housing there, given constraints of those lots
8. Require playgrounds in multifamily buildings/village center
9. Desire for a full buildout and massing study
10. Redevelop the mall before permitting commercial on Lewis Street
11. Require underground utilities