



MANAGERS MEETING

LINCOLN APARTMENTS, LLC BOARD OF

DATE: Wednesday, April 1 2026
TIME: 6:30 PM
PLACE: Kersey Community Room
Lincoln School Apartments
86 Central Street
Hingham MA 02043

Board Members Present: Elizabeth Cullen
Matt Dillis
Jack Falvey

Board Members Absent: Connor Fallon, Ben Jarvis

Staff Present: Jenn Oram, Zoning Administrator/Senior Planner
Donna Thompson/ Land Use and Development Coordinator

Corcoran Staff Present: Erin Gallagher, Regional Manager
Maricell Navarro, Building Manager

Call to Order

At 6:33 PM, Board of Managers Chair Elizabeth Cullen called the meeting to order and read the open meeting law statement.

Approve Minutes: April 1, 2026

MOTION: J. Falvey moved to approve the meeting minutes for April 1, 2026.

SECONDED: M. Dillis

ROLL CALL VOTE: M. Dillis, aye; J. Falvey, aye; E. Cullen, aye.

3-0 MOTION CARRIES

LSA Warrant Article – Update

J. Falvey outlined the history of the Warrant Article language and presented the final motion, along with the three deed restrictions that were added after extensive discussions with residents, neighbors, the Advisory Committee, and the Select Board, including:

- Affordability protections to the maximum extent allowed by law.
- Occupancy restricted to seniors and persons with disabilities (to be formalized in the deed).
- Building coverage limited to 30% of the parcel, consistent with the 1979 precedent.

M. Dillis spoke to the persistent issues at LSA during his four-year term on the Board of Managers, including leaking roof and building facade, accessibility problems that hinder emergency services, and recurring elevator outages. He stated that he believes the Warrant Article offers the most effective path to resolving these long-standing challenges.

E. Cullen said she believes the Warrant Article will address many of the building's outstanding needs. She thanked residents and neighbors for their participation in the meetings that helped shape the article.

E. Cullen opened the meeting for discussion.

Jeannie Ramie, Unit 203 said the Town cannot make any guarantees about affordability and asked how the neighbors voted during the neighborhood meetings. J. Falvey replied that although the Town cannot guarantee long-term affordability, members of the Select Board have committed to doing everything within their authority to help preserve affordability at LSA. He clarified that the neighborhood meeting was a discussion rather than a vote, and that both residents and neighbors will have the opportunity to vote on the Warrant Article at Town Meeting.

Ms. Ramie noted that increasing lot coverage to 30% represents a substantial expansion. J. Falvey explained that an addition of that size would be comparable to adding another wing to the existing building. He added that while no one will know what any addition might look like until the RFPs are submitted, he believes additional units may be necessary to generate the revenue required to adequately fund LSA.

Marie Castor, Unit 410 said that she and her husband had gone through a similar expansion project in another town, where owners promised improvements but the project wasn't completed as promised and her rent went up. She explained that after the management change, the caliber of people in the building declined, and she is frightened that something similar could happen at LSA. J. Falvey responded that the track record of the companies submitting RFPs will play a major role in selecting a developer. He emphasized that the Town's priority is protecting the residents, not maximizing profit from the sale of the building. J. Oram added that during the initial leasing of any new units, Hingham may be able to get local preference for up to 70% of the units.

Lonnie Cutler, Unit 406 asked whether the property Ms. Castor mentioned was a HUD property. M. Castor said it was not. M. Dillis added that in most affordable housing development projects, the investors, HUD, the State, and the Town are all committed to ensuring the project is completed and that residents are satisfied; incomplete affordable housing projects are unusual.

Lois Pothier, Unit 414 asked whether the Town was setting a price for LSA. J. Falvey said it was not, and explained that there are too many variables involved that might affect the price. He reiterated that making a profit is not among the goals of the LSA Warrant Article.

William Vigeant, Unit 210 asked whether the Armory on Central Street was for sale and suggested it could be an ideal location for an expansion. J. Falvey said there is no sale underway

at this time. He added that a project of that scale would be many years away and would face complications due to possible environmental contamination on the site.

Maryanne Young, Unit 106 expressed upset with the condition of LSA's common areas, saying the carpets and wallpaper are in unacceptable shape. She noted that the Board had promised updates but has not followed through, and she no longer trusts what members of the Board of Managers or Town staff say. E. Cullen asked D. Thompson to respond to Ms. Young. D. Thompson explained that plans had been developed to update the common areas, but because state MOD grant funding became available for improvements to the community room and laundry room, the other common-area projects were put on hold.

Capital Improvements Projects – Interior Renovations – Update

J. Oram reported the following:

- Project information for the laundry room/ Kersey Community Room renovation projects was delayed due to holdups with bid requirements.
- A winning bid was selected and the Board of Managers approved the contract last week. The Select Board signed the contract this evening.
- Staff will provide more information to residents once they hear from the contractor.

D. Thompson reported the following:

- Residents will receive regular updates on the progress of the construction. A sign-up sheet is available for anyone interested in receiving updates via email.
- Town Staff has been working with Corcoran to prepare contingencies for residents while the community room and laundry room are closed.
- Sign-up sheets for laundry services will be available after the meeting. Laundry can be picked up on-site, or residents can request a ride to the laundromat.
- Corcoran is planning to continue with weekly planned coffee hours, which may be held on the roof deck during good weather.
- Mary Frugoli from Hingham Center for Active Living (HCAL) will be setting up a daytime meeting at LSA to share ideas about how HCAL can provide services for LSA residents while the community room is closed.
- HCAL is also available to provide rides to Town Meeting. A sign-up sheet is available for interested residents.

Other Votes Need by the Board – No votes were required.

Confirm Next Meeting: Monday, May 18, 2026

Next meeting is scheduled for Monday, May 18, 2026 at 6:30 PM via Zoom.

Adjournment

MOTION: J. Falvey moved to adjourn at 8:05 PM.
SECONDED: M. Dillis
ROLL CALL VOTE: M. Dillis, aye; J. Falvey, aye; E. Cullen, aye.
3-0 MOTION CARRIES

Meeting Documents

1. [April 13, 2026 - Meeting Agenda](#)
2. [LSA Board of Managers Draft Meeting Minutes - April 1, 2026](#)
3. [Warrant Article 23](#)

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