



Town of Lexington
Planning Board

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Robert Creech, Chair
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Site Plan Review
Draft for Review on 09.09.2020

MOTION:

To amend the Zoning Bylaw, Chapter 135 of the Code of the Town of Lexington as follows, where ~~struck~~ ~~through~~ text is to be removed and underlined text is to be added:

A. Delete § 135-9.5.2

~~9.5.2~~ ~~——~~ ~~Applicability.~~

~~The following types of activities and uses require site plan review by the Planning Board or its designee:~~

- ~~1. Where required elsewhere in this bylaw, exterior construction or expansion of a structure resulting in an increase of 500 SF or greater of total building gross floor area or an increase in 500 SF or greater of site coverage.~~
- ~~2. Any changes to an approved site plan.~~

B. Add a new § 135-9.5.2

9.5.2 Applicability.

1. This section applies to activities and uses for which site plan review is required elsewhere in this bylaw. The Planning Board or its designee will conduct site plan review in accordance with this Section of the Zoning Bylaw and the Planning Board Zoning Regulations. The following shall be exempt from site plan review.
 - a. Any new or expanded buildings resulting in an increase in total gross floor area of less than 500 SF or 10% of the existing total gross floor area, whichever is greater.
 - b. Any new or expanded structures resulting in an increase in total site coverage of less than 500 SF or 10 % of the existing total site coverage, whichever is greater.
 - c. Any new or expanded parking areas resulting in less than nine additional parking spaces.
 - d. Any use of land or structures for educational purposes by the Lexington Public Schools on land owned or leased by the Town of Lexington or Lexington Public Schools.



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C. Amend § 135-9.5.4.3 as follows:

3. A public meeting shall be required for all projects requiring major site plans review. ~~The meeting will be advertised in the local newspaper once in each of two successive weeks prior to the meeting and The Applicant will send a notice will be sent to landowners within 300 feet of the affected lot and give any further notice required by the Planning Board.~~

D. Delete § 135-9.5.6.6

- ~~6. Notwithstanding any other provision of this chapter, the use of land or structures for educational purposes by the Lexington Public Schools on land owned or leased by the Town of Lexington or Lexington Public Schools shall not be subject to site plan review pursuant to § 9.5.~~