

ARTICLE SPR

AMEND ZONING BYLAW
SITE PLAN REVIEW

To see if the Town will vote to amend the Zoning Bylaw of the Town of Lexington to adjust applicability of, exceptions to, and notice requirements for site plan review, or act in any other manner in relation thereto.

(Inserted at the request of the Planning Board)

DESCRIPTION:

This article would adjust the existing exceptions to site plan review to require review when parking areas are significantly expanded, limit it for small changes to large buildings, and modernize notice requirements.

PROPOSED MOTION:

That the Zoning Bylaw of the Town of Lexington be amended as follows, where ~~struck through~~ text is to be removed and underlined text is to be added:

A. Replace § 135-9.5.2 with the following:

~~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.~~

9.5.2 Applicability.

1. This section applies to activities and uses for which site plan review is required elsewhere in this bylaw.

~~2. 9.5.2 Exceptions.~~ Changes to activities and uses otherwise requiring site plan review may proceed without it if all the following conditions are met over a three-year period:

- a. Any ~~changes to new or expanded~~ buildings result 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 ~~changes to new or expanded~~ structures result 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 ~~changes to new or expanded~~ parking areas result in less than 20 additional parking spaces.
- d. Any new or expanded ~~ground-mounted solar energy systems~~ cover a total area of less than 500 SF or 10% of the existing coverage, whichever is greater.

Commented [CH1]: Make clear that replacing a building with a new one the same size still counts.

Commented [CH2]: Putting this here means I don't need to coordinate the two zonig changes.

~~2.3. 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.~~

Commented [CH3]: Moved from 9.5.6.6.

B. Amend § 135-9.5.4.3 as follows:

3. A public meeting shall be required for all major site plans. ~~The meeting will be advertised in the local newspaper once in each of two successive weeks prior to the meeting and~~ A notice will be posted on the Town web site and sent to landowners within 300 feet of the affected lot.

C. 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.~~

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