



*Town of Lexington*

## **PLANNING BOARD**

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Ginna Johnson, Chair

Bob Creech, Vice Chair

Robert D. Peters, Clerk

Richard L. Canale

Charles Hornig

Michael Leon, Associate

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## **ARTICLE 2**

### **PLANNING BOARD REPORT**

#### **TO THE**

#### **2019 ANNUAL TOWN MEETING**

The Planning Board engages in both short and long-term planning regarding growth and development issues and proposals. Specific responsibilities of the Planning Board include: to administer subdivision regulations in accordance with Commonwealth law; to review special permit applications for residential developments and unaccepted street applications; to conduct commercial site plan reviews; to represent the Town in inter-town land use projects; to provide technical support and hearing functions for rezoning and development proposals and on citizen and owner-generated zoning amendments; to prepare and implement the Comprehensive Plan; and to develop zoning initiatives and changes which are proposed to Town Meeting.

The Board's current roster consists of Ginna Johnson (chair), Bob Creech (vice chair), Robert Peters (acting clerk), Richard Canale and Charles Hornig. Mr. Peters was elected March 2019, replacing Nancy Corcoran-Ronchetti. Planning Board members are elected for 3-year terms. The Board's Associate Member position, an annual appointment made by the Board, is currently held by Michael Leon.

The Planning Office provides support primarily to the Planning Board. Under the direction of the Assistant Town Manager for Development and through coordination with the Planning Board Chair, Planning Staff also supports the Board of Selectmen, the Town Manager, other Town departments and committees, and supplies technical expertise in analyzing economic, demographic, and development trends in Lexington and the region. Planning staff also responds to requests for information from citizens and other parties.

This year brought significant changes to the Planning Office. This winter we welcomed new Planning Director Julie Mercier, new Assistant Planning Director Sheila Page, and new Planner Molly Belanger, replacing Planning Director Aaron Henry, Assistant Planning Director David Kucharsky, and Planner David Fields. Carol Kowalski, Assistant Town Manager for Development, was named Acting Planning Director while a search for replacements was conducted. The Department Assistant is Lori Kaufman. We thank staff for their efforts keeping the Planning Board operational during this transition.

The Planning Board and the Planning Office represented the Town in regional planning efforts, including the ongoing Minuteman Advisory Group on Inter-local Coordination (MAGIC), Battle Road Scenic Byway, and the Boston Metropolitan Planning Organization.

## **2019 Annual Town Meeting Articles**

The Planning Board is not initiating any zoning amendments this year. However, the Board is making recommendations on three zoning articles.

### **Article 37 – Rename “Board of Selectmen” to “Select Board”**

The Board of Selectmen are proposing a name change from the Board of Selectmen to Select Board. They have asked the Planning Board to make this change in the zoning by-laws so they are consistent with changes in the general by-laws. The Planning Board recommends that Town Meeting approve this Article.

### **Article 38 – 186 Bedford Street**

An owner petition for a Planned Development district is proposed at 186 Bedford Street. The amendment, proposed under Chapter 135 Section 7.3 of Lexington’s Bylaws, changes the zoning from the RS One Family Dwelling District to a Planned Development District to allow the renovation and expansion of the existing building and to allow mixed commercial and residential use. A full report on the project is submitted under separate cover. The Planning Board recommends that Town Meeting refer this Article to the Planning Board.

### **Article 39 – Limited Site Plan Review**

A citizen petition proposes a zoning amendment to require a limited site plan review for educational, religious, and child care uses protected under Massachusetts General Law Chapter 40A Section 3 (the ‘Dover Amendment’). The purpose of this proposed zoning amendment is to provide a clear means of limited site plan review to the extent allowed by law. These uses must be permitted in all districts and may be regulated only to a limited extent. The proposed bylaw change would allow for public notice and limited review of the bulk and height of structures, yard sizes and setbacks, lot area, open space, parking, and building coverage, all under regulations to be adopted by the Planning Board. Other protected uses such as agriculture and solar energy would not be affected. The Planning Board recommends that Town Meeting approve this Article.

## **Highlights – First Half of Fiscal Year 2019**

### **Lexington Next – Comprehensive Plan**

The Planning Board began working with staff on efforts to update the Town’s Comprehensive Plan which included establishing and appointing the members of the Comprehensive Plan Advisory Committee (CPAC). The CPAC is made up of a diverse group of residents representing a variety of Lexington’s neighborhoods and/or voting precincts and reflecting a range of age, gender, and ethnicity of Lexington’s population. In addition, certain members are Town Meeting members as well as possess relevant knowledge/experience in the planning elements or in public engagement methods. The CPAC includes the following individuals: Sarah Felton (co-chair), Ruixi Yuan (co-chair), Deepak Amenani, Stacey Beutell, Hema Bhatt, Matt Daggett, Marilyn Fenollosa, Camille Goodwin, Carol Sue Hai, Leonard Morse-Fortier, Christian Senna, and Patrick Sullivan.

The Planning Board thanks Town Meeting for their support and participation in the comprehensive planning process. This past fall the Comprehensive Plan Advisory Committee (CPAC) hosted small group conversations called World Cafés. This past winter CPAC hosted information nights presenting existing conditions and trends related to Demographics and Housing. Upcoming presentations include Transportation on April 4<sup>th</sup> and Economic Development on April 23<sup>rd</sup>.

## **2018 Highlights**

### **2018 ANNUAL TOWN MEETING ARTICLES**

The following articles passed the 2018 Annual Town Meeting:

- Marrett Road Commercial District (Convert CN & CS to CSX), Article 38
- Turning Mill Neighborhood Conservation District, Article 39 (General Bylaw)
- Pierce-Lockwood Neighborhood Conservation District, Article 40 (General Bylaw)

### **2018 SPECIAL TOWN MEETING ARTICLES**

The following articles passed the 2018 Special Town Meetings (STM):

- Medical and Recreational Marijuana, Article 2
- 55 & 56 Watertown Street (Owner Petition) to create Planned Development District PD-3, Article 10

### **DEVELOPMENT ADMINISTRATION**

Approval Not Required Plan Endorsements

- 152 Burlington Street
- 18 Oakmont Circle
- 85 Ward Street
- 5 Winding Road
- 17 Tower Road
- 245 Woburn Street

Conventional Subdivisions

- 167-177 Cedar Street, Definitive
- 15-17 Fairland Street, Preliminary
- 56 Webb Street, Preliminary - not approved

Site Sensitive Development

- 1106 Massachusetts Avenue
- 8 Adams Street

Balanced Housing Development

- 443 Lincoln Street, Sketch Submitted
- 6 Eliot Street – Sketch Submitted

Determination of Adequacy of Grade and Construction

- 10 Rangeway
- 22 Richard Road
- 2 Rolling Lane
- 2 Fairland Street

Site Plan Review

- 990-1010 Waltham Street (Brookhaven) - granted with conditions
- 45-65 Hayden Avenue - granted with conditions
- 3 Maguire Road - minor site plan

Special Permit

- 32 & 40 Hartwell Avenue

Board members were also involved in the study committees created to establish the Turning Mill and Pierce-Lockwood Neighborhood Conservation Districts. Both districts were passed by Town Meeting as general bylaws during the 2018 Annual Town Meeting (NDC) Each NCD. Now has an established Commission, and the first application under the new Bylaw will occur this April.

Respectfully submitted,

Ginna Johnson,  
Chair, Lexington Planning Board