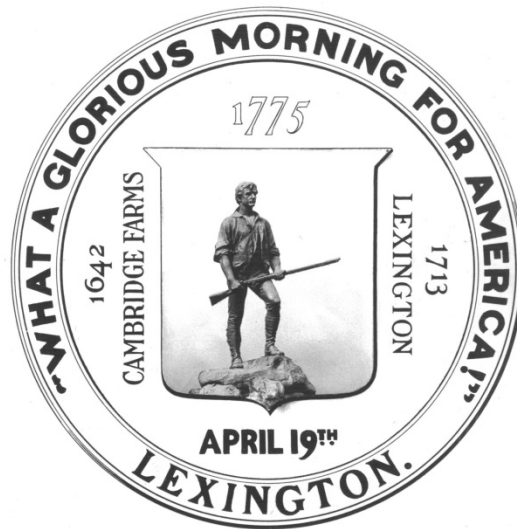


BOARD OF SELECTMEN

TOWN OF LEXINGTON



REPORT TO THE 2019 ANNUAL TOWN MEETING March 2019

Board of Selectmen:

Suzanne E. Barry, Chairman, Douglas M. Lucente, Vice-Chairman,
Joseph N. Pato, Jill I. Hai, Mark D. Sandeen
Kim Katzenback, Executive Clerk

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March 2019

The Board of Selectmen has prepared this written report to Annual Town Meeting 2019 under Article 2. This report contains an update to Town Meeting on the status of Article 42-Special Permit Residential Development Permits that was referred back to the Board at Annual Town Meeting 2018. This report also covers four other areas the Board felt would be of interest to Town Meeting. They are: Board of Selectmen Goals for FY2019-FY2020, the current status of the Hartwell Avenue Zoning Initiative, the current status of addressing Affordability for the Residents and the current status of Municipal and School Building Projects.

Should you have any questions or comments regarding this report, the Board encourages you to get in touch with any member of the Board thru email: selectmen@lexingtonma.gov or by calling the Board of Selectmen's Office (781-698-4580) to schedule an in-person meeting. All five members of the Board hold regularly scheduled office hours in the Selectmen's Office at Town Office Building (unless otherwise noted) as follows:

- Suzie Barry, Chairman: Thursday 4:00-5:00 pm
sbarry@lexingtonma.gov
- Doug Lucente, Vice-Chairman: Tuesday 4:00-5:00 pm
dlucente@lexingtonma.gov
- Joe Pato: Wednesday 10:00-11:00 am
Wednesday 2:00-3:00 pm at the Community Center
jpato@lexingtonma.gov
- Jill Hai: Wednesday 3:00-4:00 pm
jhai@lexingtonma.gov
- Mark Sandeen: Tuesday 3:00-4:00 pm
msandeen@lexingtonma.gov

Respectfully submitted,
Lexington Board of Selectmen
Suzanne E. Barry, Chairman
Douglas M. Lucente, Vice-Chairman
Joseph N. Pato
Jill I. Hai
Mark D. Sandeen

Board of Selectmen Goals FY2019-FY2020

Each spring following the Annual Town Meeting, the Board of Selectmen meet to discuss their goals for the upcoming fiscal year and to establish and confirm what their guiding principles will be as a means of informing staff and to help guide the annual budget process. During the goal setting process, input is solicited and received from: Staff, Board members, Boards and Committees and the community.

For the FY2019-FY2020 process, the Board evaluated over 60 submissions and narrowed the focus to 22 categories which were then prioritized and assigned to a Selectman or two Selectmen to shepherd. Assignments are specifically made so that while each Selectman may be assigned as the single member to a goal, all of the Selectmen are assigned to work with each other when two selectmen are assigned to a goal; we feel this approach helps us work and grow together as a team. Once approved by the Board, the Goal Setting spreadsheet with the goals and action items is posted to the Selectmen's web page on the Town website.

The goals established in June of 2018 for FY2019-FY2020 are: Capital Planning, Town Manager Recruitment, Public Safety Facilities, Affordability for the Residents, Public Information & Communications, Planning/Housing, Zoning Changes, Sustainability; Standards and Process for Building Projects, Transportation Services, Mental Health and Wellness, Public Service Impacts of Changing Demographics/Diversity, New Revenue Sources, Complete Streets; Road and Sidewalk Maintenance, Disability Accessibility Support, Review Charges and Work of Appointed Boards and Committees, Vacant Buildings, Comprehensive Plan, Parking Requirements in the Zoning Bylaw, Achieve League of American Bicyclists Silver Bicycle Friendly Community Status, Onboarding Superintendent, Engage in Needs Assessment for Year 1 of Age Friendly Initiative in Lexington (Livable Lexington), Recreation Committee Support and Parks and Open Space Opportunities and Stakeholder Committee.

Twenty-two goals is an ambitious amount of work for us to add to an already full plate, however, some of the goals dovetail into work we are already doing. Will we make progress on some of them or most of them, we are certainly moving in that direction.

Article 42 ATM 2018-Special Permit Residential Development (SPRD) Referral to the Board of Selectmen

At ATM 2018, Town Meeting voted to refer Article 42, a citizen's article to revise the Special Permit Residential Development (SPRD) Bylaw, back to the Board of Selectmen for further evaluation and work. The Board allocated funds in its budget to cover the costs of a facilitator for the SPRD committee and a legal consultant for actual drafting of any bylaw revision.

The following committee charge was drafted and approved by the Board of Selectmen:

SPECIAL PERMIT RESIDENTIAL DEVELOPMENT (SPRD) ZONING BYLAW AMENDMENT AD HOC COMMITTEE

***Members:** Nine (9) voting; 2 non-voting liaisons. Committee membership should be representative of the broad range of stakeholder interests. Members should include residents or individuals working in Lexington who have background or experience in:*

- *Smart growth residential policy;*
- *Residential development or construction;*
- *Residential real estate marketing or sales; Affordable housing policy, development or construction;*
- *Land use planning or engineering;*
- *Interested residents*
- *The Committee will also include:*
- *A member of the Board of Selectmen*
- *A member of the Planning Board*

While not part of the Committee, the following committees are invited to recommend a non-voting liaison:

- *Capital Expenditures Committee*
- *Appropriation Committee*

***Appointed by:** Board of Selectmen. The Board of Selectmen will designate the Committee Chair, in consultation with the Chair of the Planning Board.*

***Length of Term:** The length of term will be from formation through the end of the Town Meeting session at which a proposed Bylaw is considered.*

***Staff Support:** Technical consultant, committee facilitator or consultant, Planning Director (limited)*

***Meeting Times:** As determined by the committee. A minimum of three meetings to solicit public comment and input to be held at times geared to maximize community participation.*

Committee Goal: *Gather and provide stakeholder input, housing data and draft a Statement of Values, so that consultants, under direction of the Committee, Elected Boards, and staff, can develop a draft zoning bylaw amendment and warrant article to either revise or replace Section 135- 6.9 of the Zoning Bylaw, Special Permit Residential Development, to provide for the creation of more affordable and diverse residential dwelling units.*

Committee Role: *This committee will:*

- 1) Undertake a comprehensive listening strategy to garner community and stakeholder input on a SPRD Bylaw. Over the life of the committee, a minimum of three meetings to solicit public comment and input should be held at times geared to maximize community participation. Input sought should include that on community housing needs and obligations, goals of Special Permit residential developments, and associated costs and benefits.*
- 2) Summarize and contextualize community input in a written report*
- 3) Work with Elected board representatives, staff, the public, and appropriate consultants to review the current bylaw, the work from the Residential Policy Committee, and the 2017 and 2018 Annual Town Meetings on the same subject, and draft a revised SPRD zoning bylaw. Bylaw should include consideration for the propriety and cohesiveness of resulting developments within the context of their surroundings. This effort should include input and documentation from the development community.*
- 4) Seek input from the Disabilities Commission, the Council on Aging, the Conservation Commission and other relevant stakeholders.*

Deliverables:

- 1) Present a progress report to the Board of Selectmen once per month from November, 2018 through completion.*
- 2) Draft zoning bylaw amendment warrant article, consistent with specifications above, as soon as practicable.*

The appointed members of the Ad-Hoc SPRD Committee are:

- Jill Hai (Board of Selectmen)
- Richard Canale (Planning Board)
- Scott Cooper
- Matt Daggett
- Heather Hartshorn
- Joyce Murphy
- Richard Perry
- Taylor Singh
- Betsey Weiss

The committee has held three meetings, with a fourth scheduled before the end of March 2019 during which we have examined the existing bylaw, projects produced since its inception and reviewed the intentions of the bylaw. We have also reviewed the Town's Housing Production Plan and its goals. We have heard from experts on inclusionary

zoning and affordable housing. The committee has looked at alternative zoning from neighboring communities and options employed elsewhere. The minutes of these meetings are on file, and available on the Town's website and the meetings are taped by LexMedia and available for viewing on demand.

In April 2019, the committee will be holding two public sessions seeking input from the community; a morning session on April 23, 2019 and an evening session on April 25, 2019. More information on these sessions will be coming soon.

Hartwell Avenue Zoning Initiative

The Board of Selectmen have continued to explore strategies with respect to economic development and zoning initiatives in the north section of Hartwell Avenue.

The commercial property values in Lexington have been relatively flat over last ten years. In response to this, an Economic Development Summit was held in June 2017. At this meeting a continued interest was expressed for the Town to work toward enhancing our commercial tax base. The Selectmen requested the Town Manager to work with staff on developing recommendations for zoning changes for the Selectmen and the Town at large to consider.

The Town hired an urban design team and a real estate analyst to help develop a conceptual vision with planning strategies for the Hartwell North area. The Hartwell North area has been determined as one of the largest opportunities for economic development.

In May 2018 a joint meeting of the Board of Selectmen and the Planning Board was held to discuss the rezoning of the Hartwell Avenue corridor that would allow for revised building heights, mixed-use, added density, parking requirement changes, and plans for new streetscape to improve access and walkability for the area. At this community-wide meeting the consultants' vision and planning proposals were presented. The feedback and concerns by the citizens were mostly related to traffic, fiscal impact, and Town character.

Meanwhile, the Selectmen have continued working with property owners on smaller initiatives to improve the economic conditions in the area. In December, the Board of Selectmen approved a liquor license for a new restaurant on Maguire Road, and recently members of the board met with area property owners to look at opportunities for maximizing the growing needs for lab and office space.

The Selectmen are committed to continue working on this initiative. Recently, the Town hired new staff for our Planning Department and we look forward to working with them, the Town Manager, and the Planning Board on this long-range project. Area residents and commercial property play an important role in the development of any new bylaws. The Selectmen will work them to ensure changes have a positive impact. With continued growth at Hanscom Air Force Base and Lincoln Labs, we will also pursue options for financing any traffic improvements at both the State and Federal level.

Affordability for the Residents

The Selectmen have adopted a goal to minimize the burden of property tax increases on residents. To this end, our aim is to:

- Keep average residential property tax increase at or below 2.5% not including increases due to debt exclusions.
- Keep total average residential property tax increase spikes at or below 5%.
- Provide tax relief programs to reduce the burden on seniors and other vulnerable populations.

The Board created the Ad Hoc Residential Exemption Policy Study Committee in January 2018 with the task of making policy recommendations related to adopting the Residential Exemption as allowed in state law. The committee held public hearings in May and December of 2018, held several panel sessions with subject matter experts and conducted a town-wide survey with 1,475 responses.

Midway through its work, the committee asked for and was granted by the Board an expanded charge including investigating options for other exemption models that would require a home-rule petition to the state legislature. Work on the committee's recommendations is ongoing and is expected to be presented to the Board later this spring.

In addition, the Board has scheduled a financial summit for May 2019 to review tax and budget policies.

Municipal & School Buildings

Lexington Fire Department Headquarters Replacement:

Construction Start Date: Early November 2018

Estimated Project Completion Date: March 2020 (possible February 2020 occupancy)

Project Budget: \$19,943,700

Funding: STM 1 2017-Article 2/STM 4 2017-Article 4/ ATM 2018-Article 13

Since November 2018 site work has included the abatement of the existing building, traffic signal relocation, building demolition, the construction of storm water retention basins, relocation of existing sewer lines and temporary relocation of Camelia Place. Unanticipated contaminated soils have been removed from below the foundations in concert with DEP approval. The old foundations and slabs have been removed. The site grading is nearly complete. The next few items are the installation of the helical piles and the arrival of steel. Fairly soon you'll begin to see the building construction starting.

Visitors Center:

Start date: Construction expected to start May 1, 2019

Estimated project completion date: March 25, 2020

(Landscaping to be completed by June 1st 2020)

Project budget: \$4,575,000

Funding: ATM 2017-Article 18/STM 2017 3-Article 8/ ATM 2018-Article 22

Bid process is currently underway. Existing Visitors sales area and offices including equipment and supplies will move into the Cary Memorial Building after Patriots' Day 2019 and before the end of April.

Westview Cemetery Building Construction:

Start date: Design Development is complete and the Construction documents have started

Estimated project completion date: Fall 2020

Project budget: \$281,000 for design and \$2,800,000 for construction

Funding: ATM 2017-Article 12o

Funding for the Construction of the Building will come to ATM 2019 under Article 20g.

Lexington Police Station Rebuild:

Start Date: Schematic Design is underway

Estimated project completion date: Fall/Winter 2021

Project Budget: Currently \$1,862,622 has been appropriated thru Construction Documents

Funding: ATM 2018-Article 14

The police station design process is underway. Initial stages include re-affirmation of the needs program, and working with the draft refinements to the Sustainable Building Policy with regard to design input and process. Additionally, a thorough review of the issues surrounding the transitional needs of the existing radio / 911 / communications systems have been considered for the relocation to 173 Bedford street and back to the new facility.

Hosmer House:

Funding: STM 1 2018-Article 5

Article 5 of the 2018 Special Town Meeting appropriated \$50,000 for the study regarding relocation or renovation of the Hammond A. Hosmer house, located at 1557 Massachusetts Ave. A committee has been formed with representatives from the Board of Selectmen, Permanent Buildings Committee, Historical Commission, Historic Districts Commission, Public Facilities Department and the Architectural firm LDA. The committee has begun its work and expects to hold public input sessions in April.

Maria Hastings Elementary School:

Construction Start Date: May of 2018

Estimated Project Completion Date: October 2020 (Student relocation to new school-February 2020)

Project Budget: \$65,279,418

Funding: STM 1 2016-Article 3/ATM 2017-Article 17/STM-3 2017-Article 2

The Hastings School Project was bid as a “Construction Manager at Risk” Contract and is being built by Walsh Brothers Construction of Boston. An early site Package and Early concrete & steel packages were bid and executed on site starting in May of 2018. The steel frame work is complete. The last of the concrete floor slabs is being poured over the next few weeks, while, roofing, metal wall framing and sheathing are underway on upper levels. The 80 Geo-thermal wells have been drilled and testing and protection of the wells is being completed. Site work continues and the day-to-day staffing on the project increases each week, as more opportunities for subcontractors open up with increasing square footage inside the building becoming available for work. The Scope and Budget agreement with the MSBA defines approx. \$16,500,000 in reimbursement from the MSBA to Lexington on this project. Additional energy incentives with the utility companies are also being pursued.

Lexington Children’s Place:

Construction Start Date:

Early Site Contract: May 2018

New Building Contract: October 2018

Estimated Project Completion Date:

Early Site completed: September 2018

New Building Complete: October 2019 (Building Occupancy 8/15/19)

Project Budget: \$15,079,342

Funding: STM 1 2017-Article 4 /STM 2 2017-Article 3/ ATM 2018-Article 12

Lexington's Children's Place work started with an early site package in May of 2018 to abate and demolish the former school building and prep the earthwork to receive the new building and foundations. This work closed out in September of 2018 and the new building project began. CTA construction is tasked with the new building project. The foundations and steel frame are complete. Dense glass sheathing is being installed to the perimeter and interior rough in work is underway. The first half of the concrete slab on grade is poured and the second half is currently being prepared. The project is scheduled for occupancy in mid-August 2019 for use at the start of the 2019-2020 school year.

Lexington High School

With severe overcrowding, building systems that are well-past their useful lives, and spaces that do not adequately support the academic program, Lexington High School is in dire need of replacement or renovation and expansion. To that end, the Superintendent, with support of the School Committee and Board of Selectmen, submitted a Statement of Interest to the Massachusetts School Building Authority (MSBA) on March 17, 2019, requesting state support for a high school building project. The 51-page application addressed six of eight possible priorities, including the following:

- Replacement or renovation of a building which is structurally unsound or otherwise in a condition seriously jeopardizing the health and safety of school children, where no alternative exists.
- Elimination of existing severe overcrowding.
- Prevention of the loss of accreditation.
- Prevention of severe overcrowding expected to result from increased enrollments.
- Replacement, renovation or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility.
- Replacement of or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements.

Lexington will receive a response from the MSBA later in 2019. If Lexington were invited into the school building pipeline, a one-year feasibility period would begin, during which time issues of scope, siting, and cost would be explored in partnership with the MSBA. If Lexington is not invited into the pipeline in 2019, we will likely reapply in 2020 and every year thereafter until our application is accepted. In the meantime, the School Department is working to create a phased plan to accommodate students until a new or renovated building is available.