



*Town of Lexington*

## **PLANNING BOARD**

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Bob Creech, Vice-Chair  
Bob Peters, Clerk  
Ginna Johnson  
Charles Hornig  
Michael Leon, Associate

## **RECOMMENDATION REPORT**

### **ARTICLE 5 – ZONING AMENDMENT – 7 HARTWELL AVENUE**

#### **Owner Petition**

#### **RECOMMENDATION**

This report was accepted by a vote of 5-0 by the Planning Board.

At its meeting of July 10, 2019, the Planning Board, by a vote of 5-0, recommended that Town Meeting APPROVE the Zoning Bylaw Amendment and Map Amendment (the, “Zoning By-Law Amendment”) to change the 7 Hartwell Avenue (Map 84, Lot 81 from the CD-1 Planned Commercial District to the CSX Commercial Service Expanded District.

#### **SUMMARY**

The applicant seeks to change the zoning district designation of the parcel shown on Assessor’s Map 84, Lot 81 from its current zoning district, CD-1, to the CSX zoning district (see Appendix A attached) to expand the uses allowed so that the Russian School of Mathematics (RSM) may relocate to 7 Hartwell Avenue.

The Site is currently located in Planned Development District CD-1 which was approved at the 2001 Annual Town Meeting and contains approximately 1.606 acres of land with a single two-story structure. The current zoning is very limited in uses and prohibits the RSM use at the Site as well as other retail and commercial uses that allow for commercial viability in the area. Converting the Site from a CD-1 district to the CSX district would expand the current uses to better reflect the needs of the surrounding community. The flexibility of the CSX district will permit the operation of RSM in the existing building. RSM currently leases premises elsewhere on Hartwell Avenue in order to serve its students and their families, many of whom are residents of Lexington, and the residents have expressed support to establish a permanent location in the Town.

#### **PUBLIC PROCESS**

As required by State law, the Planning Board opened a public hearing for this petition on June 12, 2019 and was continued to July 10, 2019. At that time there were many public comments voicing support for the rezoning of 7 Hartwell. At the conclusion of this session, the Board determined that it had received all the necessary information to deliberate on the proposed motion and voted to close the hearing.

## **JUSTIFICATION FOR RECOMMENDATION TO THE CSX DISTRICT**

At the 2018 Special Town Meeting, The Planning Board asked that an Article to rezone this property to a CSX district be referred back to the Planning Board, The Selectmen agreed and the Town Meeting referred it back to the Planning Board. The Planning Board said at the time, “The majority of the Board believe that given the traffic related issues associated with the intended use as well as not being able to determine any unintended consequences of introducing other uses allowed by right in a CSX district that it be referred back to the Planning Board for further discussion. By referring this motion back to the Board, the dialogue that has now begun may continue with the hopes that the petitioner may work with the Planning Board and Town staff to determine the appropriate zoning for this location as well as how this site may fit into the ongoing larger zoning initiative on Hartwell Avenue.”

That discussion did take place. The Planning Board has long believed that the Russian School was important to the Town as a resource and we wished to find an appropriate zoning classification to allow it to locate to 7 Hartwell Avenue. The choices were:

1. To modify the CD-1 district uses to allow the Russian School by rezoning it to a new PD district;
2. To make changes to the CM district standards to allow the dimensionally small lot to adhere to the revised CM district zoning, and rezone this property to the newly revised CM district;  
or
3. To rezone the lot to a CSX district with the risk of allowing uses incompatible with a future vision for the Hartwell Avenue Area (or somehow restrict unwanted CSX uses).

After weighing the advantages and shortcomings of each approach, the Planning Board decided that rezoning to a CSX district without limitation was the best choice for the near term. It is our hope that the Town will adopt a unified zoning district in the Hartwell Area in the foreseeable future to replace the fragmentary zoning that now exists.

### **CONCLUSION**

The Planning Board recommends the Lexington Town Meeting amend the Town of Lexington’s Zoning By-Law and Map to change the zoning district in which the Land is located from its present zoning designation, CD-1 – Planned Commercial District (the “Former District”) to the CSX – Commercial Service Expanded Zoning District (the “CSX District”);

### **Minutes of June 12, 2019 public hearing:**

Chair, Mr. Canale opened the public hearing at 7:03 p.m. with approximately 20 people in the audience. Mr. Peters filed a Disclosure of Appearance of Conflict of Interest as required by Massachusetts General Laws and will be participating in this matter.

Present were Kristine Hung and Robert Buckley from Reimer and Braunstein. Ms. Hung presented the reason for requesting the CD-1 district be rezoned to a CSX district. The Russian School of Math (RSM) has been in Lexington for 10 years and would like to remain here and it took them

two years to find a building that they could use. The current zoning is too restrictive and using the CM District would not work because the site is too small and does not meet the dimensional standards. If the CSX District was approved it would be more flexible and the applicant would provide restrictions on uses that would be considered noxious with a restrictive covenant or deed restriction which would run with the land. BSC Engineering was hired to do a traffic study and hope they will be here to address traffic concerns at the next hearing. The client filed a petition with 337 signatures and now has 500 signatures in support which will be provided.

Concern was expressed at the last meeting regarding abutter's screening on the north end of the property and want to make sure that it would continue to be screened. The Applicant confirmed that existing screening would remain in place. The Planning Board noted that traffic is a concern at this site. The Hartwell Avenue initiative consultants said they want vibrant uses and this does fit in as an appropriate use. The Planning Board generally did not want fences to go up on the property and the Applicant advised there would be no fence put around the property. The Planning Board needed more clarification on the limit of uses. The applicant will work with staff to come up with proposals for the limit of uses.

Several public comments were made in support of the rezoning for 7 Hartwell for the RSM. The public hearing was continued to July 10.

#### **Minutes of July 10, 2019 public hearing**

Present were Kristine Hung, attorney from Reimer and Braunstein and Frank DiPietro traffic consultant from the BSC Group and approximately 10 people in the audience.

After Ms. Hung asked which uses listed by right would the Board have issue with, Planning Board members responded with the following:

- One member said the Applicant should be guided by the uses permitted for the CM District and do not believe any uses are not good.
- Another member said the following uses would not be good for this site: real estate sales or rental offices, hardware, wallpaper, and paint stores, building materials, lawn and garden supplies and equipment shops, and stores for rentals conducted in part outdoors with 24 hour displays. The primary intent is school instruction with compatible uses.
- The applicant should decide what should be in or out. In the CM District, manufacturing would be acceptable, but am comfortable with uses allowed with the CSX District. Ms. Hung said they do not want outdoor storage of unregistered vehicles, kennels for boarding of pets, or a funeral parlor.
- The Applicant should make sure that the dimensional controls of the CSX District are acceptable and there are no variances or special permits that would be required. Ms. Hung said the only problem would be the roof line is higher than what is permitted.
- Would there be phone towers or anything higher placed on the roof? Ms. Hung said no, but we will see what part of the roof exceeds the height limit.

Mr. DiPietro gave the background for the proposed project located at 7 Hartwell Avenue. Traffic counts were done from Thursday May 9 to 11, for 72 hours, May 30 to June 1, and turning movement counts from the driveway on June 9. It was observed that most parents did not hang

around and most of the traffic was over the weekend. It was determined that there were four trips per child and no weekday morning trips. Mr. DiPietro presented information on the Route Assumptions, North and South Driveway Automatic Traffic Recorder Data, Estimated Daily Trips, Trips Compared to Hartwell Avenue Total Traffic, and Street Turning Movement Counts. The Consultant determined that there was no major difference in traffic for what currently exists. The Planning Board remained concerned for traffic safety. It was noted there should be a striped turning lane added to allow for a left on to Hartwell Avenue. The applicant should speak with the Town to see if it is feasible.


Ms. Kowalski said there was concern with restricting uses outside of zoning and explained it is an unorthodox approach; the simple approach would be to amend the CD-1 and add uses you would need for the immediate future. It is understood that the applicant wants more flexibility, but this approach is not ideal. Ms. Hung responded that they were looking for more flexible uses especially for down the road so they would not have to come back again to expand the uses. The Board would like to explore the different options as to what would be the best approach to make this a success. Ms. Hung said this could all be subsumed with the Hartwell Avenue initiative for consistent zoning.

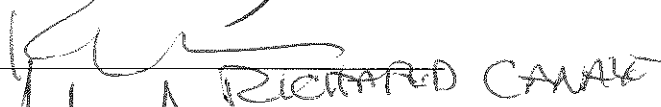
On a motion of Mr. Hornig, seconded by Ms. Johnson, it was voted, 5-0, to close the public hearing at 7:41 p.m. On a motion of Mr. Hornig, seconded by Mr. Peters, it was voted, 5-0, to recommend approval to Town Meeting to change the zoning for 7 Hartwell Avenue from the CD-1 to the CSX district without restrictions.


The Planning Department did not receive any additional emails and/or letters regarding this project.

**RECORD OF VOTE**

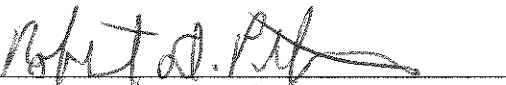
Signatures of a majority of the Board:

  
\_\_\_\_\_  
Charles Hornig

  
\_\_\_\_\_  
RICHARD CANALE

  
\_\_\_\_\_  
Robert Creech

  
\_\_\_\_\_  
Ginna Johnson

  
\_\_\_\_\_  
Robert D. Peters

**LEXINGTON PLANNING BOARD**  
**RECOMMENDATION REPORT**  
**ARTICLE 5 – ZONING AMENDMENT – 7 HARTWELL AVENUE**  
**APPENDIX A**

**ADJOURNED SESSION OF ANNUAL TOWN MEETING: MARCH 28, 2018 (continued)**

**MOTION:** That the Zoning Bylaws and the Zoning Map of the Town be amended as follows:

A. Add a new row to the table in § 135-2.2.3 of the Town's Zoning Bylaw as follows:

CSX	Commercial Service Expanded
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B. Modify Table 1 to the Town's Zoning Bylaw, Permitted Uses and Development Standards, by (1) modifying the "Permitted Uses" descriptions as shown below; and (2) adding a new column "CSX" as shown below:

		CSX
<b>A.</b>	<b>RESIDENTIAL USES</b>	
<b>A.1.0</b>	<b>PRINCIPAL RESIDENTIAL USES</b>	
A.1.01	One-family dwelling	N
A.1.02	Two-family dwelling	N
A.1.03	Dwelling unit above street floor level in a commercial or institutional building	N
A.1.04	Congregate living facility	N
A.1.05	Balanced housing development, public benefit development, site sensitive development	N
<b>A.2.0</b>	<b>ACCESSORY USES FOR RESIDENTIAL USES</b>	
A.2.01	Rooming units (not to exceed 3)	N
A.2.02	Basic accessory apartment	SP
A.2.03	Expanded accessory apartment	SP
A.2.04	Accessory structure apartment	SP
A.2.05	Bed and breakfast home	SP
A.2.06	Home occupation, instruction	SP
A.2.07	Home occupation, minor	SP
A.2.08	Home occupation, major	SP
A.2.09	Tennis court or court for a sport played with a racquet or paddle including handball	Y
A.2.010	Family child care home	SP
A.2.011	Family child care home, large	SP
A.2.012	Adult day care in the home	SP
A.2.013	Outdoor parking of commercial vehicles other than one vehicle not larger than 10,000 pounds GVW	Y
A.2.014	Outdoor parking of more than four automobiles for a dwelling unit	Y
A.2.015	Indoor parking of commercial vehicles other than one vehicle not larger than 15,000 pounds GVW	Y

A.2.016	Outdoor storage of unregistered vehicles other than one automobile not stored in the required yard for the principal dwelling, and screened from the view of abutting lots and the street	Y
<b>B.</b>	<b>INSTITUTIONAL USES</b>	
<b>B.1.0</b>	<b>PRINCIPAL INSTITUTIONAL USES</b>	
B.1.01	Child care center	Y
B.1.02	Use of land or structures for religious purposes	Y
B.1.03	Use of land or structures for educational purposes on land owned or leased by the commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation	Y
B.1.04	Municipal buildings or uses	Y
B.1.05	Park, playground, cemetery	Y
<b>C.</b>	<b>PRINCIPAL AGRICULTURAL AND NATURAL RESOURCE USES</b>	
<b>C.1.0</b>	<b>AS A PRINCIPAL USE</b>	
C.1.01	Exempt agricultural uses and structures as set forth in MGL c. 40A, s.3	Y
C.1.02	Farm for the raising of crops not exempt by statute	Y
C.1.03	Greenhouse or nursery not exempt by statute	SP
C.1.04	Horseback riding area or stables not exempt by statute	N
C.1.05	Roadside stand not exempt by statute (for two-year terms)	SP
C.1.06	Removal from a lot of earth materials for sale such as loam, sod, sand, gravel, stone, rock or clay	N
C.1.07	Medical marijuana cultivation center	N
<b>D.</b>	<b>TEMPORARY USES</b>	
D.1.01	Temporary dwelling to replace a permanent dwelling on the same lot during reconstruction	Y
D.1.02	Temporary building or trailer incidental to the construction of a building or land development	Y
D.1.03	Temporary structures and uses not otherwise permitted in the district, provided the Building Commissioner finds that the proposed structure or use is compatible with the neighborhood	Y
D.1.04	Temporary structures and uses not otherwise permitted in the district, provided the proposed structure or use is compatible with the neighborhood	SP

*(continued on next page)*

## ADJOURNED SESSION OF ANNUAL TOWN MEETING: MARCH 28, 2018 (continued)

E.	OPERATING STANDARDS - THE FOLLOWING OPERATING STANDARDS APPLY TO ALL USES IN SECTIONS G TO P, INCLUSIVE, OF THIS TABLE IN ADDITION TO ANY STANDARDS SET FORTH THEREIN			
E.1.01	Operations, in part or in whole, conducted outdoors during operating hours (*Except for certain uses as designated in G, H, I and J)	Y*		
E.1.02	Storage of equipment and products outdoors during non-operating hours (*Except for certain uses as designated in G, H, I and J)	Y*		
F.	DEVELOPMENT STANDARDS - THE FOLLOWING DEVELOPMENT STANDARDS APPLY TO ALL USES IN SECTIONS G TO P, INCLUSIVE, OF THIS TABLE IN ADDITION TO ANY STANDARDS SET FORTH THEREIN			
F.1.01	Uses and structures with less than 10,000 square feet of gross floor area including the area of any existing structures but not including any floor area devoted to off-street parking, on a lot	Y		
F.1.02	Uses and structures with 10,000 or more square feet of gross floor area including the area of any existing structures but not including any floor area devoted to off-street parking, on a lot	R		
G.	COMMERCIAL OFFICE USES			
G.1.0	AS A PRINCIPAL USE			
G.1.01	Medical, dental, psychiatric office, but not a clinic (*Maximum 7,500 sf gross floor area per one establishment and SP for E.1.01 and N for E.1.02)	Y*		
G.1.02	Medical, dental, psychiatric office, but not a clinic, with related laboratory (*Maximum 7,500 sf gross floor area per one establishment and SP for E.1.01 and N for E.1.02)	SP*		
G.1.03	Business or professional office (*Maximum 7,500 sf gross floor area per one establishment and SP for E.1.01 and N for E.1.02)	Y*		
G.2.0	DEVELOPMENT STANDARDS FOR OFFICE USES			
G.2.01	Office located on street floor level  *Not permitted in a center storefront	Y*		
G.2.02	Office located on any floor other than street floor level  *Permitted in a basement	Y*		
G.2.03	Office space of all companies in a building occupies a total of more than 50% of the floor area in a building	Y		
G.2.04	Offices in which one company has more than 1,000 square feet of floor area but not more than 2,500 square feet of floor area in a building	Y		
G.2.05	Building used for offices without limit as to the amount of floor area one company may occupy or the percentage of floor area occupied by offices (*Maximum 7,500 sf gross floor area per one establishment)	Y*		
H.	PERSONAL, BUSINESS, OR GENERAL SERVICE USES			
H.1.0	AS A PRINCIPAL USE			
H.1.01	Beauty parlor, barber shop	Y		
H.1.02	Laundry or dry-cleaning pickup station with processing done elsewhere; laundry or dry cleaning with processing on the premises, self-service laundromat or dry cleaning	Y		
H.1.03	Tailor, dressmaker, shoe repair	Y		
H.1.04	Real estate sales or rental (see § 3.1.6) (*Maximum 7,500 sf gross floor area per one establishment and SP for E.1.01 and N for E.1.02)	Y*		
H.1.05	Bank or Credit Union (see § 3.1.6)	N		
H.1.06	Bank or Credit Union with drive-up window or auto-oriented branch bank	N		
H.1.07	Automatic teller machine	Y		
H.1.08	Travel agency, insurance agency, ticket agency (*Maximum 7,500 sf gross floor area per one establishment and SP for E.1.01 and N for E.1.02)	Y*		
H.1.09	Photographic services including commercial photography	Y		
H.1.010	Repair of household appliances, small tools or equipment, rental of equipment or tools for use in a home	Y		
H.1.011	Funeral parlor	Y		
H.1.012	Photocopying, reproduction services  but not commercial printing	Y		
H.1.013	Medical clinic for outpatient services	N		
H.1.014	School not exempt by statute	Y		
H.1.014.1	Instruction in music or the arts, not to exceed 3,500 square feet of floor space per establishment	Y		
H.1.015	Commercial printing, publishing	Y		
H.1.016	Newspaper distribution agency	Y		
H.1.017	Office of veterinarian	Y		
H.1.018	Kennel, boarding of household pets	Y		
H.1.019	Pet grooming service provided that it shall be conducted entirely within the principal building and no pets shall be boarded overnight	Y		

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**ADJOURNED SESSION OF ANNUAL TOWN MEETING: MARCH 28, 2018 (continued)**

H.1.020	Private postal service	Y	I.1.011	Sale or rental of equipment and supplies, such as office furniture, to other businesses	Y
H.1.021	Recycling collection store	SP	I.1.012	Artisan work (*Maximum 7,500 sf gross floor area per one establishment and SP for E.1.01 and N for E.1.02)	SP*
H.1.022	Museum, art gallery, private library	N	I.1.013	Medical marijuana distribution center	N
H.1.023	Nonprofit community service center or charitable organization	N	I.2.0	DEVELOPMENT STANDARDS FOR SALE OR RENTAL OF GOODS AND EQUIPMENT	
H.1.024	Private, nonprofit club or lodge of social, fraternal, veterans, professional or political association; union hall; not including a recreational club	N	I.2.01	Stores with more than 2,000 square feet of floor area per establishment	Y
H.2.00	DEVELOPMENT STANDARDS FOR PERSONAL, BUSINESS, OR GENERAL SERVICE USES		I.2.02	Sales or rental conducted in part outdoors with permanent display of products during non-operating hours	Y
H.2.01	Services with more than 1,500 square feet of floor space per establishment	Y	J.	EATING AND DRINKING; TRANSIENT ACCOMMODATIONS	
H.2.02	Services with more than 3,500 square feet of floor space per establishment	Y	J.1.0	AS A PRINCIPAL USE	
I.	SALES OR RENTAL OF GOODS AND EQUIPMENT		J.1.01	Restaurant (*Maximum 7,500 sf gross floor area per one establishment and SP for E.1.01 and SP for E.1.02 with regard to equipment and N for products)	SP*
I.1.0	AS PRINCIPAL USE		J.1.02	Fast-food service (*Maximum 7,500 sf gross floor area per one establishment and SP for E.1.01 and SP for E.1.02 with regard to equipment and N for products)	SP*
I.1.01	Convenience goods often bought on a daily basis such as food, candy, newspapers, tobacco products	Y	J.1.03	Takeout food service (*Requires a special permit for service between the hours of 11:00 p.m. and 7:00 a.m.)	SP
I.1.02	General merchandise, department store (*Maximum 7,500 sf gross floor area per one establishment and SP for E.1.01 and N for E.1.02)	Y*	J.1.04	Caterer or other establishment preparing meals for groups of people (*Only in conjunction with a substantial retail food business)	Y
I.1.03	Food, not intended for consumption on the premises; includes grocery store, but not a takeout or fast-food service (*Maximum 7,500 sf gross floor area per one establishment and SP for E.1.01 and N for E.1.02)	Y*	J.1.05	Drive-in or drive-through food service	N
I.1.04	Package liquor store, with no consumption of beverages on the premises (*Maximum 7,500 sf gross floor area per one establishment and SP for E.1.01 and N for E.1.02)	SP*	J.1.06	Hotel, motel	N
I.1.05	Apparel, fabrics and accessories (*Maximum 7,500 sf gross floor area per one establishment and SP for E.1.01 and N for E.1.02)	Y*	K.	COMMERCIAL RECREATION, AMUSEMENT, ENTERTAINMENT	
I.1.06	Furniture, home furnishings, home appliances and equipment, carpets (*Maximum 7,500 sf gross floor area per one establishment and SP for E.1.01 and N for E.1.02)	Y*	K.1.0	AS A PRINCIPAL USE	
I.1.07	Other retail goods such as books, stationery, drugs, sporting goods, jewelry, photographic equipment and supplies, flowers, novelties, cards, footwear, and the like which are typically of a size that a customer can carry by hand (*Maximum 7,500 sf gross floor area per one establishment and SP required for drugs/pharmacy use and SP for E.1.01 and N for E.1.02)	Y*	K.1.01	Movie theater (indoor)	N
I.1.08	Hardware, paint, wallpaper	Y	K.1.02	Indoor athletic and exercise facilities, weight reduction salon	Y
I.1.09	Building materials	Y	K.1.03	Recreational facilities such as golf course, tennis or swimming club	SP
I.1.010	Lawn and garden supplies and equipment	Y	K.1.04	Private nonprofit recreational facility such as golf course, tennis or swimming club	Y
			L.	MOTOR VEHICLE RELATED SALES AND SERVICE USES	
			L.1.0	AS A PRINCIPAL USE	
			L.1.01	Motor vehicle sales or rental; includes automobiles, trucks, campers, vans, recreational vehicles, boats, or trailers	SP
			L.1.02	Service station, sale of fuel and other motor oil products and accessories such as batteries, tires	SP

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**ADJOURNED SESSION OF ANNUAL TOWN MEETING: MARCH 28, 2018 (continued)**

L.1.03	Sales and installation of automotive parts such as tires, mufflers, brakes and motor vehicle accessories	SP	O.1.01	Radio, television studio, but without transmitting or receiving towers	Y
L.1.04	Motor vehicle maintenance and minor repairs limited to engine tune-up, lubrication and installation of replacement parts, adjustment or replacement of brakes or tires, washing and polishing, but not including engine overhaul, body work or painting	SP	O.1.02	Transmitting or receiving tower or antenna for commercial activities other than those which are used exclusively for wireless communication facilities	N
L.1.05	Substantial motor vehicle repair including engine overhaul, body work and painting	SP	O.1.03	Commercial ambulance service	SP
L.1.06	Car wash conducted entirely within a building	SP	O.1.04	Taxicab garage, parking area	SP
L.1.07	Automobile parking lot where the parking spaces do not serve a principal use on the same lot and where no sales or service takes place	SP	O.1.05	Bus garage or storage facility	SP
L.1.08	Storage of automobiles or trucks	SP	O.1.06	Parking maintenance facilities for commercial vehicles	SP
M.	<b>CONSTRUCTION, STORAGE, DISTRIBUTION AND INDUSTRIAL USES</b>		O.1.07	Landing place for helicopters not including storage or maintenance facilities	N
M.1.0	<b>AS A PRINCIPAL USE</b>		O.1.08	Wireless communication facility *Yes if concealed as per § 6.4.4	SP*
M.1.01	Bakery	Y	O.1.09	Essential services	Y
M.1.02	Industrial services such as machine shop, welding	SP	O.1.10	Ground mounted solar energy systems	N
M.1.03	Commercial mover, associated storage facilities	SP	P.	<b>OPEN AIR, SEASONAL AND SPECIAL EVENTS</b>	
M.1.04	Distribution center, parcel delivery, commercial mail delivery center	N	P.1.0	<b>AS A PRINCIPAL USE</b>	
M.1.05	Office, display or sales space of a wholesale or distributing establishment, provided that not more than 25% of the floor area is used for assembly of products	Y	P.1.01	Flea market	SP
M.1.06	Trade shop	Y	P.1.02	Seasonal sale of Christmas trees and wreaths	Y
M.1.07	Office, yard and storage facilities for construction company such as a general contractor, landscape contractor	SP	Q.	<b>ACCESSORY USES FOR COMMERCIAL USES</b>	
M.1.08	Fuel oil dealer including sale and repair of heating equipment but not including bulk storage of fuel oil	SP	Q.1.01	Parking of trucks or other equipment to be used for the maintenance of the buildings and grounds only; shall be parked only in a garage or in an outdoor area not within the minimum yard for the principal building and shall be screened from the view of abutting lots and the street	Y
N.	<b>MANUFACTURING USES</b>		Q.1.02	Temporary overnight outdoor parking of freight carrying or material handling equipment	Y
N.1.0	<b>AS A PRINCIPAL USE</b>		Q.1.03	Convenience business use	Y
N.1.01	Light manufacturing	N	Q.1.04	Cafeteria, dining room, conference rooms, function rooms, recreational facilities; the use shall be conducted primarily for the employees or clientele of the principal use and not for the general public and shall be conducted entirely within the principal building with no evidence of the existence of the use from the street or from any lot line	Y
N.1.02	Laboratory engaged in research, experimental and testing activities, which may include the development of mockups and prototypes but not the manufacture of finished products	N	Q.1.05	Processing, storage and limited manufacturing of goods and materials related solely to research, experimental and testing activities	N
N.1.03	Medical marijuana processing center	N	Q.1.06	Light manufacturing	N
N.1.04	Biotech manufacturing	N	Q.1.07	Outdoor storage of inoperable or unregistered motor vehicles	SP
O.	<b>UTILITY, COMMUNICATIONS, AND TRANSPORTATION USES</b>				
O.1.0	<b>AS A PRINCIPAL USE</b>				

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**ADJOURNED SESSION OF ANNUAL TOWN MEETING: MARCH 28, 2018 (continued)**

C. Add a new column "CSX" to Table 2 to the Town's Zoning Bylaw, Schedule of Dimensional Controls, as follows:

TABLE 2, SCHEDULE OF DIMENSIONAL CONTROLS

	CSX		CSX
Minimum lot area 20,000		Maximum nonresidential floor area ratio (FAR)	0.20
Minimum lot frontage in feet	125	Maximum site coverage	25%
Minimum front yard in feet (a), (b), (h)	30	Institutional buildings, maximum height:	
Minimum side yard in feet	15	In stories: 3	
Minimum rear yard in feet	20	In feet: 45	
Minimum side and rear yard adjacent to, or front yard across the street from, a residential district in feet	30	Other buildings, maximum height:	
		In stories: 2	
		In feet: 25	

D. Add a new row "CSX" to the table in § 135-5.1.11.3 of the Town's Zoning Bylaw as follows:

District	Residential District Line (feet)	Street Line (feet)	All Other Lot Lines (feet)	Wall of a Principal Building (feet)
CSX	20*	10	N/A	5

E. Add a new row and column "CSX" to the table in § 135-5.3.5 of the Town's Zoning Bylaw as follows:

District in Which Lot is Located	Adjacent District												
	GC	RO	RS	RT	RD	CN	CRS	CS	CSX	CB	CLO	CRO	CM
GC									—				
RO									—				
RS									—				
RT									—				
RD									—				
CN									—				
CRS									—				
CS									—				
CSX	—	20	20	20	20	15	15	—	—	—	—	—	—
CB									—				
CLO									—				
CRO									—				
CM									—				

F. Rezone lots 78, 79, 80, 81, 82, as shown on Assessor's Map 33 into the CSX District (see attached maps)

Article 38 Adopted by the necessary two-thirds---144 in favor, 12 opposed.

Approved by Attorney General Maura Healey August 7, 2018; Posted August 8, 2018.

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