



Town of Lexington
PLANNING BOARD

2023 10 Jan, 6:25 pm

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TOWN CLERK

LEXINGTON MA

Robert D. Peters, Chair
Michael Schanbacher, Vice Chair
Melanie Thompson, Clerk
Robert Creech, Member
Charles Hornig, Member
Michael Leon, Associate Member

**TOWN OF LEXINGTON
PLANNING BOARD
NOTICE OF PUBLIC HEARING**

ZONING BYLAW AMENDMENTS

The Lexington Planning Board will hold a remote public hearing in accordance with the provisions of M.G.L. Chapter 40A, §5 on **Wednesday, February 1, 2023 at 6:00 p.m. virtually via Zoom**, to consider the following proposed amendments to the Lexington Zoning Bylaw Chapter 135 of the Code of Lexington and Zoning Map as follows for 2023 Annual Town Meeting; or act in any other manner in relation thereto.

More information including proposed maps and proposed zoning language are available on the Planning Board’s webpage at: <https://www.lexingtonma.gov/1546/2023-Annual-Town-Meeting> and on file with the Town Clerk and Planning Office during business hours at the Town Office Building 1625 Massachusetts Avenue, Lexington, MA, 02420.

A link to access the virtual meeting may be found online at: <https://www.lexingtonma.gov/377/Access-Virtual-Meetings>

Article 2: Supplemental Inclusionary Zoning Requirements for Village Overlay Districts:

To see if the Town will vote to approve certain zoning amendments to the Village Low-Rise and Mid-Rise Overlay Districts by amending the Inclusionary Housing requirements in § 7.5.13 of the Zoning Bylaw in Article 1 (Zoning Bylaw & Zoning Map Amendments for Village Overlay Districts); or take any other action in relation hereto. If adopted, these provisions, will supersede § 7.5.13 in its entirety to be replaced with the following requirements for residential developments in the Village Overlay Districts.

- 1) Delete §135-7.5.13 Inclusionary Housing, and replace with the following:
 - 1. In any development containing eight (8) or more dwelling units, at least 10%, rounded up in all cases, of the dwelling units shall be Inclusionary Dwelling Units eligible for inclusion on DHCD’s Subsidized Housing Inventory. An additional 5%, rounded up, shall be available to Moderate Income Households earning between 80% and 120% of the Area Median Income (AMI) for the Boston Metropolitan Statistical Area, for a total of 15% of dwelling units in a project shall be Inclusionary Dwellings. All inclusionary units shall remain affordable in perpetuity.

2. Inclusionary dwelling units shall be substantially similar in size, layout, construction materials, fixtures, amenities, and interior and exterior finishes to comparable dwelling units in the same dwelling.
3. Inclusionary dwelling units shall be proportionally dispersed throughout the development rather than concentrated within particular sections of a dwelling or within particular dwellings.
4. Occupants of inclusionary dwelling units shall have the same access to common areas, facilities, and services as enjoyed by other occupants of the development including but not limited to outdoor spaces, amenity spaces, storage, parking, bicycle parking facilities, and resident services.
5. The Planning Board, in consultation with the Select Board, the Housing Partnership Board, and the Commission on Disability, may adopt regulations consistent with state compliance guidelines implementing MGL c. 40A §3A and this section to facilitate equitable size, physical characteristics, location, and access to services for the inclusionary units and the form of required legal restrictions.
6. Certificate of occupancy. No certificate of occupancy shall be issued for multi-family housing until an affordable housing restriction for any inclusionary dwelling units is executed, submitted to the Town, and, to the extent required, recorded.