



Town of Lexington
PLANNING BOARD
1625 Massachusetts Avenue
Lexington, MA 02420
Tel (781) 698-4560
planning@lexingtonma.gov
www.lexingtonma.gov/planning

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

RECOMMENDATION REPORT OF THE LEXINGTON PLANNING BOARD

ARTICLE 35: AMEND ZONING BYLAW – SUPPLEMENTAL INCLUSIONARY HOUSING REQUIREMENTS

RECOMMENDATION

On Wednesday, February 15, 2023, after three public hearings, the Planning Board unanimously voted five (5) in favor and none (0) opposed, to recommend that Town Meeting *refer* Article 35 for Supplemental Inclusionary Housing Requirements to the Planning Board.

RATIONALE FOR RECOMMENDATION

The Department of Housing & Community Development (DHCD)'s *Compliance Guidelines for Multi-family Zoning Districts* permit municipalities to require 10% of units in a project to be affordable units with a cap on the income of households not less than 80% of the Area Median Income (AMI). DHCD may approve a greater percentage of affordable units over 10%, but never more than 20%, if a third party provides an economic feasibility analysis of the zoning demonstrating that the variety of housing units can be feasibly be developed.

The Planning Board initially placed this article on the warrant separately from Article 34 with the intent of performing the study and requiring more 10% of a project's units to be affordable. After consultation with Town Counsel, the Board has incorporated all affordable housing language into the motion under Article 34.

PUBLIC PROCESS:

On Wednesday, February 1, 2023, after publication of the legal advertisement in the Lexington Minuteman Newspaper on January 12, 2023 and January 19, 2023, the Planning Board opened the public hearing. Continued public hearings were held on February 8 and February 15. The public hearing closed on February 15 and the Board voted to refer the matter to the Planning Board.

Over 200 people attended the February 1st public hearing. A total of 94 written comments were submitted during the public hearings and considered by the Planning Board. The Board carefully considered all testimony and comments to develop the zoning proposal being presented to Town Meeting.

RECORD OF THE VOTE:

Michael Schanbacher moved that the Planning Board recommend that Town Meeting *refer* Article 35 to the Planning Board. Melanie Thompson seconded the motion. The Planning Board voted in favor of the motion 5-0-

0 (Roll Call: Robert Creech – yes, Charles Hornig – yes, Robert Peters – yes, Michael Schanbacher – yes, Melanie Thompson – yes).

SIGNATURE OF THE PLANNING BOARD CHAIR

A handwritten signature in cursive script that reads "Robert D. Peters". The signature is written in black ink and is positioned above a horizontal line.

Robert D. Peters

Exhibit:

[Approved Planning Board Meeting Minutes](#)

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