



*Town of Lexington*  
**PLANNING BOARD**  
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Robert D. Peters, Chair  
Michael Schanbacher, Vice Chair  
Melanie Thompson, Clerk  
Robert Creech, Member  
Charles Hornig, Member  
Michael Leon, Associate Member

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## RECOMMENDATION REPORT OF THE LEXINGTON PLANNING BOARD

### ARTICLE 36: AMEND ZONING MAP - CENTRAL BUSINESS DISTRICT

#### 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 **approve** Article 36 to amend the zoning map to expand the Central Business (CB) District.

#### RATIONALE FOR RECOMMENDATION

This article proposes to amend the Zoning Map by incorporating the following lots and areas into the adjacent CB zoning district:

- The municipal parking lot on Meriam Street, currently zoned GC (Government Civic);
- The medical building at 16 Clarke Street, currently zoned RS (One-Family);
- The residential property at 7 Raymond Street, currently zoned RS; and
- Other areas completely surrounded by the new district boundaries, including a segment of the Minuteman Commuter Bikeway (currently zoned GC) and remnants adjacent to the Bikeway (currently zoned RS).

The purpose of this article is to facilitate development consistent with the rest of the CB District. No changes to the Zoning Bylaw are proposed with this article — these areas would be subject to the current CB District allowable uses and dimensional controls, including the 25-foot height limit.

Rezoned areas owned by the Town can not have their current use changed without Town approval. In the case of Emery Park, approval by the legislature would also be required.

#### 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 and closed the public hearing on February 15. On March 1, the Board voted to recommend that Town Meeting approve Article 36.

**RECORD OF THE VOTE:**

Michael Schanbacher moved that the Planning Board recommend that Town Meeting **approve** Article 36. 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 black ink that reads "Robert D. Peters". The signature is written in a cursive style with a long horizontal flourish at the end.

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Robert D. Peters

Exhibit:

[Approved Planning Board Meeting Minutes](#)