



*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 38: AMEND ZONING BYLAW – MINOR MODIFICATIONS TO APPROVED PERMITS

#### 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 38 to amend the zoning bylaw for minor modifications to approved permits.

#### RATIONALE FOR RECOMMENDATION

- This zoning amendment establishes a process in the Zoning Bylaw consistent with the current practices of the Board of Appeals and the Planning Board.
- The purpose is to streamline the Board's review process for applications requesting minor changes that have already had a public hearing and received Board approval.
- This amendment allows the Board to consider if the Applicant's request is minor at a public meeting. If the request is not deemed minor, the Applicant must submit a new application for a full public hearing.
- The Board of Appeals and Planning Board will establish regulations to detail the minor modification application process.

#### 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 recommend Town Meeting approve article 38.

#### RECORD OF THE VOTE:

Michael Schanbacher moved that the Planning Board recommend that Town Meeting **approve** Article 38. 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 prominent horizontal line across the middle of the name.

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Robert D. Peters

Exhibit:

[Approved Planning Board Meeting Minutes](#)