



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

RECOMMENDATION REPORT OF THE LEXINGTON PLANNING BOARD

ARTICLE 40: AMEND SECTION 135-4.4 OF THE ZONING BYLAW — REDUCE RESIDENTIAL GROSS FLOOR AREA

RECOMMENDATION

On Wednesday, March 1, 2023, after two Public Hearings, the Planning Board voted five (5) in favor and none (0) opposed, to recommend that Town Meeting *refer* Article 40 to the Planning Board.

JUSTIFICATION FOR RECOMMENDATION TO REFER TO THE PLANNING BOARD:

The Planning Board and Town staff have not had sufficient time to consider the interaction of the proposed change with other provisions in the Zoning Bylaw or to understand the effect on the housing market in Lexington. Revisions to the proposal made between the February 15 and March 1 hearings require careful consideration, which was not possible when the latest version was published the day before the March 1 hearing.

The public also deserves time to understand the latest changes as well.

The referral would allow time to fully consider:

1. The consequences, both positive and negative, of reducing the maximum residential gross floor area for the various types of development and redevelopment that may occur, including both small and large projects;
2. How the change would affect Lexington's many nonconforming structures and lots;
3. The significant financial impact on the value of older and smaller homes on large lots; and
4. How restrictions on building mass interact with the Planning Board's housing policy initiatives, including missing middle housing.

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 continued the public hearing to February 15.

At the Planning Board's February 15, 2023 meeting, Matt Daggett gave a presentation to the Planning Board of the proposed changes to the maximum allowable residential Gross Floor Area in §4.4.2. The Board carefully considered all comments received during the Public Hearing and continued the public hearing to March 1.

At the Planning Board's March 1, 2023 meeting, Matt Daggett presented revised proposed changes. The Board carefully considered all comments received during the Public Hearing.

The public hearing was closed on March 1 and the Board voted to recommend that Town Meeting refer Article 40 to the Planning Board.

RECORD OF THE VOTE:

Michael Schanbacher moved that the Planning Board recommend that Town Meeting refer Article 40 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

Exhibits:

Approved [Planning Board Meeting Minutes](#)