

SELECT BOARD MEETING

Wednesday, March 20, 2024

Select Board Meeting Room, 1625 Massachusetts Avenue, Lexington, MA 02420 - Hybrid Participation*
6:00 PM

AGENDA

PUBLIC COMMENTS

Public comments are allowed for up to 10 minutes at the beginning of each meeting. Each speaker is limited to 2 minutes for comment. Members of the Board will neither comment nor respond, other than to ask questions of clarification. Speakers are encouraged to notify the Select Board's Office at 781-698-4580 if they wish to speak during public comment to assist the Chair in managing meeting times.

SELECT BOARD MEMBER CONCERNS AND LIAISON REPORTS

1. Select Board Member Announcements and Liaison Reports

TOWN MANAGER REPORT

1. Town Manager Weekly Update

CONSENT AGENDA

1. Approve Select Board Committee Resignation
 - Lexington Human Rights Committee - Amber Iqbal
2. Application: One-Day Liquor Licenses - T.P. Bronx LLC d/b/a Galaray House, 1720 Massachusetts Avenue, Unit 2
 - First Friday Reception (3)
3. Application: One-Day Liquor License - Lexington Council for the Arts, Lexington Community Center, 39 Marrett Road
 - Grantee Reception
4. Confirm FY2024-FY2025 Select Board Goals

ITEMS FOR INDIVIDUAL CONSIDERATION

1. Liquor License Amendment - Alteration of Licensed Premises - AB Inns LLC d/b/a 6:15pm
The Inn at Hastings Park (Artistry on the Green), 2013-2027 Massachusetts Avenue
 - Request to Update Liquor License Conditions Regarding New Outdoor Rear Dining Area
2. 2024 Annual Town Meeting 6:30pm
 - Select Board Article Discussion and Positions

ADJOURN

1. Anticipated Adjournment 6:40pm

Meeting Packet: <https://lexington.novusagenda.com/agendapublic/>

****Members of the public can attend the meeting from their computer or tablet by clicking on the following link at the time of the meeting:***

<https://zoom.us/j/99739813810?pwd=bEZZNE9HK3MyY1AvcWc5d0NsQ0JlQT09>

iPhone one-tap:

+13092053325,,99739813810#,,, *153496# US

+13126266799,,99739813810#,,, *153496# US (Chicago)

Telephone:

- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 646 931 3860 US
- +1 929 205 6099 US (New York)

Meeting ID: 997 3981 3810

Passcode: 153496

An Act Relative to Extending Certain State of Emergency

Accommodations: <https://www.mass.gov/the-open-meeting-law>

The next regularly scheduled meeting of the Select Board will be held prior to 2024 Annual Town Meeting on Wednesday, March 27, 2024 at 6:00pm via hybrid participation.

Hearing Assistance Devices Available on Request

All agenda time and the order of items are approximate and subject to change.



AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Select Board Member Announcements and Liaison Reports

PRESENTER:

Select Board Members

ITEM NUMBER:

LR.1

SUMMARY:

Please see the attached Select Board Correspondence Secretary Report for the March 20, 2024 meeting.

Under this item, Select Board Members can provide verbal updates, make announcements, as well as comment on any additional points or concerns. There are currently no written updates or announcements for the March 20, 2024 meeting.


SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/20/2024

ATTACHMENTS:

Description	Type
 Correspondence Secretary Report - March 20, 2024	Backup Material

Correspondence Secretary Report – March 20, 2024

Joe Pato:

During this period (1/1/24 - 3/1/24), the Select Board received 58 email correspondences on the following topics:

Topic	Count
HRC	32
Housing	8
Integrated Pest Management	3
Road safety issues on Walnut Street	3
Ad Hoc Transportation Committee (AHTC) Report	1
Budget	1
Burlington St Sidewalk	1
Dog Park	1
Leaf Blowers	1
Save Lexington Wildlife Invitation	1
Sidewalk snow clearing	1
Single Use Plastics	1
speed and traffic concerns	1
Trees	1
Use of 173 Bedford Street	1
Visitor Center Winter Closure	1

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Town Manager Weekly Update

PRESENTER:

Jim Malloy, Town Manager

ITEM NUMBER:

TM.1

SUMMARY:

Attached please find the Town Manager's Weekly Update for the week ending on:

- March 15, 2024

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/20/2024

ATTACHMENTS:

Description	Type
□ Weekly Update 3-15-24	Cover Memo



Town of Lexington

Town Manager's Office

James J. Malloy, Town Manager
Kelly E. Axtell, Deputy Town Manager

Tel: (781) 698-4540
Fax: (781) 861-2921

MEMORANDUM

TO: Select Board
FROM: Jim Malloy, Town Manager
DATE: March 15, 2024
RE: Weekly Update

The following is an update of activities for the week ending March 15, 2024:

Town Manager Updates:

- One of the Select Board members asked if we could compile a comparison between landscape companies using gas powered equipment vs. electric equipment. Maggie Peard, Sustainability and Resilience Officer put together the attached comparison for the Select Board.
- Attached please find the agenda tracker for upcoming Select Board meetings.

Land Use Housing and Development:

Planning

- 28 Meriam & 32 Edgewood – The public hearing for the special residential development proposal was opened with requests for more information and updated plans. The public hearing was continued to the Planning Board's meeting on Thursday, April 11 at 6:00 pm on Zoom.

Public Works:

- The proposed paving list and treatments for the upcoming season are attached.
- The Compost site will open for the season on Monday March 18th.
- A bid has been advertised for large and intermediate meter replacements. This is part of the AMI program and will address the approximately 1200 properties left to switch to the new/renovated meters.
- A bid has been advertised for the Pleasant Street project which includes a roundabout.
- A bid will be advertised for signal improvements on Lowell Street (intersections of North, East, Woburn and Maple/Winchester) once approval is received from MassDOT.

- Staff has ordered 250 tree seedlings to be given away to residents in celebration of the 250th anniversary. Once the seedlings are received residents will be able to pick up no more than 2 seedlings per household and the seedlings will be distributed on a first-come first-serve basis. We will also purchase 250 seedlings next year for the same purpose.
- The Consumer Confidence Report for Water/Sewer is attached and has been submitted to MWRA.
- The Water Division continues to increase their professionalism and knowledge base. Andrew Lavalley has recently obtained his D1 Drinking Water Supply Facilities Operating License. He joins Bryan Snell, Ben Seigel and Vythoria Walsh who also have their D1 License. David Pavlik and Jamal Jones have their D3 License.

March 14, 2024

Cost Comparison for Landscaping Services: Gas-Powered Equipment vs. Battery-Powered Equipment

Article 29 (Section B) asks Town Meeting to delay the ban on the use of gas leaf blowers by commercial landscapers in Lexington from March 15, 2025 to March 15, 2026. To provide additional information to Town Meeting members, staff was asked to gather cost comparisons for services provided by companies currently using gas-powered equipment to companies currently using battery-powered equipment.

The totals below are for a standard landscaping package that includes 30 mowings, a spring cleanup, and a fall cleanup on a ½ acre property.

Companies using gas-powered equipment

- MODOONO Landscape \$3150
- Keegan Landscape \$3200
- Barnard Landscape \$3400
- Stratford Landscape \$3200
- B&R Landscape \$3100

Companies using battery-powered equipment

- EcoQuiet Lawn Care \$3,650
- TJ Collins Quiet Crew* Starting at \$5,000

*Does not currently provide service in Lexington

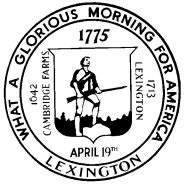
Agenda Tracker

ITEM NAME	PROPOSED DATE	MINUTES	Item #	Description
2024 Annual Town Meeting - Update on Article 31 - Amendment on Article 29a - Approve Select Board Report to Town Meeting - Select Board Article Discussion and Positions	18-Mar-24	5	1	
Discuss/Approve use of funds for the Lowell Street Paving Project	18-Mar-24	5	2	In discussing the IMA with the Town of Burlington, internally, our staff is recommending that the Select Board approve the use of funds from the Town of Burlington for the purpose of repaving Lowell Street. This will allow DPW to expedite this repaving and have it completed this summer.
Discuss Town Manager Search Process	18-Mar-24	15	3	Review Town Manager search process used in 2018. Assign Select Board member to coordinate updates to the process.
Discuss/Approve Easement Document between the Town and Fiske Common Condominium Trust	18-Mar-24	10	4	The Town has been working on this easement agreement to provide access to the Fiske School for students walking to school through the Fiske Common Condominium property and the easement agreement is now in a form that has been approved by the condominium association board (4-1 vote to approve).
Library Trustees Executive Committee Assignments	18-Mar-24	5	5	Assign a member to the Library Trustees nominating committee
Approve Select Board Meeting Minutes	20-Mar-24	0	0	2/26/2024; (maybe 3/6/2024 too)
Approve Select Board Committee Resignation	20-Mar-24	0	0	Amber Iqbal resigning from the LHRC effective immediately
Approve One-Day Liquor Licenses x3 - T.P. Bronx LLC d/b/a Galaray House	20-Mar-24	0	0	Galaray House's First Friday Reception 4/5; 5/3; 6/7
Approve One-Day Liquor License - Lexington Council for the Arts	20-Mar-24	0	0	LCA's Grantee Reception 3/28

Liquor License Amendment Alteration of Premise Applicaion and Request to Update Liquor License Conditions Regarding New Outdoor Rear Dining Area - Inn at Hastings Park	20-Mar-24	15	1	Needs to be advertised - Hearing - Inn at Hastings submitted an alteration of premise application for their liquor license to formalize the outdoor area to include the new patio area they built. Their liquor license is currently covered at the present by the state extension for outdoor dining areas to serve alcholol in this area along with their local application for outdoor dining under the Town Manager. The whole property is already licensed, the condititions require updating to allow alcohol in this new outdoor area
2024 Annual Town Meeting - Select Board Article Discussion and Positions	20-Mar-24	10	2	
PLACEHOLDER - Dissolve Ad Hoc Transportation Committee	27-Mar-24	0	0	Recommendations made at 10/2 meeting (outstanding minutes need to be turned into the TCO)
PLACEHOLDER - Approve Select Board Meeting Minutes	27-Mar-24	0	0	2/12/2024 minutes that were pulled off of 3/11 Consent Agenda
Approve Annual Discovery Day Request - May 25, 2024 10:00am- 3:00pm	27-Mar-24	0	0	Eric Michelson submitted a request letter on behalf of the Lexington Retailers Association to the Select Board Office for the annual Discovery Day street fair on 5/25. (Police - OK; Fire - OK; DPW - OK; TMO - OK; Engineering - there will be roadwork in the area, but will coordinate directly with DD planners; Health - Temporary Food Permits required for any food vendors)
Police Station Project Update	27-Mar-24	15	1	Update on the Police Station project and budget for solar - potential request for ARPA funding for solar canopy.
2024 Annual Town Meeting - Select Board Article Discussion and Positions	27-Mar-24	10	2	
Discuss Town Manager Search Process	27-Mar-24	15	3	Continuing discussion and update on the process.
Update on Facilitation Session -	27-Mar-24	10	4	M. Sandeen to report to the Select Board the options for a facilitated community listenting session to understand current community experience regarding inclusivity; hear the opportunities and challenges surrounding Human Rights concerns topic as community members perceive them, discussing the potential of possibly scheduling the listeneing session to be held before the end of May.
Present timeline for amending LHRC Charge	27-Mar-24	5	5	J. Hai to present the plan of action and timeline for updating the LHRC charge

Approve and Sign Awards for Patriots' Day 2024	1-Apr-24	0	0	Minuteman Cane Award; Pat Flynn Youth Award/Outstanding Youth of Lexington Award (to be signed prior to awarding at Patriots' Day)
Follow Up Discussion on Concerns from 9 Hancock Resident	1-Apr-24	20	1	This is a follow up discussion on the concerns raised by the abutter to the Battle Green Streetscape Project
2024 Annual Town Meeting - Select Board Article Discussion and Positions	1-Apr-24	10	2	
PLACEHOLDER - Review TAC Response to AHTC Report	3-Apr-24	20	1	Follow up from 10/2/2023 meeting Recommendations from ad hoc committee for how to address changes to transportation services
2024 Annual Town Meeting - Select Board Article Discussion and Positions	3-Apr-24	10	2	
Placeholder - Approve Select Board Committee Appointment - Fund for Lexington -	8-Apr-24	0	0	_____ as a member to the Fund for Lexington Board representing the Trustees of the Public Trusts
2024 Annual Town Meeting - Select Board Article Discussion and Positions	8-Apr-24		1	
Request from Susan Barrett to seek approval to add a parking restriction on Depot Square for the Rev Shuttle.	8-Apr-24	15	2	The Rev Shuttle currently stops in front of the Depot and the Historical Society has requested that this change. Susan has worked with the Rev on an alternate location and is seeking the Select Board's approval to allow a restriction in front of Brookline Bank Monday - Friday 7 AM to 9 AM.
2024 Annual Town Meeting - Select Board Article Discussion and Positions	10-Apr-24		1	
Approve and Sign Proclamations - National Public Works Week; National Police Week/Peace Officers Memorial Day; AAPI Heritage Month; Mental Health Month	24-Apr-24	0	0	Annual proclamations: National Public Works Week 5/19-5/25; National Police Week/Peace Officers Memorial Day 5/12-5/18 & 5/15; AAPI Heritage Month (May); Mental Health Month (May)
Annual Limousine License Renewals	24-Apr-24	0	0	Expiration 5/1
2024 Annual Town Meeting - Select Board Article Discussion and Positions	24-Apr-24		1	

2024 Annual Town Meeting - Select Board Article Discussion and Positions	29-Apr-24			
Charrette report discussion	29-Apr-24	30		Follow up from 3/6/2024
PLACEHOLDER - Review and Approve Committee Meeting Conduct Norm Policy	6-May-24	15		Follow up from 12/18/2023 meeting



Town of Lexington
Department of Public Works
Engineering Division

March, 2024

Dear Lexington Resident:

Our records indicate that your residence will be impacted due to this year’s paving program. You may also be receiving this notice if you are an expected user of one of these roads. On the reverse of this page is a map of this year’s resurfacing plan. This map can also be found on our website: www.lexingtonma.gov/engineering.

The Engineering Division uses several different treatment techniques to repair and preserve the Town’s roads. Each of these treatments have varying levels of impacts. Please pay attention to what treatment your road is receiving. Specifics about each treatment can be found to the right and on the Engineering Division’s page of the Town’s website.

The Engineering Division is also introducing a new Interactive Project Map that will allow users to view a GIS map of all Lexington Engineering construction projects, including paving. This map will be updated frequently with information about schedule, impacts, contact information, and more. The GIS map may found on our website or by scanning this QR code:



Please be advised that with the exception of Fog Sealing and Crack Sealing, roads in the program will be subject to Lexington Code 181-34.I “*Street surface openings henceforth will be restricted for a period of at least five years after a new pavement surface is laid, except in cases of extreme emergency*” If you are planning a gas, electric, telephone, cable, water, sewer, or drainage work that would require excavating in the street, the work **must be done before the street is repaved**. You can use the following utility contact numbers to request service installation. National Grid 1-800-233-5325, Eversource/Formally NSTAR 1-888-633-3797, Verizon 1-800-870-9999, Comcast 1-800-266-2278, RCN 1-800-746-4726. Please notify the Lexington Engineering Division of your intent as soon as possible.

Road closures, detours, local traffic only, and parking restrictions may be necessary during different periods of our work. Please obey construction signs and police details and respect the safety of all construction personnel. The work zone may extend beyond the edge of the existing pavement but will stay within Town-owned-land. If you have any invisible fences, low voltage wiring, or irrigation near the pavement please clearly mark the locations of these items.

You will receive a hand delivered notice at least one day prior to the start of construction with more detail. We will also post schedule updates as soon as we are able to on the website and the new Interactive Project Map. You will be given as much access as the work allows and the DPW will do their best to minimize any inconvenience.

Please note that work schedules can be altered by unforeseen events such as weather delays, equipment issues, scheduling conflicts, and more. We will do our best to keep you informed. Also note that this list is dynamic. Streets on this list scheduled for surfacing may be postponed to the following year due to scheduling, costs, or weather.

If you have questions, concerns or would like additional info please email us at streetpavinginfo@lexingtonma.gov. You may also call the town resurfacing information line at (781)-274-8389. This line goes direct to voicemail, however is checked daily during paving season. If you leave a message someone will return your call.

The following is a list of treatments which corresponds to the map on the reverse side of this page. Treatment descriptions and typical impacts are explained here, please pay attention to the treatment type proposed on your street as the impacts can vary greatly:

Fog Seal - A fog seal is a thin liquid layer applied to the surface of a paved road in good condition. The intent of this treatment is to seal the pavement and rejuvenate the wearing surface providing resistance to deterioration due to the weather and sun. This is classified as preventive maintenance and is often the first treatment used in our treatment tool box.

Impacts are relatively low. There is generally no prep work prior to the day of treatment. Roads are closed to through traffic for a couple of hours while the treatment is placed and it dries. Abutters are typically allowed access soon after the fog seal is applied if coordinated with onsite personnel. The treatment makes the road slippery until it fully dries, so traffic must be slowed and/or restricted for a short period after the road is treated. Bicyclists should remain off these streets until they are fully dry.

Crack Sealing - Crack sealing is the placement of a sealant material into cracks of an existing pavement surface to prevent excess water from penetrating the asphalt. This is a preventative measure to keep the road from deteriorating. Crack Sealing can be done as a stand alone treatment or in conjunction with other treatments listed below. (Note this treatment is not shown on the map due to its limited impacts)

Impacts are very limited. A small crew will apply the seal to the road a single lane at a time and move with their equipment at a couple of miles per hour. Alternating traffic will be able to move around the crew at the direction of details and crew members.

Double Microsurfacing (aka DM or Double Micro) and Cape Seal – These are two separate but similar treatments that are used on roads in fair condition. **Double Micro** requires two equal layers of microsurfacing placed on separate days. Microsurfacing is a thin layer of a slurry mixture that will cure and harden in about two hours and provides a new wearing course that protects the existing pavement. A **Cape Seal** is also a two-step process that ends in a single microsurfacing, but starts with a treatment called Chip Seal. The Chip Seal is rougher than standard asphalt and will have loose stones, or chips. These loose chips are left to get worked into the surface by traffic, but are swept up about a week after placement. The Chip Seal process does a good job of sealing cracks and replacing lost fine aggregate in the road. The Chip Seal layer is then covered by a single course of microsurfacing. The resulting appearance of DM and Cape Seal is pretty much identical.

Impacts for Double Micro and Cape Seal are relatively low compared to traditional paving, but are greater than Fog and Crack Sealing. After any layer of microsurfacing is applied, cars will be prohibited from the new surface for 1-2 + hours depending on weather conditions. There is low impact prep work involved in both treatments including: drainage improvements, curbing, patching, adjusting metal structures, and milling. This prep work may be done a month or more before the final treatment is completed.

Mill and Overlay – Or M&O, is a treatment used on roads in poor condition. The existing pavement has 1 to 3 inches of the surface ground off. This process removes the existing deteriorated wearing surface and leaves the solid substructure intact. Then new asphalt pavement is placed and compacted. Sometimes two layers will be installed after milling of the pavement.

Impacts can be moderate. Detours may be set up, but abutters are generally allowed access during milling operations and prep work. Please pay attention to direction of onsite personnel. Prep work may include drainage work, adjusting structures, crack sealing and more. During paving operations cars will be kept off new asphalt for a few hours while the pavement is placed, compacted, and cools.

Cold-In-Place Recycling - Cold-in-Place Recycling is a reconstruction technique for deteriorated roads that includes reusing the existing road material to create a new roadway base layer. The old road is ground up, mixed with some additives, put back in a paving machine and immediately placed back down and compacted on the road to create a base or binder layer. Additives are based off a specific mix design.

Impacts are relatively minor. Local traffic is allowed on the surface almost immediately after it is re-compacted. An average sized road can be recycled in about one day. After one week or more a wearing surface (either microsurface or asphalt overlay – see above descriptions) will be put on top of the new road, making it look very similar to a typical paved surface. Prep work will typically be lower impact and may include drainage improvements, curbing, and adjusting metal structures.

Reclamation - This treatment is intended for a roadway that has outlived it useful life. It is considered to be the most aggressive resurfacing treatment. The entire pavement structure is completely pulverized to a depth of 14 to 20 inches. Most of the pulverized material is reused as a subbase for the asphalt paving. After the subbase is installed a minimum of 4 inches of asphalt is installed in multiple layers.

Impacts for this treatment are high. Road closures and limited access are expected during different phases of this work, but our onsite personnel will do their best to give you as much access as the work allows. Driveway access will be allowed before and after each day’s work unless there are extenuating circumstances. Prep work may include drainage improvements, curbing, structure adjustments and more.

PAVING 2024



Interactive Project Map QR Code:



Legend

PavingYear, Treatments

- 2024, RECLAIM
- 2024, MILL AND OVERLAY
- 2024, DOUBLE MICRO / CAPE SEAL
- 2024, COLD-IN-PLACE RECYCLING (CIR)
- 2024, FOG SEAL

ROADWAY IMPROVEMENT
MAP OF THE

TOWN OF LEXINGTON

MASSACHUSETTS

JOHN R. LIVSEY, P.E.

TOWN ENGINEER

2024

Town of Lexington

DEPARTMENT OF PUBLIC WORKS WATER & SEWER

Public Water Supply # 3155000

2024

This Drinking Water Report is intended to provide information to Lexington residents about their water supply. Our Town works in partnership with the Massachusetts Water Resources Authority (MWRA) to deliver quality drinking water to each customer for consumption, fire protection and other uses. Helping residents learn more about water quality and the effort that goes into maintaining the water system is part of this partnership. By providing this information, we also hope to encourage conservation and protection of this precious resource.

Our water comes from the Quabbin Reservoir in Central Massachusetts, through the Wachusett Reservoir and is transported in tunnels and pipes to four metered locations that supply the Town. There are 158 miles of water distribution pipes in Lexington that, on average, deliver approximately 5 million gallons per day (MGD) to our customers. Demand for water fluctuates seasonally, with higher volumes of water being used during the summer months. Lexington also has an irrigation meter policy where a second meter can be installed for lawn watering or other types of irrigation uses. Lexington water system serves a population of 32,271 residents with 13,054 residential service connections and 333 commercial and industrial services.

If you have not had your meter updated with the new automated system, please contact the DPW water division to make an appointment.

The most frequently asked question that we receive about water quality concerns the presence of lead in tap water. The answer is simple: the water we supply to your home does not contain lead. If any lead is present at the tap, it has been picked up through contact with brass fixtures (which contain lead in the alloy) or with lead elsewhere on the premises, such as lead solder used in plumbing work. Lead water services (the pipe connection running from the house foundation to the water main in the street) may also be a factor. However, lead has not been used for water services or household pipes since before World War II. Although the majority of the homes dating from this earlier era either never used lead or have since had their water services replaced, there may still be a small number of lead services in place. Also, note that lead can still be found in many new brass fixtures.

Lexington has an on-going "lead service replacement program" that was established when the Town had more than one home test above the Lead Action Level. Lexington has successfully passed the most recent lead sampling collection of 20 lead sampling collections. The October 2023 lead result are

	Range	90 th Percentile Value	Action Level	Samples Over AL
Lead (ppb)	0.09-3.22	2.27	15	0
Copper (ppb)	9.32-161	121.5	1300	0

Lexington is preparing for the Lead and Copper Rule Revisions mandated by Department of Environmental Protection (DEP) to develop and submit a lead service line inventory to DEP by October 16, 2024. To find out if you might have a lead service line and how it can be replaced, please contact the DPW water division at the number listed below. The DPW now has a consultant for the Town's lead line replacement program. Construction on lead line replacement is scheduled to begin in the fall of 2024.

The Lexington water distribution system has a primary and secondary full time licensed operator, both are grade D3 operators as required by DEP.

I would also like to mention that the surcharging of the Town's Sewer System during rain storms is caused, in part, by illegal connections to the Town of Lexington sanitary sewer lines. By illegal connections I refer to sump pumps that are tied to the sanitary sewer line directly with piping, or indirectly with hoses into slop sinks, floor drains, roof gutters, or from leaders tied into the sanitary sewer. Eight sump pumps can theoretically put as much water into the system while they are working as 200 homes discharging wastewater. This is a process we call I&I, or Inflow and Infiltration, where clear groundwater enters the sanitary system through leaks, cracked pipes, or sump pumps. We all need to work together to eliminate these connections and if you are not sure please give us a call and we will inspect your system and let you know if the setup is correct at no cost to you. Let's do all we can to reduce I&I in the Lexington sanitary system and we will all benefit in the long run. The cost of collecting and treating storm water that goes into sanitary system is passed on to all sewer rate payers in Lexington.

If you have any questions, please contact the Department of Public Works or the Health Department. Thank you.

To find out about any public meeting information please go to our website, www.lexingtonma.gov/calendar-by-event-type/16

David Pavlik
Water Sewer Supt.
201 Bedford Street
Lexington, MA 02420
Tel: 781.274.8300 x1
dpavlik@lexingtonma.gov

Joanne Belanger, RN
Health Director
1625 Massachusetts Ave
Lexington, MA 02420
Tel: 781-698-4533
jbelanger@lexingtonma.gov

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Approve Select Board Committee Resignation

PRESENTER:

Joe Pato, Select Board Chair

ITEM NUMBER:

C.1

SUMMARY:

Category: Decision-Making

Resignation:

Lexington Human Rights Committee

The Select Board is being asked to accept the resignation of Amber Iqbal from the Lexington Human Rights Committee effective immediately.

On behalf of the Town of Lexington, the Select Board Members would like to extend their many thanks to Ms. Iqbal for her time and service to the community.

SUGGESTED MOTION:

To accept the resignation of Amber Iqbal from the Lexington Human Rights Committee effective immediately.

Move to approve the consent.

FOLLOW-UP:

Select Board Office

DATE AND APPROXIMATE TIME ON AGENDA:

3/20/2024

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Application: One-Day Liquor Licenses - T.P. Bronx LLC d/b/a Galaray House, 1720 Massachusetts Avenue, Unit 2

PRESENTER:

Joe Pato, Select Board Chair

ITEM NUMBER:

C.2

SUMMARY:

Category: Decision-Making

T.P. Bronx LLC d/b/a Galaray House:

T.P. Bronx LLC d/b/a Galaray House has requested three One-Day Liquor Licenses to serve wine and sparkling wine inside the Galaray House, 1720 Massachusetts Avenue, Unit 2, for the purpose of a First Friday Reception on each of the following dates:

- Friday, April 5, 2024 from 6:00pm to 8:30pm
- Friday, May 3, 2024 from 6:00pm to 8:30pm
- Friday, June 7, 2024 from 6:00pm to 8:30pm

SUGGESTED MOTION:

To approve three One-Day Liquor Licenses for T.P. Bronx LLC d/b/a Galaray House to serve wine and sparkling wine inside the Galaray House, 1720 Massachusetts Avenue, Unit 2, for the purpose of a First Friday Reception on each of the following dates:

- Friday, April 5, 2024 from 6:00pm to 8:30pm
- Friday, May 3, 2024 from 6:00pm to 8:30pm
- Friday, June 7, 2024 from 6:00pm to 8:30pm

Move to approve the consent.

FOLLOW-UP:

Select Board Office

DATE AND APPROXIMATE TIME ON AGENDA:

3/20/2024

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Application: One-Day Liquor License - Lexington Council for the Arts, Lexington Community Center, 39 Marrett Road

PRESENTER:

Joe Pato, Select Board Chair

ITEM NUMBER:

C.3

SUMMARY:

Category: Decision-Making

Lexington Council for the Arts:

The Lexington Council for the Arts has requested a One-Day Liquor License to serve wine for the purpose of their Grantee Reception to be held in the Dining Room of the Lexington Community Center, 39 Marrett Road, on Thursday, March 28, 2024 from 4:00pm to 6:00pm.

The request has been reviewed by the Police Department, Fire Department and Lexington Community Center with no concerns.

SUGGESTED MOTION:

To approve a One-Day Liquor License for the Lexington Council for the Arts to serve wine for the purpose of their Grantee Reception to be held in the Dining Room of the Lexington Community Center, 39 Marrett Road, on Thursday, March 28, 2024 from 4:00pm to 6:00pm.

Move to approve the consent.

FOLLOW-UP:

Select Board Office

DATE AND APPROXIMATE TIME ON AGENDA:

3/20/2024

ATTACHMENTS:

Description	Type
📎 2024 Lexington Council for the Arts Event Layout	Backup Material
📎 2024 Lexington Council for the Arts Procedures for Serving Alcohol/Contract	Backup Material

Screen

Podium

Lex Council for the Arts Reception
Thursday, March 28, 2024, 4-6pm
LCC Dining Room Layout
Alix Fox, 617-669-2944

Round tables, 6-7 chairs

Welcome

Food

Wine &
Seltzer

Boston's Best Bartending Contract

Order Confirmation:

Your signature at the bottom of this form will place your order with Boston's Best Bartending Services, Inc., and will confirm your understanding of and agreement to the following terms. You may fax the confirmation to us at 978-465-2227, or email it to BostonsBestBar@aol.com. Revisions to orders are acceptable 30 days prior to event date only. Please note Boston's Best Bartending does not provide alcohol, soda, garnish fruit, ice, or plastic ware.

Liquor Distribution:

All alcohol will be served pursuant to Massachusetts General Law, Chapter 138. There will be no self-service of alcohol. Boston's Best Bartending will be held harmless in the event self-service occurs or any other vendor/individual provides liquor distribution. Boston's Best Bartending reserves the right to close a bar at any time as determined by management.

Payment Policy Additional Costs and Invoicing:

All orders must be paid for upon event completion or in advance unless special arrangements have been made. Past due balances are automatically assessed \$25.00. Additional paperwork requests such as addendums, revisions, vendor forms, and multiple (3 or more) insured's are billed at a flat rate of \$35.00. Reschedules are billed at \$50.00 per reschedule. Acceptable forms of payment include:

- cash
- personal check
- company check
- credit card with convenience fee

Cancellation/Deposit Policy:

If your event has been canceled or postponed, kindly let us know as soon as possible. A 50% cancellation fee of total invoice or total estimated less gratuity, shall apply to all orders canceled. Cancellation within 7 days of the scheduled event will result in full payment due. **There are no exceptions to the cancellation policy.**

I understand and accept the terms outlined above and that I am the person financially responsible for this order. Please type your full legal name on the line below. The Uniform Electronic Transactions Act (UETA) states "If a law requires a signature, an electronic signature satisfies the law." Typing your signature and or initials shall be considered your electronic signature and is binding this agreement as if signed by handwriting.

Name: Alix Fox, reception for the Lexington Council for the Arts

Event Date: Thursday, March 28, 2024

Event Location; Lexington Community Center, 39 Marrett Road, Lexington, MA 02421

Guest Count: 40 guests

Function Hours: 4:00-6:00pm



I want to go green. Please email my invoice to [REDACTED].

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Confirm FY2024-FY2025 Select Board Goals

PRESENTER:

Joe Pato, Select Board Chair

ITEM NUMBER:

C.4

SUMMARY:

Category: Decision-Making

At its February 12, 2024 meeting, the Select Board reviewed the collected Select Board's FY24-FY25 Goals. Board Members were asked to submit any additional edits they may have to the Select Board Office. Attached is an updated Goals document incorporating an edit submitted to add the words "*and availability of Affordable Housing*" to Goal #1.

At this meeting, the Board is being asked to confirm the updated goal sets for publishing to the Select Board webpage.

SUGGESTED MOTION:

To confirm the Select Board FY2024 - FY2025 Goals and publish to the Select Board webpage.

Move to approve the consent.

FOLLOW-UP:

Select Board Office

DATE AND APPROXIMATE TIME ON AGENDA:

3/20/2024

ATTACHMENTS:

Description	Type
 FY2024 - FY2025 Select Board Goals	Backup Material

FY 2024-2025 Select Board Goals

During the fall of 2023, the Select Board engaged Jon Wortmann to interview staff and Town Committees to gather input for the upcoming two-year goal set. The Select Board met on October 11, 2023 to review these aspirations and identified the Board's top priorities. Each goal was assigned to one member of the Board with a second member volunteering on some to assist as needed. During November and December Board members worked with Mr. Wortmann to identify measurable actions against those goals.

Prioritized Goal List	Primary	Assistant
1) Enhance community vibrancy by increasing diversity of housing stock in size, accessibility, price and availability of Affordable Housing	Jill Hai	Mark Sandeen
2) Recognize and minimize issues around construction preserving quality of life	Joe Pato	Mark Sandeen
3) Create a more vibrant downtown	Doug Lucente	Jill Hai
4) Improve communication efficiency in Board meetings and with staff	Joe Pato	Suzie Barry
5) Transition to 100% renewable energy	Mark Sandeen	
6) Advance age-in-community initiatives for Lexington seniors	Doug Lucente	
7) Raise community awareness and engagement with the high school project	Suzie Barry	Joe Pato

All goals will be continually reevaluated under core shared principles including:

- Our commitment to fostering a diverse, inclusive, and equitable community that thrives on the principles of respect, dignity, and fairness. We recognize that diversity enriches our community, brings together unique perspectives, and strengthens our ability to effectively serve our residents.

This includes our ambition to:

- Increase and broaden diverse participation in our professional ranks and civic activities
- Welcome all people in Lexington
- Consider health in all decisions
- Provide recreation facilities for all
- Honoring our rich historic traditions and taking pride in Lex250th celebration events
- Diversifying the commercial tax base to reduce financial burdens on residents allowing more to remain and lower the barriers for new residents to call Lexington home.
- Our commitment to being a sustainable and resilient community for all where we strive to:
 - reduce greenhouse gas emissions,
 - create cleaner indoor and outdoor environments, and
 - ensure all members of our community have access to the tools they need to be resilient in a changing climate.

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Liquor License Amendment - Alteration of Licensed Premises - AB Inns LLC d/b/a The Inn at Hastings Park (Artistry on the Green), 2013-2027 Massachusetts Avenue

PRESENTER:

Joe Pato, Select Board Chair

ITEM NUMBER:

I.1

SUMMARY:

Category: Decision-Making/Hearing

The Select Board Office has received the necessary paperwork from AB Inns LLC d/b/a The Inn at Hastings Park (Artistry on the Green), 2013-2027 Massachusetts requesting an alteration of premise to include the rear outdoor dining area on their all alcohol innholder liquor license.

The Board is also being asked to review and approved the attached proposed updated to the liquor license conditions.

The Building and Health Departments have no objections to the application and indicated the applicant does need to update their permits with those respective departments to include this rear outdoor dining area.

Additional related information attached:

- Motion approved at 2023 STM-1 Article 12 ARTICLE 12 AMEND ZONING BYLAW – 2013-2027 MASSACHUSETTS AVENUE. This Zoning Bylaw was approved by the Attorney General on February 12, 2024.
- Planning Board January 2024 decision approving the Applicant's request to amend the Zoning Board of Appeals July 26, 2012 Special Permit with Site Plan Approval general finding #8 to modify the allowable number of seats at the restaurant from 54 to 128 subject to conditions.
- 2024.02.26 Updated Memorandum of Understanding Between AB Holdings, LLC and the Town of Lexington, Massachusetts

SUGGESTED MOTION:

Move to _____ the AB Inns LLC d/b/a The Inn at Hastings Park (Artistry on the Green), 2013-2027 Massachusetts alteration of premise application to include the rear outdoor dining area on their all alcohol innholder liquor license; approve the updated liquor license conditions dated March 20, 2024; and further issue an updated license with conditions once the application is also approved by the ABCC.

FOLLOW-UP:

Select Board Office

DATE AND APPROXIMATE TIME ON AGENDA:

3/20/2024

6:15pm

ATTACHMENTS:

Description	Type
Alteration of Premise Liquor License Application	Backup Material
_ WORKING DRAFT 2024 - Inn at Hastings Park Conditions (proposed updates)	Backup Material
_ WORKING DRAFT 2024 - Inn at Hastings Park Conditions (proposed updates) redlined	Backup Material
2023 STM-1 Article 12 ARTICLE 12 AMEND ZONING BYLAW – 2013-2027 MASSACHUSETTS AVENUE motion	Backup Material
_ DECISION OF THE LEXINGTON PLANNING BOARD SITE PLAN REVIEW MODIFICATION APPROVAL - 2013-2027_Mass_Ave_Hastings_Park	Backup Material
2024.02.26 First Amendment to Memorandum of Understanding Between AB Holdings, LLC (the Owner) and the Town of Lexington, Massachusetts (Town) SIGNED	Backup Material

The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
www.mass.gov/abcc

**RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION
MONETARY TRANSMITTAL FORM**

AMENDMENT-Change or Alteration of Premises Information

**APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL
LICENSING AUTHORITY.**

ECRT CODE: RETA

Please make \$200.00 payment here: [ABCC PAYMENT WEBSITE](#)

**PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL AND INCLUDE THE
PAYMENT RECEIPT**

ABCC LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)

ENTITY/ LICENSEE NAME

ADDRESS

CITY/TOWN **STATE** **ZIP CODE**

For the following transactions (Check all that apply):

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> New License | <input type="checkbox"/> Change Corporate Name | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal) | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input type="checkbox"/> Transfer of License | <input type="checkbox"/> Change of DBA | <input type="checkbox"/> Change of License Type (i.e. club / restaurant) | <input type="checkbox"/> Change of Hours |
| <input type="checkbox"/> Change of Manager | <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt) | <input type="checkbox"/> Pledge of Collateral (i.e. License/Stock) |
| <input type="checkbox"/> Change of Officers/Directors | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder | <input type="checkbox"/> Management/Operating Agreement |
| <input type="checkbox"/> Change of Ownership Interest | <input type="checkbox"/> Other <input type="text" value=""/> | | |

**THE LOCAL LICENSING AUTHORITY MUST SUBMIT THIS
APPLICATION ONCE APPROVED VIA THE ePLACE PORTAL**

Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
www.mass.gov/abcc

AMENDMENT-Change or Alteration of Premises Information

☐ **Change of Location**

- Payment Receipt
- Monetary Transmittal Form
- Chg of Location/Alteration of Premises Application
- Financial Statement
- Vote of the Entity
- Supporting financial records
- Legal Right to Occupy
- Floor Plan
- Abutter's Notification
- Advertisement

☒ **Alteration of Premises**

- Payment Receipt
- Monetary Transmittal Form
- Chg of Location/Alteration of Premises Application
- Financial Statement
- Vote of the Entity
- Supporting financial records
- Legal Right to Occupy
- Floor Plan
- Abutter's Notification
- Advertisement

1. BUSINESS ENTITY INFORMATION

Entity Name

Municipality

ABCC License Number

AB Inns LLC dba The Inn at Hastings Park

Lexington

00039-HT-0612

Please provide a narrative overview of the transaction(s) being applied for. Attach additional pages, if necessary.

Amendment of premises, adding an outdoor garden area.

APPLICATION CONTACT

The application contact is the person who should be contacted with any questions regarding this application.

Name

Title

Email

Phone

Katia Del Rio Gacanovic

General Manager

kdelrio@innathastingspark.com

617-620-3721

2. ALTERATION OF PREMISES

2A. DESCRIPTION OF ALTERATIONS

Please summarize the details of the alterations and highlight any specific changes from the last-approved premises.

Add to the existing license an additional outdoor area adjacent to the back parking lot on the back of the Main Inn. This will consist of 4 tables with seating capacity of 24.

2B. PROPOSED DESCRIPTION OF PREMISES

Please provide a complete description of the proposed premises, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. You must also submit a floor plan.

Approximately 97,904 sq ft of land with 3 buildings, The Main Inn includes 4 floors. The 1st floor includes a 14 table restaurant with seating for 54, lobby, sitting room and a covered porch; 2nd floor includes 8 guest bedrooms and 3rd floor includes 2 guest suites; the ground floor includes offices, food prep and storage. See additional information.

Total Sq. Footage

97904

Seating Capacity

90

Occupancy Number

90

Number of Entrances

3

Number of Exits

3

Number of Floors

4

AMENDMENT-Change or Alteration of Premises Information**3. CHANGE OF LOCATION****3A. PREMISES LOCATION**

Last-Approved Street Address

Proposed Street Address

3B. DESCRIPTION OF PREMISES

Please provide a complete description of the premises to be licensed, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. You must also submit a floor plan.

Total Sq. Footage

Seating Capacity

Occupancy Number

Number of Entrances

Number of Exits

Number of Floors

3C. OCCUPANCY OF PREMISES

Please complete all fields in this section. Please provide proof of legal occupancy of the premises. (E.g. Deed, lease, letter of intent)

Please indicate by what means the applicant has to occupy the premises

Own

Landlord Name

Landlord Phone

Landlord Email

Landlord Address

Lease Beginning Date

Rent per Month

Lease Ending Date

Rent per Year

Will the Landlord receive revenue based on percentage of alcohol sales?

☐ Yes ☐ No

4. FINANCIAL DISCLOSURE

Associated Cost(s): (i.e. Costs associated with License Transaction including but not limited to: Property price, Business Assets, Renovations costs, Construction costs, Initial Start-up costs, Inventory costs, or specify other costs):

Associated Cost(s):

SOURCE OF CASH CONTRIBUTION

Please provide documentation of available funds. (E.g. Bank or other Financial institution Statements, Bank Letter, etc.)

Name of Contributor	Amount of Contribution
Total:	

SOURCE OF FINANCING

Please provide signed financing documentation.

Name of Lender	Amount	Type of Financing	Is the lender a licensee pursuant to M.G.L. Ch. 138.
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No

APPLICANT'S STATEMENT

I, Trisha Perez Kennealy the: ☒ sole proprietor; ☐ partner; ☐ corporate principal; ☒ LLC/LLP manager
Authorized Signatory
of AB Inns LLC dba The Inn at Hastings Park
Name of the Entity/Corporation

hereby submit this application (hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statements and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises are in compliance with state and local laws and regulations;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the ownership as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.
- (10) I confirm that the applicant corporation and each individual listed in the ownership section of the application is in good standing with the Massachusetts Department of Revenue and has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

DocuSigned by:
Signature: Trisha Perez Kennealy
6FE43265271D40A...

Date: 03/21/2023

Title: Owner

ADDITIONAL INFORMATION

Please utilize this space to provide any additional information that will support your application or to clarify any answers provided above.

The 2nd building has 3 floors with 1 guest suite in each. The 3rd building has 3 floors with 2 guest suites on the ground floor, 3 guest rooms on the first floor and 4 on the second floor. Outdoor areas include a patio at the rear of the Main Inn and surrounding garden area, the garden area adjacent to the back parking lot. The garden area adjacent to the back parking lot is 900sq ft has 4 tables and a maximum seating capacity of 24 people.

ENTITY VOTE

The Board of Directors or LLC Managers of
Entity Name

duly voted to apply to the Licensing Authority of and the
City/Town

Commonwealth of Massachusetts Alcoholic Beverages Control Commission on
Date of Meeting

For the following transactions (Check all that apply):

☒ Alteration of Licensed Premises

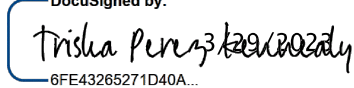
☐ Change of Location

☐ Other

“VOTED: To authorize
Name of Person

to sign the application submitted and to execute on the Entity's behalf, any necessary papers and do all things required to have the application granted.”

A true copy attest,

DocuSigned by:

6FE43265271D40A...

Corporate Officer /LLC Manager Signature

Trisha Perez Kennealy

(Print Name)

For Corporations ONLY

A true copy attest,

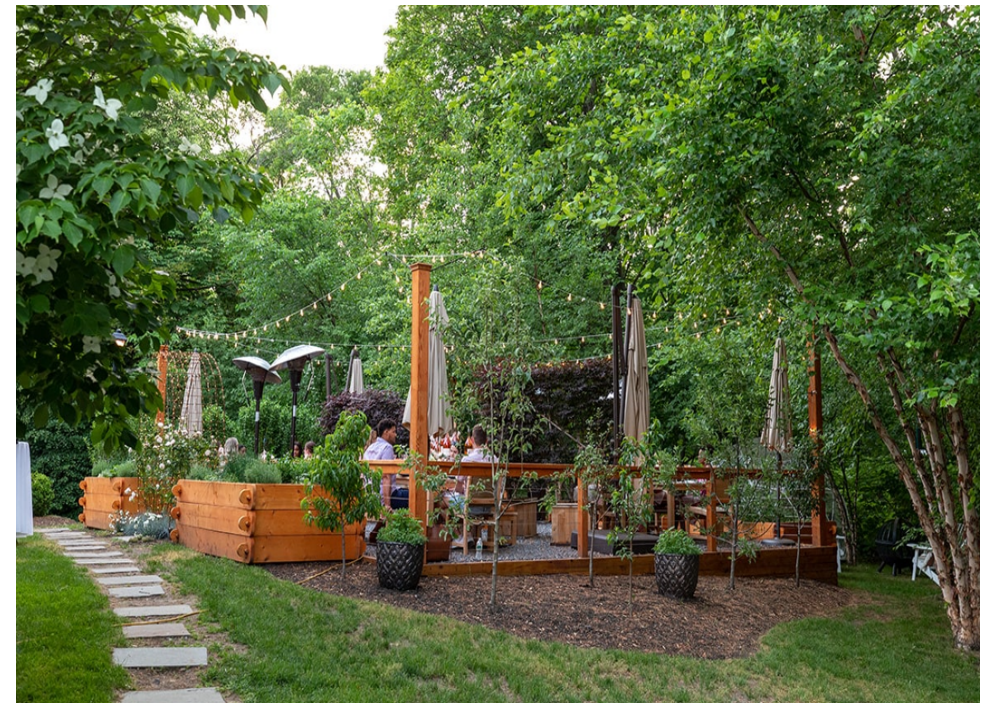
Corporation Clerk's Signature

(Print Name)

Aerial view - X denotes the location of the New Rear Outdoor Dining Area requested to be added to liquor license



Pictures of Rear Outdoor Dining
Area being requested to add to liquor
license



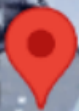
Back Garden



n at Hastings Park

4.7 ★ (164)

4-star hotel



Conditions on Liquor License for Inn at Hastings Park

Definitions

1. Alcohol Service: The placing of an order for an alcoholic beverage.
2. Alcohol Consumption: The drinking of an alcoholic beverage.
3. Inn Guest: An individual registered to stay overnight at the 22 guest rooms/suites.
4. Patron: Any customer of the Inn at Hastings Park who is not an Inn Guest.

Conditions

1. The Inn will comply with all of the requirements of the Board of Selectmen's Regulation- Alcoholic Beverage License Regulations Applicable to Restaurants, as amended, unless otherwise stated on this license.
2. Alcohol service and consumption shall be limited to the areas as shown on the plans submitted by the Inn with its license application:
 - Restaurant/dining room;
 - 22 guest rooms/suites (see condition 5);
 - Three sitting rooms in the main Inn;
 - Front covered porch, rear outdoor dining area and adjacent patio.
3. Food shall be available to guests and patrons in all areas where alcohol may be served.
4. The Inn's restaurant menu food/meal service is zoned for an overall maximum seating of 128 and for the liquor license shall be limited to the service areas capacity as follows: .
 - Alcohol/ restaurant menu food/meal service capacity of the dining room is limited to 54
 - Alcohol/ restaurant menu food/meal service capacity of the covered porch is limited to 12.
 - Alcohol/restaurant menu food/meal service capacity of the rear outdoor dining area is limited to 24
5. Alcohol service and consumption by Inn guests is allowed in the 22 guest rooms/suites. Open alcohol beverages must be transported from the service bar area to the Mulliken House or the Barn only by Inn staff. Guests may transport their own open alcoholic beverages from the service bar area to the guest rooms/suites located in the main Inn.
6. Alcohol service and consumption on the adjacent patio will be limited to overnight guests of the Inn.
7. Alcohol service and consumption is allowed within the following hours to the extent permitted by state law:
 - Restaurant/dining room and three sitting rooms: As stated on this license. In addition, the Inn may serve alcoholic beverages past midnight on New Year's Eve until 1 a.m. on January 1, subject to a written request submitted prior to December 31 and the prior approval in writing from the Town Manager;
 - Main Inn front covered porch, rear outdoor dining area and adjacent patio 11 a.m. to 9 p.m.; and
 - 22 guest rooms/suites: As stated on this license.

March 20 , 2024

Conditions on Liquor License for Inn at Hastings Park

Definitions

- 1. Alcohol Service: The placing of an order for an alcoholic beverage.
- 2. Alcohol Consumption: The drinking of an alcoholic beverage.
- 3. Inn Guest: An individual registered to stay overnight at the 22 guest rooms/suites.
- 4. Patron: Any customer of the Inn at Hastings Park who is not an Inn Guest.

Conditions

- 1. The Inn will comply with all of the requirements of the Board of Selectmen’s Regulation- Alcoholic Beverage License Regulations Applicable to Restaurants, as amended, unless otherwise stated on this license.
- 2. Alcohol service and consumption shall be limited to the areas as shown on the plans submitted by the Inn with its license application:
 - Restaurant/dining room;
 - 22 guest rooms/suites (see condition 45);
 - Three sitting rooms in the main Inn;
 - Front covered porch, rear outdoor dining area and adjacent patio.
- 3. Food shall be available to guests and patrons in all areas where alcohol may be served.
- 4. The Inn’s restaurant menu food/meal service is zoned for an overall maximum seating of 128 and for the liquor license shall be limited to 54 to the service areas capacity as follows: simultaneous covers at any one time. Food shall be available to guests and patrons in all areas where alcohol may be served.
 - Alcohol/ restaurant menu food/meal service capacity of the dining room is limited to 54
 - Alcohol/ restaurant menu food/meal service capacity of the covered porch is limited to 12.
 - 3. Alcohol/restaurant menu food/meal service capacity of the rear outdoor dining area is limited to 24
- 4.5. Alcohol service and consumption by Inn guests is allowed in the 22 guest rooms/suites. Open alcohol beverages must be transported from the service bar area to the Mulliken House or the Barn only by Inn staff. Guests may transport their own open alcoholic beverages from the service bar area to the guest rooms/suites located in the main Inn.
- 5.6. Alcohol service and consumption on the adjacent patio will be limited to overnight guests of the Inn.
- Alcohol/ restaurant menu food/meal service capacity of the covered porch is limited to 12.
- 6. Alcohol/restaurant menu food/meal service capacity of the rear outdoor dining area is limited to 24
- 7. Alcohol service and consumption is allowed within the following hours to the extent permitted by state law:
 - Restaurant/dining room and three sitting rooms: As stated on this license. In addition, the Inn may serve alcoholic beverages past midnight on New Year’s Eve until 1 a.m. on January 1, subject to a written request submitted prior to December 31 and the prior approval in writing from the Town Manager;
 - Main Inn front covered porch, rear outdoor dining area and adjacent patio 11 a.m. to 9 p.m.; and
 - 22 guest rooms/suites: As stated on this license.

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**Town of Lexington
Motion
Special Town Meeting 2023-1**

**ARTICLE 12 AMEND ZONING BYLAW – 2013-2027 MASSACHUSETTS AVENUE
(OWNER PETITION)**

**Petition for Rezoning
Amendments to Planned Development District CD-15 for 2013-2027 Massachusetts Avenue
(The Inn at Hastings Park)**

Motion:

That the Zoning Bylaw, Chapter 135 of the Code of the Town of Lexington, be amended as follows, and further that non-substantive changes to the numbering of the Bylaw be permitted to comply with the numbering format of the Code of the Town of Lexington:

1) Amend the Preliminary Site Development and Use Plan for the Planned Commercial District at 2013-2027 Massachusetts Avenue dated April 20, 2012 (“PSDUP”) by removing the name of Dana Home of Lexington, Inc. as a petitioner and changing the name of petitioner AB Holdings, LLC to “Trisha Perez Kennealy/AB Holdings, LLC”.

2) Replace all PSDUP references to Assessor’s Map 49, Parcel 2 (2027 Massachusetts Avenue) and Assessor’s Map 57, Parcel 12 (2013 Massachusetts Avenue) with Assessor’s Map 49, Lot 2A (2013-2027 Massachusetts Avenue).

3) Replace all PSDUP references to the 2011 Zoning Bylaw with references to the current Zoning Bylaw as follows, where ~~struck through~~ text is to be removed and underlined text is to be added:

I.A(1) Administration

- a) All references to the Zoning Bylaw herein refer to the Lexington Zoning Bylaw as may be amended, ~~in effect as of the completion of the 2011 Annual Town Meeting~~.
- b) Where the PSDUP is silent with respect to any requirement of the ~~2011 Lexington Zoning~~ Bylaw applicable to this Planned Development District, the Bylaw requirement shall apply. Where the PSDUP and Bylaw conflict or are inconsistent with respect to any requirement applicable to the Planned Development District, the PSDUP shall supersede any such requirement of the Bylaw.

I.A(2) Permitted Uses

- e) Living facilities for seniors set forth in Zoning Bylaw Section 135-~~23-6.6~~6.6.

**Town of Lexington
Motion
Special Town Meeting 2023-1**

I.A(4) Standards & Requirements for Landscaping, Transition & Screening

Article X of the Zoning Bylaw, Landscaping, Transition, and Screening, does not have any requirements for CD Districts. For this PDD the following standards will apply: The provisions of Section 5.3, Landscaping, Transition, and Screening, of the Zoning Bylaw do not apply to the PDD, except where noted below:

- a) The objectives found in ~~135-52A~~ 5.3.1 apply.
- b) The requirements of ~~135-53.B. and C~~ 5.3.3, pertaining to the Landscaping Plan apply.
- c) The provisions of Section ~~135-58~~ 5.3.11, Maintenance, and ~~135-59~~ 5.3.12, Landscaping to be completed prior to issuance of certificate of occupancy, apply.
- d) The provisions of Section ~~135-60~~ 5.3.13, Screening of other uses within the lots, apply.

I.A(5) Standards & Requirements for Off-Street Parking & Loading

The Off-Street Parking and Loading provisions of Article XI Section 5.1, Off-Street Parking and Loading, of the Zoning Bylaw do not apply to the PDD, except where noted below:

- a) Section ~~135-62A~~, Objectives 5.1.1, Purpose, applies.
- b) The provisions of ~~135-63~~ 5.1.3, parking and loading plan requirements, apply.
- c) The provisions of Section ~~135-65~~ 5.1.9, Location of off-street parking and loading bays, and Section ~~135-66~~ 5.1.10, Driveways, apply.
- d) Sections ~~135-67D~~ 5.1.11 (5) and ~~F~~ 5.1.12, pertaining to screening of parking areas, apply except that the height of the screening shall be six feet at the time of planting.
- e) The following provisions, pertaining to Design Standards, contained in Sections ~~135-68B., C., E., G., and H.~~ 5.1.13.1, 5.1.13.2, 5.1.13.4, 5.1.13.5, 5.1.13.6, and 5.1.13.7 apply.
- f) ~~The Special Permit Section of 135-69 C. and D.~~ 5.1.14, Special Permit, applies.
- g) For purposes of this PDD the loading area shall not be subject to the provisions of ~~135-68E~~ 5.1.13.4, markings.

I.A.(6) Standards & Requirements for Traffic

The provisions of ~~Article XII~~ Section 5.5, Traffic, of the Zoning Bylaw do not apply to the PDD. ~~A traffic study is provided pursuant to Section 135-72.~~

I.A(7) Standards & Requirements for Signs, Lighting, and Wireless Communication Facilities.

The provisions of ~~Sections Article XIII~~ 135-5.2, Signs, and ~~Article XIV~~ 135-5.4, Outdoor Lighting, and ~~Article XV~~ 135-6.4, Wireless Communication Facilities, of the Zoning Bylaw apply to the PDD.

- 4) Amend the name of the district defined by the PSDUP from Planned Commercial District-15 (CD-15) to Planned Development District-7 (PD-7).

**Town of Lexington
Motion
Special Town Meeting 2023-1**

5) Amend the Zoning Map to amend the name of the district defined by the PSDUP from Planned Commercial District-15 (CD-15) to Planned Development District-7 (PD-7) for Assessor's Map 49, Map 2A.

6) Amend PSDUP Section I.A.1.e as follows, where ~~struck through~~ text is to be removed, and underlined text is to be added:

Any sale or transfer of rights and interest in the Property shall include a condition that successors and assigns are bound to the terms and conditions of this PDD and of any Special Permit ~~with or~~ Site Plan Review ~~or other Special Permit~~ granted by the Board of Appeals or Planning Board for this zoning district.

7) Amend the first paragraph of PSDUP Section I.A.2 as follows, where ~~struck through~~ text is to be removed, and underlined text is to be added:

All uses listed below shall be subject to a ~~Special Permit~~ Site Plan Review, as described in §135-42B ~~7.3.2.6~~, and shall be consistent with and not exceed the development intensity or its equivalent with respect to dimensional controls and standards for the proposed structures and site plan approved in this PDD. Uses other than those set forth in this section of Permitted Uses are not permitted.

8) Replace the schedule of dimensional controls in Section I.A.3 with the following:

Section 1-A3 The Schedule of Dimensional Controls

Dimensional Regulations		Standards
LOT REGULATIONS		
	Minimum Lot Area	15,500 SF
	Minimum Lot Frontage	125 FT
SETBACK REGULATIONS		
	Minimum Front Yard	25 FT
	Minimum Side Yard	10 FT
	Minimum Rear Yard	15 FT
BULK REGULATIONS (for the zone as whole*)		
	Maximum Gross Floor Area	20,250 SF
	Maximum Floor Area Ratio	0.295

**Town of Lexington
Motion
Special Town Meeting 2023-1**

	Maximum Percentage of Site Coverage	16%
	Maximum Impervious Service Ration	0.45
HEIGHT REGULATIONS		
	Maximum Height in Stories	4
	Maximum Height in Feet	45 FT
ADDITIONAL DEVELOPMENT OF STANDARDS (for the zone as a whole*)		
	Maximum number of Guest Rooms	22
	Maximum Seating Capacity of Restaurants	54
	<u>Maximum Seating Capacity of Restaurant</u>	<u>128</u>

- 9) Amend the table in Section I.A.5(i) as follows where ~~struck through~~ text is to be removed, and underlined text is to be added:

*No more than one on-site parking space shall be used by employees.

Parking Regulations		Standard s
	Required Number of On-Site Parking Spaces for Inn*	1 per guest room
	Required Number of On-Site Parking Spaces for Restaurant*	1 per 6
	<u>Required Number of On-Site Parking Spaces for Restaurant*</u>	<u>1 per 12 seats</u>
	Required Number of On-Site Loading Areas for Inn and Restaurant	1

(Revised 11/07/2023)



LEXINGTON PLANNING BOARD
1625 MASSACHUSETTS AVENUE, LEXINGTON, MA

MEMBERS OF THE PLANNING BOARD:
ROBERT PETERS, CHAIR, MICHAEL SCHANBACHER, VICE CHAIR
MELANIE THOMPSON, CLERK, ROBERT CREECH, CHARLES HORNIG,
MICHAEL LEON, ASSOCIATE MEMBER

**DECISION OF THE LEXINGTON PLANNING BOARD
SITE PLAN REVIEW MODIFICATION APPROVAL**

**Inn at Hastings Park
2013-2027 Massachusetts Avenue**

Assessor's Map 49, Parcel 2A

January 10, 2024

APPLICANT/: Trisha Perez Kennealy / AB Holdings LLC
2013-2027 Massachusetts Avenue
Lexington MA 02421

PROPERTY OWNER Trisha Perez Kennealy / AB Holdings LLC
2013-2027 Massachusetts Avenue
Lexington MA 02421

PROPERTY LOCUS: 2013-2027 Massachusetts Avenue
Lexington, MA 02420

PUBLIC HEARING INFORMATION: Notice of public hearing published in the *Lexington Minuteman* newspaper on December 21, 2023 and December 28, 2023.
Notice of public hearing posted by the Town Clerk on December 7, 2023.
Public hearing was held on January 10, 2024.

PROJECT SUMMARY & DESCRIPTION

The Planning Board held a public hearing on January 10, 2024 to review the application of Trisha Perez Kennealy / AB Holdings LLC for Major Site Plan Review pursuant to §135-7.3 (Planned Development Districts) and §135-9.5 (Site Plan Review) of the Zoning Bylaw.

The Applicant proposes to modify the 2012 limit on the number of seats for the restaurant at the Inn at Hastings Park from 54 to 128, on the property identified as Assessors Map 49, Lot 2A in the PD-7

(Planned Development) District, formerly known as the CD-15 (Planned Commercial Development) District.

HISTORY & BACKGROUND

The property formerly operated under the 2012 CD-15 zoning district adopted by Town Meeting in 2012, an Order of Conditions issued by the Conservation Commission in 2012, a Special Permit with Site Plan Review granted by the Zoning Board of Appeals (ZBA) in July 2012, and a Memorandum of Understanding (MOU) with the Select Board dated May 9, 2012. The 2.25-acre property presently contains the Inn at Hastings Park in three historic buildings at the corner of Massachusetts Avenue and Worthen Road. The Inn has 22 guest rooms and a restaurant. Guests of the Inn park in a 22-space lot of Massachusetts Avenue and customers for the restaurant park in the lot with 11 parking spaces off Worthen Road. Previous to being the Inn, the property was a residential care facility known as the Dana Home.

STATEMENT OF FINDINGS

PROCEDURAL HISTORY:

1. On October 19, 2023, Planning Board members and Lexington planning staff visited the site to view the seating areas and parking lots.
2. On October 25, 2023, the Planning Board held a public hearing to discuss the zoning amendment petition from the Inn at Hastings Park to expand their maximum allowable seating capacity and amend the required number of parking spaces. The hearing was closed on October 25, 2023 and the Planning Board recommended approval to Town Meeting. On November 7, 2023, Town Meeting amended the Preliminary Site Development and Use Plan (PSDUP) for the Planned Commercial District at 2013-2027 Massachusetts Avenue dated April 20, 2012, amended the zoning schedule of dimensional controls and development standards limitation on the maximum allowable number of seating at the Inn at Hastings Park, 2013-2027 Massachusetts Avenue and amended the required number of on-site parking spaces to accommodate the additional seating. Town Meeting also changed the name of the District from CD-15 to PD-7 (Planned Development) and changed the Site Plan Approval authority from Zoning Board of Appeals to Planning Board.
3. The site plan review application was submitted by Trisha Perez Kennealy / AB Holdings LLC on November 27, 2023. On December 4, 2023, the Planning Office deemed the application complete and it was stamped in with the Town Clerk.
4. The Planning Board caused notice of the public hearing to be published in the *Lexington Minuteman*, a newspaper of general circulation in Lexington, on December 21, 2023 and again on December 28, 2023. Notice of the public hearing was posted in the Lexington Town Office Building with the Town Clerk and on the official town website commencing on December 7, 2023 and continuing through the opening of the public hearing on January 10, 2024. Said notice of public hearing was mailed postage prepaid to all Parties in Interest including abutters and the Planning Boards of abutting towns on December 7, 2023.

5. The public hearing opened on January 10, 2024. The hearing was held remotely via Zoom, pursuant to MGL c. 30A §§18-25, c. 20 of the Acts of 2021, and c. 107 of the Acts of 2022, and c. 2 of the Acts of 2023 further amended extending the remote access provisions through March 31, 2025. The Planning Board received public comments during the hearing, and by mail, and e-mail.
6. Lexington Planning Board members Charles Hornig, Robert Creech, Melanie Thompson, and Michael Schanbacher participated in the public hearing. Chair Robert Peters presided over the public hearing. The Board closed the public hearing on January 10, 2024.
7. Lexington Planning Board members Robert Peters, Charles Hornig, Robert Creech, Melanie Thompson, and Michael Schanbacher deliberated on the application at a meeting on January 10, 2024.

PROJECT SPECIFIC FINDINGS:

In the course of the public hearing process, the Planning Board took under advisement all information submitted by the Applicant, various municipal departments, and any comments made and submitted by members of the public. After having reviewed all the plans and material filed by the Applicant and its representatives and having considered the analysis, supplemental information provided during the course of the public hearings, correspondence and testimony from staff, the public, and from all other interested parties, and based on §135-9.5 [Site Plan Review] and §135-7.3 [Planned Development Districts] of the Zoning Bylaw, the Planning Board makes the following findings:

1. The Planning Board finds that the property is zoned PD-7 and that a restaurant is a permitted use in the PD-7 District requiring Site Plan Review approval.
2. The Applicant proposes to modify the 2012 approval condition limiting the number of seats for the restaurant at the Inn at Hastings Park from 54 to 128. The project proposes changing the required on-site parking from 1 parking space for every 6 seats to 1 space per every 12 seats.
3. With the state of emergency related to COVID-19 in 2020, restrictions related to liquor licensing and outdoor dining for restaurants were loosened to help restaurants and hotels during the pandemic. Since 2020, tables and seating have been added outside in the garden area behind the main building and on the front porch. The 2012 Town Meeting PSDUP Zoning approval specifically allowed a maximum seating capacity of 54 for the restaurant and required a total of 33 on-site parking spaces. The Applicant has received zoning approval to increase the allowable seating capacity up to 128, which is what is currently on the premises, and no additional parking be required. No expansion of the building or exterior changes are proposed with this request.
4. A code analysis by an architect to ensure the means of egress are adequate for the increased occupancy load and that the property complies with accessibility requirements is needed.
5. The existing outdoor dining area was not approved through the Conservation Commission's prior Order of Conditions and site approval. The Applicant will need to file with Conservation Commission for the expanded seating area.
6. The Applicant will need to submit updated food establishment permits with the Health Department/Board of Health.
7. The November 2023 zoning amendment is currently under review by the Attorney General with approval expected in late February 2024.

8. An amended Memorandum of Understanding has been reviewed by the Select Board. It is expected to be executed in the next few weeks.

CONDITIONS OF APPROVAL

The Planning Board finds that the Application, and supporting material submitted by the Applicant, along with the following plan revisions and conditions of approval, comply with applicable provisions of Lexington's Zoning Bylaw and applicable regulations relevant to this review. Accordingly, the Planning Board votes to approve the Applicant's request to amend the Zoning Board of Appeals July 26, 2012 Special Permit with Site Plan Approval general finding #8 to modify the allowable number of seats at the restaurant from 54 to 128 subject to the following conditions:

1. The Applicant shall proceed with the execution of the amended Memorandum of Understanding (MOU) with the Select Board. The Applicant is responsible for carrying out all requirements outlined in the MOU dated May 9, 2012 and as may be further amended.
2. The Applicant shall provide to the Building Commissioner a code analysis by an architect to ensure the means of egress are sized for the increased occupancy and to confirm accessibility requirements.
3. The Applicant shall file with Conservation Commission for the expanded seating area and submit any food establishment permits with the Health Department/Board of Health.
4. This approval is subject to Attorney General's final approval of the Town Meeting zoning amendment adopted on November 7, 2023.

RECORD OF VOTE

On January 10, 2024, the Planning Board voted five (5) in favor, and none (0) opposed, to grant a Site Plan Review approval with conditions for the site plan review approval at 2013-2027 Massachusetts Avenue.

Charles Hornig – Aye

Robert D. Peters - Aye

Robert Creech – Aye

Michael Schanbacher - Aye

Melanie Thompson – Aye

Robert D. Peters, Chair Approval:



Date: January 12, 2024

EXHIBITS

The Applicant has filed with the Planning Board various plans and reports required under the Lexington Zoning Bylaws and Planning Board Zoning Regulations. During the public hearing review process, the following materials were submitted to the Board by the Applicant and various municipal departments, and material submitted by the public. This material is hereby incorporated into this Decision by reference.

1. Site Plan Review application submitted in online portal project number PLAN-23-74 filed by Trisha Kennealy on November 27, 2023.
2. Owner authorization signed by Trisha Perez Kennealy of 2027 Massachusetts Avenue.
3. Copy of 2012 Amended Preliminary Site Development Use Plan for the Planned Commercial District at 2013 & 2027 Massachusetts Avenue, for The Inn at Hastings Park, dated April 20, 2012, consisting of 79 pages.
4. Project Narrative submitted by Applicant, one page.
5. Floor Plan and aerial view for Inn, 2027 Massachusetts Avenue, dated May 13, 2013.
6. Zoning Board of Appeals Special Permit with Site Plan Review dated July 26, 2012.
7. Planning staff memo from Sheila Page Assistant Planning Director to Planning Board members, dated December 29, 2023.
8. Public hearing notice for January 10, 2024 hearing.
9. Copy of Article 12 from Special Town Meeting dated November 8, 2023.

**First Amendment to Memorandum of Understanding between
AB Holdings, LLC (the “Owner”) and the Town of Lexington, Massachusetts (“Town”)**

WHEREAS; on December 29, 2011 Owner filed, and on April 20, 2012 amended, a Preliminary Site Development Use Plan for the Planned Commercial Development District at 2013-2027 Massachusetts Avenue (the “Original PSDUP”), which PSDUP was approved at the 2012 Annual Town Meeting under Article 34 thereof;

WHEREAS, the land that is subject to the Original PSDUP, with the existing buildings thereon, is located at Assessor's Map 49 Parcel 2A (formerly Parcel 2), also known as 2013-2027 Massachusetts Avenue (formerly 2027 Massachusetts Avenue)) and Assessor's Map 57 Parcel 12, also known as 2013 Massachusetts Avenue (the “Property”);

WHEREAS; Owner and Town, acting through its Select Board (formerly known as the “Board of Selectmen”) entered into a Memorandum of Understanding dated May 9, 2012 (the “MOU”), pursuant to which Owner agreed to provide mitigation measures to be completed by Owner in connection with the development of the Property pursuant to the Original PSDUP;

WHEREAS, Owner has sought an amendment to the PSDUP and the zoning required thereunder pursuant to Section 7.3 of the Lexington Zoning Bylaw (the “PSDUP Amendment”), which PSDUP Amendment has been placed on the warrant for the 2023-1 Special Town Meeting under Article 12.

WHEREAS, Owner and Town seek to amend the MOU in light of the PSDUP Amendment, subject to the PSDUP Amendment’s Approval by the 2023-1 Special Town Meeting;

NOW THEREFORE, in consideration of the promises herein contained and for other good and valuable consideration, the Town and Owner hereto agree to enter into this First Amendment to the MOU as follows:

1. This First Amendment to MOU shall only take effect if the PSDUP Amendment is approved by the 2023-1 Special Town Meeting. If the PSDUP Amendment is not approved by the 2023-1 Special Town Meeting, this First Amendment MOU shall be deemed to be null and void and of no effect.

2. The term “Board of Selectmen” shall be changed to the “Select Board” wherever it appears in the MOU.

3. The second paragraph of the MOU shall be amended by adding at the end thereof, “(which Permits was granted on January 10, 2024 and the Planning Board’s site plan review following the 2023-1 Special Town Meeting” so that it reads as follows (new text **underlined and bolded**):

The purpose of this Memorandum of Understanding ("MOU") is for the Applicant and the Town to agree on those provisions having public benefit to the Town as well as benefit to the Property. The terms of this MOU are binding on the Applicant, its successors and assigns as owners of the Property. The Town and the Applicant

request that the terms be incorporated by the Zoning Board of Appeals into the Special Permit with Site Plan Review **(which permit was granted on January 10, 2024), and the Planning Board's site plan review following the 2023-1 Special Town Meeting.**

4. The section entitled "Parking and Transportation Demand Management (PTDM) Plan" shall be amended as follows:

a. Item 3 shall be replaced with the following: "Employees will be directed to park on Worthen Road."

b. Item 6 shall be replaced with the following:

Annual reporting will be submitted to the Select Board and the Planning Board on July 1, or the first business day thereafter, of each year as a prerequisite for annual license renewals. Reports must include the following:

a) Copy of any written complaints received from neighbor or community members pertaining to the parking operations of the Inn and written response on how the management team resolved or addressed the complaint.

b) Motor vehicle accidents that have been reported to the police and have occurred within the past 12 months on site or with vehicles turning to or from the site.

5. The section entitled "Ongoing Commitments: shall be amended as follows:

a. Item 5 shall be revised as follows (new text **underlined and bolded**):

The Applicant agrees to limit regular truck access to the site based on the engineering design level achieved for interior circulation and access/egress. The size limit will be set by the Zoning Board of Appeals in the special permit **and by the Planning Board in the site plan review**, based on common engineering practices for turning analysis.

b. Item 9 shall be deleted in its entirety.

6. The section entitled "Permitting" shall be amended as follows (new text **underlined and bolded**):

Permitting. The execution and delivery of this Agreement does not constitute an agreement by the Town that any necessary permit or approval for the Project will in fact be granted. Any provision of this Agreement will be incorporated into, and made a condition of, any permit or approval granted by the Town. If for any reason this Agreement is not incorporated into the special permit granted by the Zoning Board of Appeals **or site plan review granted by the Planning Board**, this

Agreement shall be recorded by the Applicant (or satisfactory evidence hereof if the Agreement itself is not accepted for recording at the Middlesex South Registry of Deeds). At the time of any such recording the Applicant shall take all steps necessary (in the Town's discretion) to ensure that this Agreement will have priority from a title perspective over any outstanding monetary liens on the Property.

7. The section entitled "Amendment of Agreement" shall be amended as follows (new text **underlined and bolded**):

Amendment of Agreement. This Agreement may not be amended, modified or terminated except by a written instrument executed by the Applicant and by or on behalf of a majority of the **Select Board**. It is the responsibility of the Applicant to request any modification of the special permit **or site plan review** that may be required due to such a modification.

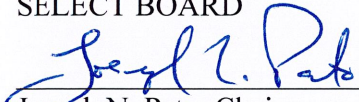
8. The property address referred to at the end of the MOU shall be revised to reference "2013-2027 Massachusetts Ave., Lexington".

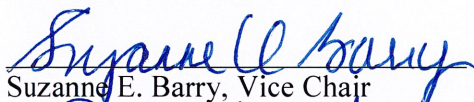
9. An amended and restated version of the MOU, as amended by this First Amendment to the MOU is attached for reference as Exhibit A. In the event of conflict between said Exhibit A and this First Amendment to the MOU, this First Amendment to the MOU shall govern.

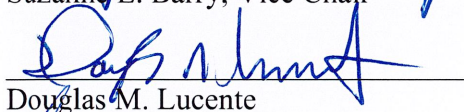
10. Except as otherwise set forth herein, all other terms and conditions contained in the MOU shall remain unchanged and in full force and effect.

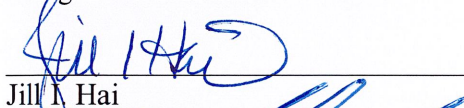
Executed under seal as of this 26 day of February 2024.

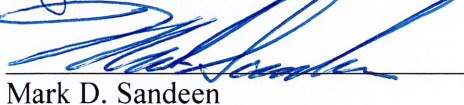
TOWN OF LEXINGTON
SELECT BOARD


Joseph N. Pato, Chair


Suzanne E. Barry, Vice Chair


Douglas M. Lucente


Jill I. Hai


Mark D. Sandeen

AB Holdings, LLC

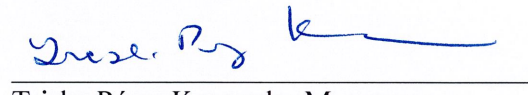

Trisha Pérez Kennealy, Manager

EXHIBIT A

2012 AGREEMENT RESTATED WITH 2024 AMENDMENTS

**Memorandum of Understanding between AB Holdings, LLC ("Applicant")
and the Town of Lexington, Massachusetts ("Town")**

**May 9, 2012
(Re-stated February 26, 2024)**

The Applicant has filed for a rezoning of land entitled "The Inn at Hastings Park," dated December 29, 2011, Amended April 20, 2012 "PSDUP Filing" which has been placed on the warrant for the 2012 Annual Town Meeting as Article 34. The land with the existing buildings thereon is located at Assessor's Map 49 Parcel 2 (2027 Massachusetts Avenue) and Assessor's Map 57 Parcel 12 (2013 Massachusetts Avenue) (the "Property").

The purpose of this Memorandum of Understanding ("MOU") is for the Applicant and the Town to agree on those provisions having public benefit to the Town as well as benefit to the Property. The terms of this MOU are binding on the Applicant, its successors and assigns as owners of the Property. The Town and the Applicant request that the terms be incorporated by the Zoning Board of Appeals into the Special Permit with Site Plan Review (which permit was granted on January 10, 2024 and the Planning Board's site plan review following the 2023-1 Special Town Meeting).

Applicant actions prior to DSDUP.

The Applicant will undertake the following actions, with the Town's participation as required. Before the filing of a Definitive Site Development and Use Plan (DSDUP), each item shall be addressed to a sufficient degree in order that they will be incorporated into the Definitive Site Development and Use Plan (DSDUP).

1. Worthen Road Access — The Applicant will prepare the necessary engineering plans and submit a request to amend any permits which may be necessary to implement further driveway improvements for the Worthen Road driveway as agreed to by the Town Engineer.
2. Stone walls facing Massachusetts Avenue that have been proposed for the Massachusetts Avenue parking lot will be constructed at a minimum height of three feet from the finished paved grade of the parking lot to reduce vehicle headlight impact on abutting properties.
3. The Applicant will provide 10,000 dollars for nearby roadway infrastructure improvements as requested by the Town Engineer to further safety in the area. Payment is to be made prior to the issuance of a building permit. Funds not used by the Town within three years of the approval of the DSDUP shall be returned to the Applicant.

Parking and Transportation Demand Management (PTDM) Plan

The Applicant agrees to create and implement a multi-modal PTDM plan, describing the specific demand management techniques that will be utilized.

Memorandum of Understanding between AB Holdings, LLC

It is expected that the PTDM plan will require amendment and refinement over time, but it must initially include or address the following elements:

1. The Applicant will actively manage site parking and will discourage guests and employees from parking on residential side streets such as Parker and Forest Street by managing on-site spaces so that all overnight guests are assured of an off-street parking space.
2. Restaurant and Inn staff will advise guests at the time of making reservations and at check-in to park only in the on-site parking areas or on Massachusetts Avenue or Worthen Road. Motorists parking in the Worthen Road parking area will be advised of the turn restriction on the Worthen Road driveway, and will be directed to follow Worthen Road to Bedford Street.
3. Employees will be directed to park on Worthen Road.
4. Should complaints of parking on residential side streets by guests and employees of the Inn become a concern to the Select Board, the Applicant will in good faith work to secure additional off-street parking space for guests and employees of the Inn. The number of off-street parking spaces shall be determined by the Select Board in consultation with the Applicant and the parties to the complaint(s). In no case shall the additional parking spaces requested exceed the documented overflow of parking on residential streets by guests and employees. Further, it is expressly understood that Massachusetts Avenue and Worthen Road are not considered residential side streets.
5. The Applicant understands that if it is unable to adequately control parking the Select Board may, in its proper exercise of power over public safety and license renewals, act to restrict the number of seats licensed in the restaurant or act in any other manner as a means of correcting such deficiencies.
6. Annual reporting will be submitted to the Select Board and the Planning Board on July 1, or the first business day thereafter, of each year as a prerequisite for annual license renewals. Reports must include the following:
 - a. Copy of any written complaints received from neighbor or community members pertaining to the parking operations of the Inn and written response on how the management team resolved or addressed the complaint.
 - b. Motor vehicle accidents that have been reported to the police and have occurred within the past 12 months on site or with vehicles turning to or from the site.

Ongoing Commitments

1. The Applicant will maintain landscaping on the site to ensure that sight lines at the corner of Massachusetts Avenue/Worthen Road are kept clear.
2. The restaurant will be located inside the former Dana Home structure.

3. The Applicant will provide \$1,000 a year worth of transit passes, such as for LEXPRESS, the Liberty Ride or the MBTA, for the use of guests and employees for a period of three years, to begin upon issuance of a certificate of occupancy to Applicant.
4. The Applicant will write a trash and recycling management plan. Trash will be stored on site, inside a structure. The containers will be of a size that can be retrieved on site by small collection vehicles (as defined in #5 below), or rolled out curbside to be collected by conventional trash vehicles. Trash containers will not be left unattended at curbside. Trash pick-ups will be scheduled to occur so as not to conflict with peak hour traffic. Timing of the pick-ups will comply with state and local laws.
5. The Applicant agrees to limit regular truck access to the site based on the engineering design level achieved for interior circulation and access/egress. The size limit will be set by the Zoning Board of Appeals in the special permit and by the Planning Board in the site plan review, based on common engineering practices for turning analysis.
6. All lighting will be fully shielded, even if in excess of the requirements of the bylaw. Lighting shall be set on automatic timers to turn off exterior lighting between 11 PM and dawn, except at locations where it is demonstrated lower light levels are needed for safety. Interior lighting must be shielded to minimize the light spill from the windows at night.
7. The Applicant acknowledges that the noise pollution standard contained in the Town's general Noise Bylaw may not be appropriate for this specific proposal and agrees that between the hours of 10:00 p.m. and 6:00 a.m., normal operations of the Inn and restaurant will not exceed a noise level of 5dBA above established ambient noise levels at the boundaries of lots with residential dwellings. The Applicant will submit a design report as part of the DSDUP submission, done by an acoustical engineer, showing how they will achieve such a standard.

The ambient noise level will be established by a series of measurements taken at one hour increments over a seven-day period and there may be more than one level established. The applicant and its engineer will also submit a testing protocol to be used to confirm compliance with the standard. The protocol will specify what type of measurement instruments will be used, where the instruments will be placed and when the measurements will be taken. The Town will hire, at the Applicant's expense, a noise consultant to review the testing protocol, and, at a later date, to review the applicant's data showing compliance with the noise standard.

8. The Applicant will have quiet hours after 10:00 p.m. There will be a written management plan explaining how the Applicant will make guests and staff aware of this provision.

Binding Effect. This Agreement shall be binding on the Applicant and its successors and assigns and on the Town. This Agreement is for the benefit of the Applicant and the Town, and it may be enforced by any remedy provided at law or in equity. This Agreement and the Lexington Zoning Bylaw shall be construed in such a way as to harmonize any conflicting provisions to the greatest extent reasonably possible, but in the event of any irreconcilable conflict between this Agreement and any provision in the Bylaw, the provisions of the Bylaw shall control (subject always to the provisions of General Laws, Chapter 40A, as amended).

Applicant's Existence and Authority. The Applicant is a Massachusetts limited liability company duly formed, validly existing and in good standing under the laws of the Commonwealth of Massachusetts.

This Agreement constitutes a valid and legally binding obligation of the Applicant, enforceable against the Applicant in accordance with its terms, and neither the execution, delivery or performance of this Agreement nor compliance herewith conflicts with or will conflict with or results or will result in a breach of or constitutes or will constitute a default under (i) the organizational documents of the Applicant, (ii) any law or any order, writ, injunction or decree of any court of governmental authority, or (iii) any agreement or instrument to which the Applicant is a party by which it is bound.

Dispute and Default. The Applicant agrees that there are inadequate remedies at law for the material breach of any provision of this MOU and that the Town is entitled to seek specific performance and other equitable remedies in addition or in lieu of monetary damages in the event of any such breach by the Applicant. In the event of any dispute or default hereunder, the losing or defaulting party shall reimburse the prevailing party for its costs and expenses, including without limitation court costs and attorney's fees.

Cooperation. The Applicant hereby agrees to continue to work cooperatively with the Town on an ongoing basis to implement both the specific provisions and the intent and purposes of this Agreement.

Time is of the Essence. Time shall be of the essence of this Agreement.

Permitting. The execution and delivery of this Agreement does not constitute an agreement by the Town that any necessary permit or approval for the Project will in fact be granted. Any provision of this Agreement will be incorporated into, and made a condition of, any permit or approval granted by the Town. If for any reason this Agreement is not incorporated into the special permit granted by the Zoning Board of Appeals or site plan review granted by the Planning Board, this Agreement shall be recorded by the Applicant (or satisfactory evidence hereof if the Agreement itself is not accepted for recording at the Middlesex South Registry of Deeds). At the time of any such recording the Applicant shall take all steps necessary (in the Town's discretion) to ensure that this Agreement will have priority from a title perspective over any outstanding monetary liens on the Property.

Amendment of Agreement. This Agreement may not be amended, modified or terminated except by a written instrument executed by the Applicant and by or on behalf of a majority of the Select Board. It is the responsibility of the Applicant to request any modification of the special permit or site plan review that may be required due to such a modification.

Enforcement; No Waiver. The failure of the Town to enforce this Agreement shall not be deemed a waiver of the Town's right to do so thereafter. If any provision of this Agreement or its applicability to any person or circumstances shall be held invalid, the remainder thereof, or the application to other persons shall not be affected.

Severability. The invalidity of any provision of this Agreement as determined by a court of competent jurisdiction shall in no way affect the validity of any other provision hereof.

Applicable Law. This Agreement shall be governed by and according to the laws of the Commonwealth of Massachusetts, as amended from time to time. Any action brought by the Town hereunder may be

Memorandum of Understanding between AB Holdings, LLC
and the Town of Lexington, Massachusetts
February 26, 2024
Page 5 of 5

brought in the Superior Court in and for the County of Middlesex, and the Applicant hereby agrees to the jurisdiction of such court.

For title reference, see Deed of The Dana Home of Lexington, Inc. dated May 19, 2011, and recorded with Middlesex South Registry of Deeds in Book 56880, Page 171 (covering 2013-2027 Massachusetts Ave.), and also Deed of The Dana Home of Lexington,

Inc. dated , 2012, recorded with said Deeds in Book , Page
(covering 2013-27 Massachusetts Ave.).

PROPERTY ADDRESS: 2013-2027 Massachusetts Ave., Lexington, Massachusetts.

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

2024 Annual Town Meeting

PRESENTER:

Board Discussion

ITEM NUMBER:

I.2

SUMMARY:

Category: Informing

2024 Annual Town Meeting

The Select Board will discuss articles and take positions for 2024 Annual Town Meeting.

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/20/2024

6:30pm

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Select Board Working Document - Positions 2024 ATM as of 3/19/2024	Backup Material
<input type="checkbox"/> Moderator's Proposed schedule for ATM 2024 - as of 3-19-2024	Backup Material

**Select Board Positions
Working Document**

as of March 19, 2024

#	Article Name	ARTICLE UPDATE AT SELECT BOARD MTG	SELECT BOARD PRSNTR	CONSENT	IP	JP	SB	DL	JH	MS
1	Notice of Election		-							
2	Election of Deputy Moderator and Reports of Town Boards, Officers and Committees		-							
-										
Financial Articles										
4	Appropriate Fy2025 Operating Budget		JP			Y	Y	Y	Y	Y
5	Appropriate Fy2025 Enterprise Funds Budgets		DL			Y	Y	Y	Y	Y
6	Appropriate For Senior Services Program		SB	C		Y	Y	Y	Y	Y
7	Sustainable Capital Projects		MS			Y	Y	Y	Y	Y
8	Accept Tucker Ave (Westernmost Portion)		DL			Y	Y	Y	Y	Y
9	Establish And Continue Departmental Revolving Funds		DL			Y	Y	Y	Y	Y
10	Appropriate The Fy2025 Community Preservation Committee Operating Budget And CPA Projects	1/22/2024	MS	C						
	a. Cary Memorial Library Renovation – \$4,000,000					Y	Y	Y	Y	Y
	b. Archives and Records Management – \$20,000					Y	Y	Y	Y	Y
	c. Park Improvements – Athletic Fields – Bowman School – \$545,000					Y	Y	Y	Y	Y
	d. Lincoln Park Fitness Stations Equipment – \$160,000					Y	Y	Y	Y	Y
	e. Park Improvements – Hard Court Surfaces – Valley Rd – \$492,000					Y	Y	Y	Y	Y
	f. Lincoln Park Field Improvements – \$1,145,000					Y	Y	Y	Y	N
	g. LexHAB Support, Restoration, Preservation, and Decarbonization – \$482,365					Y	Y	Y	Y	Y
	h. Lexington Housing Authority Exterior Preservation – \$100,000					Y	Y	Y	Y	Y
	i. Affordable Housing Trust Funding – \$3,200,000					Y	Y	Y	Y	Y
	j. Projected Debt Service – \$681,200			C		Y	Y	Y	Y	Y
	k. Administrative Budget – \$150,000			C		Y	Y	Y	Y	Y
11	Appropriate For Recreation Capital Projects		SB	C		Y	Y	Y	Y	Y

Note: As Articles are voted on at Town Meeting they are removed from the working document list

**Select Board Positions
Working Document**

as of March 19, 2024

#	Article Name	ARTICLE UPDATE AT SELECT BOARD MTG	SELECT BOARD PRSNTR	CONSENT	IP	JP	SB	DL	JH	MS
12	Appropriate For Municipal Capital Projects And Equipment		MS							
	a) Transportation Mitigation			C		Y	Y	Y	Y	Y
	b) Heavy Vehicle Extrication Equipment					Y	Y	Y	Y	Y
	c) Ambulance ReplacemenT			C		Y	Y	Y	Y	Y
	d) Equipment Replacement			C		Y	Y	Y	Y	Y
	e) Sidewalk Improvements			C		Y	Y	Y	Y	Y
	f) Hydrant Replacement			C		Y	Y	Y	Y	Y
	g) Townwide Signalization Improvements			C		Y	Y	Y	Y	Y
	h) Stormwater Management Program			C		Y	Y	Y	Y	Y
	i) Cemetery Columbarium - Design					Y	Y	Y	Y	Y
	j) Public Parking Lot Improvement Program					Y	Y	Y	Y	Y
	k) Network Core Equipment Replacement			C		Y	Y	Y	Y	Y
	l) Municipal Technology Improvement Program			C		Y	Y	Y	Y	Y
	m) Network Redundancy & Improvement Plan			C		Y	Y	Y	Y	Y
	n) Network Technology Improvements			C		Y	Y	Y	Y	Y
	o) Scanning - Electronic Document Management			C		Y	Y	Y	Y	Y
	p) Election Equipment Upgrade					Y	Y	Y	Y	Y
	q) Street Improvements			C		Y	Y	Y	Y	Y
13	Appropriate For Water System Improvements.		MS	C		Y	Y	Y	Y	Y
14	Appropriate For Wastewater System Improvements		MS	C		Y	Y	Y	Y	Y
15	Appropriate For School Capital Projects And Equipment		DL	C		Y	Y	Y	Y	Y

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**Select Board Positions
Working Document**

as of March 19, 2024

#	Article Name	ARTICLE UPDATE AT SELECT BOARD MTG	SELECT BOARD PRSNTR	CONSENT	IP	JP	SB	DL	JH	MS
16	Appropriate For Public Facilities Capital Projects		MS							
	a) Public Facilities Bid Documents			C		Y	Y	Y	Y	Y
	b) Public Facilities Interior Finishes			C		Y	Y	Y	Y	Y
	c) School Paving and Sidewalks			C		Y	Y	Y	Y	Y
	d) Public Facilities Mechanical/Electrical/Plumbing Repl			C		Y	Y	Y	Y	Y
17	Appropriate To Post Employment Insurance Liability Fund		DL	C		Y	R	Y	Y	Y
18	Rescind Prior Borrowing Authorizations		JH			Y	Y	Y	Y	Y
19	Establish, Amend, Dissolve And Appropriate To And From Specified Stabilization Funds		SB			Y	Y	Y	Y	Y
20	Appropriate For Prior Years' Unpaid Bills		SB	C		Y	Y	Y	Y	Y
21	Amend Fy2024 Operating, Enterprise And CPA Budgets		JH			Y	Y	Y	Y	Y
22	Appropriate For Authorized Capital Improvements.		DL	C		Y	Y	Y	Y	Y
23	Appropriate Opiod Settlement		MS			Y	Y	Y	Y	Y
24	Appropriate Funding For Semiquincentennial Commission	2/5/2024	SB			Y	Y	Y	Y	Y
25	Pine Meadows Clubhouse Renovation		SB			W	Y	Y	W	W
26	Appropriate for Design Funds for Lexington High School Construction Project		JP			Y	Y	Y	y	Y
27	Appropriate for Renovation of 173 Bedford Street		JP			Y	Y	Y	Y	Y
General Articles										
28	Select Board To Accept Easements		DL	C		Y	Y	Y	Y	Y
-										
30	Prohibit Single-Use Food Containers (Citizen's Petition)- IP		JH	C	IP	IP	IP	IP	IP	IP

Note: As Articles are voted on at Town Meeting they are removed from the working document list

**Select Board Positions
Working Document**

as of March 19, 2024

#	Article Name	ARTICLE UPDATE AT SELECT BOARD MTG	SELECT BOARD PRSNTR	CONSENT	IP	JP	SB	DL	JH	MS
31	Prohibit Single-Serve Plastic Water Bottles (Citizen's Petition)	2/12/2024	JH			W	W	W	W	W
-										
33	Authorize Affordable Housing Trust To Seek Affordable Housing	2/5/2024	MS			Y	Y	Y	Y	Y
34	Amend General Bylaws - Tree Bylaw - Tree Protection Plan	1/22/2024	JP			Y	Y	Y	Y	Y
35	Amend General Bylaws - Tree Bylaw - Require Mitigation Planting In Certain Instances	1/22/2024	JP			Y	Y	W	Y	Y
36	Amend General Bylaws - Tree Bylaw - Exemptions	1/22/2024	JP			Y	Y	Y	Y	Y
37	Importance Of Trees Resolution (Citizen Petition)	1/22/2024	JP			Y	Y	W	W	Y
38	Amend Regulation Of Fossil Fuel Infrastructure Bylaw - Meet Department Of Energy Resources (Doer) Requested Changes		JH			Y	Y	Y	Y	Y
39	Home Rule Petition To Adjust The Number Of On-Premise Wine And Malt Alcohol Licenses		DL			Y	Y	Y	Y	Y
40	Integrated Pest Management Resolution (Citizen Petition)	2/12/2024	MS			Y	Y	Y	Y	Y
41	Massachusetts Bay Transportation Authority	3/4/2024	JH			Y	Y	Y	Y	Y
-										
43	Voting Rights 16 And Older (Citizen Petition)	2/12/2024	DL			Y	W	Y	W	Y
44	Amend General Bylaws – Chapter 100 Public Ways And Places (Citizen Petition) IP		SB	C	IP	IP	IP	IP	IP	IP
45	Indigenous Peoples Day (Citizen Petition)	2/12/2024	JH			Y	Y	W	Y	Y
46	Royal Family Invitation To 250th Celebration		DL			W	Y	Y	W	Y
Zoning Articles										
47	Amend Zoning Bylaw - Signs	2/26/2024	JP			Y	W	W	Y	W
48	Amend Zoning Bylaw - Short Term Rentals	2/26/2024	DL			W	Y	Y	Y	W
49	Amend Zoning Bylaw - Permitted Uses and Development Standards	2/26/2024	MS			W	Y	W	Y	W
50	Amend Zoning Bylaw - Inclusionary Housing For Village And Multi-Family Overlay Districts	2/26/2024	JH			Y	Y	W	Y	W

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**Select Board Positions
Working Document**

as of March 19, 2024

#	Article Name	ARTICLE UPDATE AT SELECT BOARD MTG	SELECT BOARD PRSNTR	CONSENT	IP	JP	SB	DL	JH	MS
51	Amend Zoning Bylaw – Maximum Height For Village Overlay District	2/26/2024	JH			Y	Y	Y	Y	W
52	Amend Zoning Bylaw And Map - Technical Corrections	2/26/2024	SB			Y	Y	Y	Y	Y
53	Amend Zoning Map - 507 Bedford Street (Owner Petition) - Refer Back to PB		JH	C		RB	RB	RB	RB	RB
54	Amend Zoning Map- 509 Bedford Street (Owner Petition) - Refer Back to PB		JH	C		RB	RB	RB	RB	RB

Note: As Articles are voted on at Town Meeting they are removed from the working document list

Updated schedule for ATM 2024 - published March 19, 2024

Wed. March 20, 2024 (*Deadline for proposed amendments/divisions has passed*)

- Article 2 - budget report of the Town Manager
- Article 2 - Minuteman Schools budget report
- Article 2 - report of the Lexington Schools Superintendent
- Article 2 - report of the Appropriation Committee
- Article 2 - report of the Capital Expenditures Committee
- [Consent agenda](#)
- Article 4 - Appropriate FY2025 Operating Budget
- Time permitting:
 - Article 5 - Appropriate FY2025 Enterprise Fund Budgets
 - Article 7 - Sustainable Capital Projects
 - Article 8 - Accept Tucker Ave (Westernmost portion)
 - Article 9 - Establish and Continue Departmental Revolving Funds
 - Unfinished business from last session:
 - Article 38 - Amend Regulation of Fossil Fuel Infrastructure Bylaw
 - Article 39 - Home Rule Petition to Adjust the Number of On-Premise Wine and Malt Alcohol Licenses
 - Article 41 - Massachusetts Bay Transportation Authority

Monday March 25, 2024 - NO SESSION (Holi)

Wed. March 27, 2024 (*Proposed amendments/division requests due: 5pm Wed. 3/20*)

- Article 2 - report of Community Preservation Committee
- Article 10 - Appropriate for the FY2025 Community Preservation Committee Operating Budget and CPA Projects - *items not on consent agenda* **(DATE CERTAIN)**
 - 10a - Cary Memorial Library Renovation
 - 10f - Lincoln Park Field Improvements
 - 10c - Park Improvements - Athletic Fields - Bowman School
 - 10d - Lincoln Park Fitness Stations Equipment (DATE CERTAIN)
 - 10e - Park Improvements - Hard Court Surfaces - Valley Rd
 - 10g - LexHAB Support, Restoration, Preservation, and Decarbonization
 - 10h - Lexington Housing Authority Exterior Preservation
 - 10i - Affordable Housing Trust Funding
- Time permitting:
 - Continue any unfinished business from previous sessions
 - Article 18 - Rescind Prior Borrowing Authorizations
 - Article 19 - Establish, Amend, Dissolve and Appropriate.... Specified Stabilization Funds
 - Article 23 - Appropriate Opioid Settlement

Monday April 1, 2024 (*Proposed amendments/division requests due: 5pm Wed. 3/27*)

- Article 25 - Pine Meadows Clubhouse Renovation
- Article 26 - Appropriate for Design Funds for LHS Project **(DATE CERTAIN)**
- Article 27 - Appropriate for Renovation of 173 Bedford Street **(DATE CERTAIN)**
- Article 12 - Appropriate for Municipal Capital Projects and Equipment - *items not on consent agenda*:
 - 12b - Heavy Vehicle Extrication Equipment
 - 12i - Cemetery Columbarium - Design
 - 12p - Election Equipment Upgrade
- Time permitting, continue any unfinished business from previous sessions

Wednesday April 3, 2024 (*Proposed amendments/division requests due: 5pm Wed. 3/27*)

- Town Meeting member memorials
- TMMA 30-year pins
- Article 33 - Authorize the Select Board to Seek Affordable Housing (**DATE CERTAIN**)
- Continue unfinished business from previous sessions

Monday, April 8, 2024 (*Proposed amendments/division requests due: 5pm Mon. 4/1*)

- Zoning Articles; Amend Zoning Bylaw re:
 - Article 47 - Signs
 - Article 48 - Short Term Rentals
 - Article 49 - Permitted Uses and Development Standards
 - Article 50 - Inclusionary Housing for Village and Multi-Family Overlay Districts
 - Article 51 - Maximum Height for Village Overlay District
 - Article 52 - Technical Corrections

Wednesday, April 10, 2024 (*Proposed amendments/division requests due: 5pm Mon. 4/1*)

- Article 24 - Appropriate Funding for Semiquincentennial Commission
- Article 46 - Royal Family Invitation to 250th Celebration
- Continue any unfinished Zoning Articles
- Time permitting, continue unfinished business from previous sessions

NO SESSIONS school vacation week: Monday April 15 and Wednesday April 17

Monday, April 22, 2024 - NO SESSION (1st night Passover)

Wed. April 24, 2024 (*Proposed amendments/division requests due: 5pm Wed. 4/10*)

- Article 31 - Prohibit Single-Serve Plastic Water Bottles (Citizen Petition)
- Article 34 - Amend General Bylaws - Tree Bylaw - Tree Protection Plan
- Article 35 - Amend General Bylaws - Tree Bylaw - Mitigation Planning
- Article 36 - Amend General Bylaws - Tree Bylaw - Exemptions
- Article 37 - Importance of Trees Resolution (Citizen Petition)
- Time permitting: Unfinished business from previous sessions

Monday April 29, 2024 (*Proposed amendments/division requests due: 5pm Wed. 4/24*)

- Article 21 - Amend FY2024 Operating, Enterprise and CPA Budgets
- Article 40 - Integrated Pest Management Resolution (Citizen Petition)
- Article 43 - Voting Rights 16 and Older (Citizen Petition)
- Article 45 - Indigenous Peoples Day (Citizen Petition)
- Unfinished business from previous sessions

Hold for schedule slippage:

- Wednesday, May 1st
- Monday, May 6th
- Wednesday, May 8th