

AGENDA

Lexington Planning Board

Wednesday, February 12, 2025

Remote on Zoom: <https://www.lexingtonma.gov/377/Access-Virtual-Meetings>

6:00 PM

Development Administration

- 1. 17 Hartwell Avenue – Public hearing for definitive subdivision**
Application to subdivide the lot into three lots
- 2. 17 Hartwell Avenue – Public hearing to rescind definitive subdivision**
Rescind subdivision approval for three lots granted on June 29, 2022
- 3. 3-4-5 Militia Drive – Public meeting for a preliminary subdivision**
Application to subdivide the lots into four lots
- 4. Approval Not Required (ANR) Plan for 217, 229, 233, & 241**
Massachusetts Avenue
ANR Plan to combine the parcels into one lot
- 5. 75 Outlook Drive (Effie Place)**
Request to change performance guarantee

Town Meeting

- 1. Public Hearing: To Reduce Multi-Family Dwelling Unit Capacity in the**
Village & Multi-Family Overlay Districts
Special Town Meeting Article 2 & Annual Town Meeting Article 34 to
Amend Section 7.5 to Reduce Multi-Family Dwelling Unit Capacity in the
Village & Multi-Family Overlay Districts
- 2. Public Hearing: Article 33: Amend Zoning Bylaw Accessory Uses**
Public hearing on Article 33
- 3. Public Hearing: Article 30: Inclusionary Housing for Special Residential**
Developments
Public hearing on Article 30
- 4. Public Hearing: Article 29 Amend Zoning Bylaw for Bicycle Parking**
Public hearing on Article 29

5. Public Hearing: Article 32: Amend Zoning Bylaw for Technical Corrections

Public hearing on Article 32 for Technical Corrections

Board Administration

- 1. Board Member & Staff Updates**
- 2. Review of Draft Meeting Minutes: 1/30/25**
- 3. Upcoming Meetings: Wednesdays: 2/26, 3/5, 3/12, Thursdays: 3/27, 4/10**

Adjourn

- 1. Zoom Details & Adjourn – Estimate is 10:30 pm.**

Topic: Planning Board Meeting

Time: Feb 12, 2025 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

[https://lexingtonma.zoom.us/j/87435516989?](https://lexingtonma.zoom.us/j/87435516989?pwd=9YfR7pX8DipOASzCtOJvV9BfBOOSk9.1)

[pwd=9YfR7pX8DipOASzCtOJvV9BfBOOSk9.1](https://lexingtonma.zoom.us/j/87435516989?pwd=9YfR7pX8DipOASzCtOJvV9BfBOOSk9.1)

Meeting ID: 874 3551 6989

Passcode: 984215

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One tap mobile

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Dial by your location

• +1 305 224 1968 US

• +1 309 205 3325 US

• +1 312 626 6799 US (Chicago)

• +1 646 876 9923 US (New York)

• +1 646 931 3860 US

• +1 301 715 8592 US (Washington DC)

• +1 564 217 2000 US

• +1 669 444 9171 US

• +1 669 900 6833 US (San Jose)

• +1 689 278 1000 US

• +1 719 359 4580 US

• +1 253 205 0468 US

• +1 253 215 8782 US (Tacoma)

• +1 346 248 7799 US (Houston)

• +1 360 209 5623 US

• +1 386 347 5053 US

• +1 408 638 0968 US (San Jose)

• +1 507 473 4847 US

Meeting ID: 874 3551 6989

Passcode: 984215

Find your local number: <https://lexingtonma.zoom.us/j/kdhtsk5ciS>



Meeting broadcast by LexMedia

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

17 Hartwell Avenue – Public hearing for definitive subdivision

PRESENTER:

Applicant: Boston Properties, BP 17
Hartwell LLC

ITEM NUMBER:

SUMMARY:

Public hearing on the application of BP 17 Hartwell LLC for approval of a definitive subdivision plan under §175-6.0 of the Planning Board's Subdivision Regulations. Map 84 Lot 80A in the CM Zoning District. The Applicant is proposing to construct a cul-de-sac off of Hartwell Avenue and subdivide the property into 3 lots. The property is located at 17 Hartwell Ave, Lexington, MA also known as Map 84, Lot 80A in the CM (Manufacturing), VHO (Village High-Rise Overlay), and Transportation Management Overlay (TMOD) zoning districts.

Application materials may be viewed online at: <https://lexingtonma.portal.opengov.com/records/99953>

SUGGESTED MOTION:

Staff recommends approval. Suggested motion:

Move to close the public hearing for the Definitive Subdivision for 17 Hartwell Avenue.

Move to approve the Definitive Subdivision for 17 Hartwell Avenue with the conditions of approval in the draft decision.

Move to have the Chair sign the decision and correct for any non-substantive changes such as grammar, typos, and consistency.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

2/12/2025

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

17 Hartwell Avenue – Public hearing to rescind definitive subdivision

PRESENTER:

Applicant: BP 17 Hartwell LLC
(Boston Properites)

ITEM NUMBER:

SUMMARY:

The Planning Board will hold a public hearing to rescind the Definitive Subdivision approved on June 29, 2022 for 3 lots at 17 Hartwell Avenue. The applicant agrees to rescind the 2022 Definitive Subdivision approval after the conclusion of the appeal period for the 2025 Definitive Subdivision approval.

Application materials may be viewed online at: <https://lexingtonma.portal.opengov.com/records/99953>

SUGGESTED MOTION:

Staff recommends approval. This hearing is consolidated into the previous hearing.

Move to close the public hearing to rescind the definitive subdivision approval granted by the Planning Board on June 29, 2022.

Move to rescind the 2022 definitive subdivision approval for 17 Hartwell Avenue after the expiration of the appeal period for the Definitive Subdivision granted on February 12, 2025 without an appeal.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

2/12/2025

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

3-4-5 Militia Drive – Public meeting for a preliminary subdivision

PRESENTER:

Applicant: 3-5 Militia Redevelopment
MM LLC

ITEM NUMBER:

SUMMARY:

The Lexington Planning Board will hold a virtual Public meeting on the application of for approval of a preliminary subdivision plan under §175-5.0 of the Planning Board's Subdivision Regulations. Application proposes construction of a cul-de-sac and subdividing the three properties into 4 lots. The properties are located at 3 Militia Drive, 4 Militia Drive, and 5 Militia Drive, also known as Map 57, Lots 133A, 134, and 135. Application materials may be viewed online at <https://lexingtonma.portal.opengov.com/locations/136151>

SUGGESTED MOTION:

Staff recommends approval.

Move to approve the preliminary subdivision application for 3, 4, & 5 Militia Drive with the conditions in the draft decision as recommendations to be included in the Definitive Subdivision application.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

2/12/2025

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Approval Not Required (ANR) Plan for 217, 229, 233, & 241 Massachusetts Avenue

PRESENTER:

Staff

ITEM NUMBER:

SUMMARY:

The submitted ANR (Approval Not Required) Plan proposes to combine the four lots (Map 13, Lots 372, 373, 374, & 375) into one by removing the interior lot lines. Staff recommends approval. Application materials may be viewed: <https://lexingtonma.portal.opengov.com/records/100326>

SUGGESTED MOTION:

Move to endorse the ANR Plan submitted by North Shore Residential Development, Inc. for 217, 229, 233, & 241 Massachusetts Avenue.

**Board members come to office to sign the plan please*

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

2/12/2025

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Cover Letter	Cover Memo
<input type="checkbox"/> ANR Plan	Exhibit

January 30, 2025

ELECTRONIC FILING & HAND DELIVERY

Michael Schanbacher
Chair, Lexington Planning Board
Lexington Town Office Building
1625 Massachusetts Avenue
Lexington, MA 02420

Re: Approval Not Required, Massachusetts Avenue, Lexington, Massachusetts

Dear Mr. Chairman and Members of the Planning Board:

This office and the undersigned represent North Shore Residential Development Inc. concerning the properties at 217, 229, 233 and 241 Massachusetts Avenue (collectively, the "Premises") situated in East Lexington along the northside of Massachusetts Avenue. The Premises is situated in the Commercial Retail Shopping ("CRS") District and Village Overlay ("VO") District.

In accordance with the provisions of Chapter 175 Planning Board Subdivision Regulations, Section 175-4.0 Approval Not Required Plans, we are pleased to submit on behalf of the Applicant an Approval Not Required Plan which proposes to consolidate the existing lots on the Premises into a single lot. In support of this request the following materials have been provided via electronic submission at the direction of the Planning Director:

1. Approval Not Required plan entitled "Plan of Land located in Lexington, Massachusetts (Middlesex County)" prepared by Sullivan Engineering Group, LLC, dated January 26, 2025 ("ANR Plan").
2. Property Owner Authorization forms; and,
3. Application filing fee.

We look forward to presenting this request to the Planning Board at an upcoming meeting.

Michael Schanbacher
January 30, 2025
Page 2

In the interim, please do not hesitate to contact me should you have any questions.

Very truly yours,



Mark T. Vaughan

MTV:mmc
Attachments

cc: Town Clerk (w/attachments via electronic filing)
Ron Lopez, North Shore Residential Development, Inc. (w/attachments)
Scott Melching, Scott Melching Architect LLC (w/attachments)
Jack Sullivan, Sullivan Engineering Group, LLC (w/attachments)

4239712.1

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
TOWN OF LEXINGTON PLANNING BOARD
 THE ENDORSEMENT OF THIS PLAN IS NOT A DETERMINATION BY THE PLANNING BOARD AS TO COMPLIANCE WITH THE ZONING BY-LAW OF THE TOWN OF LEXINGTON.

PLAN PURPOSE:

THE PURPOSE OF THIS PLAN IS TO COMBINE PARCELS 43-50 AS SHOWN ON LC PLAN NO. 6807B INTO ONE BUILDING LOT CONSISTING OF 30,886 S.F.±

ZONING TABLE:

	CRS	VO	PROVIDED:
	COMMERCIAL RETAIL SHOPPING	VILLAGE OVERLAY	
MIN LOT SIZE (SF)	15,500	DOES NOT APPLY	30,886
MIN LOT FRONTAGE (FT)	125	0	164.24
MIN. FRONT YARD (FT)	30	0-15	N/A
MIN. SIDE YARD (FT)	20	7.5-15	N/A
MIN. REAR YARD (FT)	20	15	N/A
MIN. SIDE & REAR YARD ADJACENT TO A RESIDENTIAL DISTRICT (FT)	30	DOES NOT APPLY	N/A
MAX. NON-RESIDENTIAL FLOOR AREA RATIO (FAR)	0.20	NOT RESTRICTED	N/A
LOT COVERAGE (%) MAX	25	NOT RESTRICTED	N/A
INSTITUTIONAL BUILDINGS, MAX. HEIGHT IN STORIES:	3	NOT RESTRICTED	N/A
IN FEET:	45	40-60	
OTHER BUILDINGS, MAX. HEIGHT IN STORIES:	2	NOT RESTRICTED	N/A
IN FEET:	25	40-60	

FOR REGISTRY OF DEEDS USE ONLY

I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS AND PROCEDURAL RULES OF THE PLANNING BOARD OF THE TOWN OF LEXINGTON.



JOHN D. SULLIVAN III, P.E. DATE

1-26-2025

APPLICANT:

NORTH SHORE RESIDENTIAL DEV, INC
 215 SALEM STREET
 WOBURN, MA 01801

REFERENCES:

- L.C. PLAN 6807B *

* DENOTES DOCUMENTS RECORDED AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS.

RECORD OWNERS:

ASSESSOR'S MAP 13, LOT 375:
 #217-#219 MASSACHUSETTS AVENUE
 JOHN GARRITY
 54 SCHOOL STREET
 BELMONT, MA 02478
 - DEED BOOK 1150, PAGE No. 51

ASSESSOR'S MAP 13, LOT 374:
 #229 MASSACHUSETTS AVENUE
 FEATHERVIEW LLC
 241 MASSACHUSETTS AVENUE
 LEXINGTON, MA 02420
 - DEED BOOK 1510, PAGE No. 38

ASSESSOR'S MAP 13, LOT 373:
 #233 MASSACHUSETTS AVENUE
 FEATHERVIEW LLC
 241 MASSACHUSETTS AVENUE
 LEXINGTON, MA 02420
 - DEED BOOK 1464, PAGE No. 141

ASSESSOR'S MAP 13, LOT 372:
 #241 MASSACHUSETTS AVENUE
 CARON FAMILY R.T.
 241 MASSACHUSETTS AVENUE
 LEXINGTON, MA 02420
 - DEED BOOK 1520, PAGE No. 33

217-241 MASSACHUSETTS AVENUE

PLAN OF LAND

LOCATED IN
LEXINGTON, MASSACHUSETTS
 (MIDDLESEX COUNTY)

PREPARED FOR
 N.S.R.D.

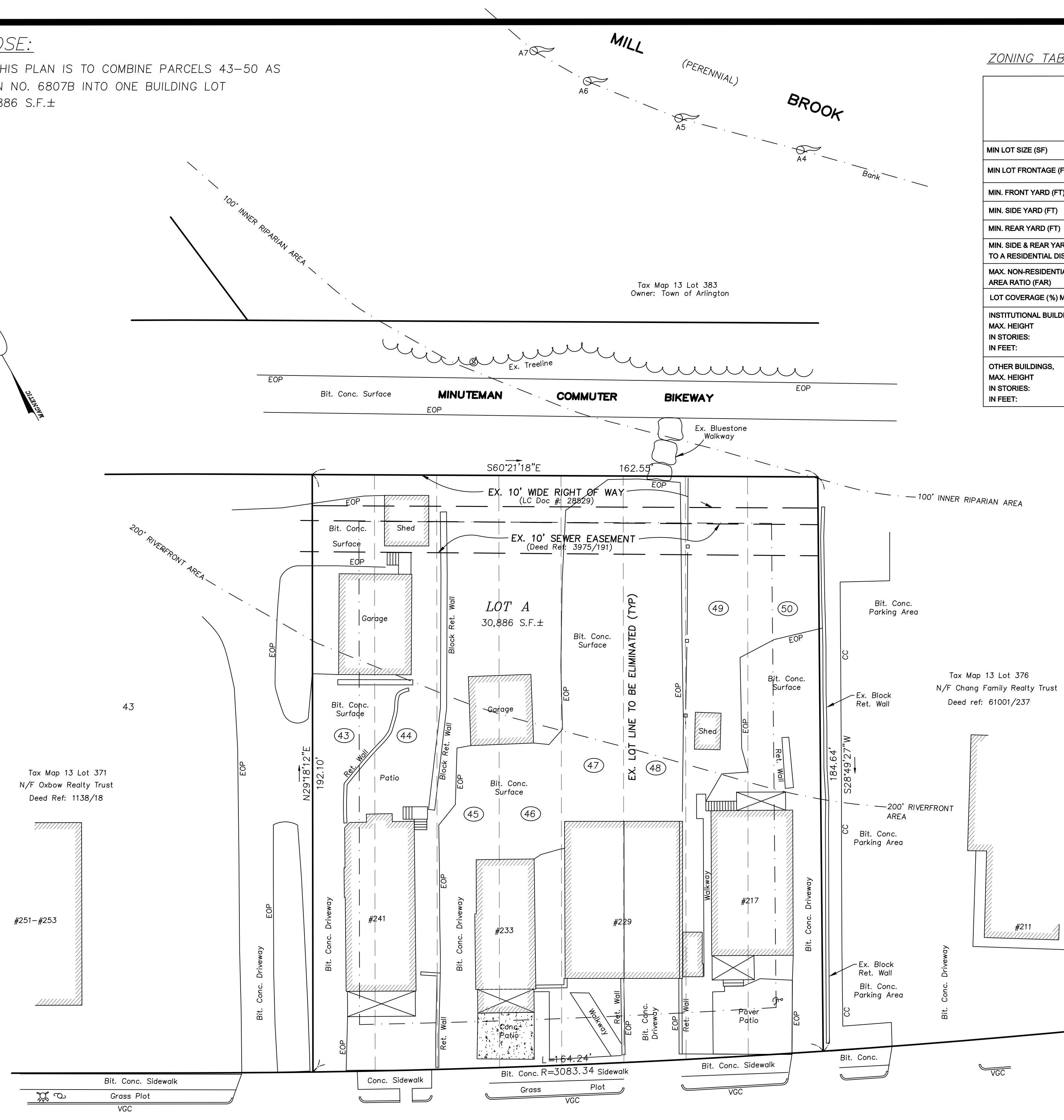
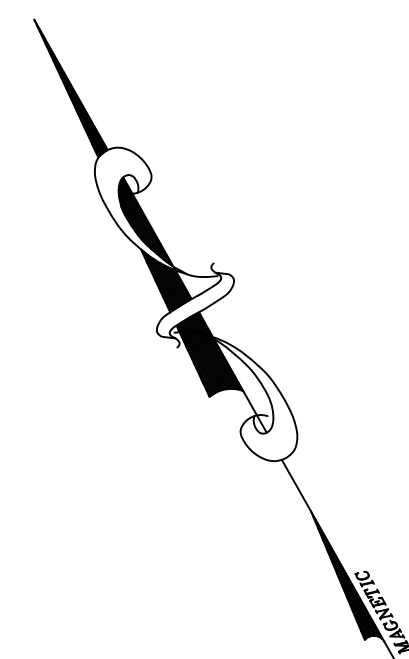
SCALE: 1" = 20' DATE: JAN. 26, 2025

PREPARED BY

SULLIVAN ENGINEERING GROUP, LLC

P.O. BOX 2004
 WOBURN, MA 01888
 (781) 854-8644

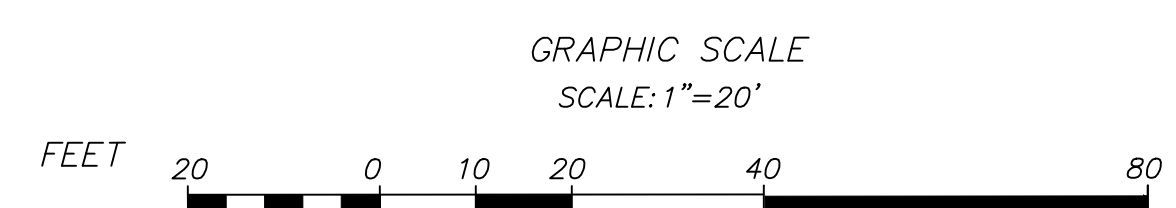
SHEET No. 1 OF 1



MASSACHUSETTS AVENUE

(60' WIDE - PUBLIC - 1888 COUNTY LAYOUT)

BOWKER STREET



REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

- LEGEND:**
- SB/DH STONE BOUND WITH DRILL HOLE
 - FND FOUND
 - - - - - EXISTING INTERIOR LOT LINE (TO BE ELIMINATED)
 - LOT A PROPOSED LOT
 - S.F. SQUARE FEET
 - B6 WETLAND FLAG
 - WETLAND RESOURCE AREA
 - (43) EXISTING PARCEL NUMBER

- NOTES:**
- THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM A PARTIAL FIELD SURVEY CONDUCTED IN APRIL OF 2024 BY SULLIVAN ENGINEERING GROUP, LLC.
 - THE LOCUS PROPERTY DEPICTED IS LOCATED IN ZONING DISTRICT CRS & VO
 - THE LOCUS PROPERTY IS DEPICTED AS LOTS 372-375 ON THE TOWN OF LEXINGTON ASSESSOR'S MAP 13.
 - THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 - THE LOCUS PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE AS DEPICTED ON THE LATEST FLOOD INSURANCE RATE MAP.
 - PROJECT SITE IS NOT HABITAT FOR RARE OR ENDANGERED SPECIES.
 - ALL STRUCTURES TO BE RAZED ON THE SUBJECT PROPERTIES.

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

75 Outlook Drive (Effie Place)

PRESENTER:

Staff or Applicant: Eduardo Alvarez

ITEM NUMBER:

SUMMARY:

On January 15, 2025, the Applicant was before the Planning Board to change the performance guarantee to a tripartite agreement. The Tripartite Agreement with the bank did not work out and the Applicant is now requesting the work be insured by a bond.

In April 2022, the Board approved a special permit residential development for four house lots at 75 Outlook Drive now known as Effie Place. Approved plans can be found here: <https://www.lexingtonma.gov/941/17143/Outlook-Drive-75-Definitive-Special-Perm>

The bond is with Western Surety Company for \$71,000. The amount is consistent with the estimate confirmed by engineering staff in January. A draft bond acceptance agreement is attached. The signed and sealed bond is required prior to release of the agreement.

SUGGESTED MOTION:

Move to accept the performance bond from Western Surety Company in the amount of \$71,000.00 to insure completion of the remaining construction of the roadway and municipal services serving 2, 3 & 5 Effie Place (formerly known as 75 Outlook Drive) once the signed and sealed copy of the bond is provided.

**Board members please come to the office to sign the bond acceptance agreement (draft attached).*

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

2/12/2025

ATTACHMENTS:

Description	Type
☐ Cost Estimate	Exhibit
☐ Performance Bond	Exhibit
☐ DRAFT Bond Agreement	Exhibit

Outlook Drive Cost Estimate

Prepared By: IC Referencing 75 Outlook Site Plan and Alpha Echo Cost Estimate
1/9/2025

Item #	Item	Unit	Quantity	Installation Status	Unit Cost	Remaining Cost	Notes
Paved Areas							
151	Gravel Base	CY	0	Installed	\$50.00	\$0.00	
402	Dense Graded for Sub-base	CY	0	Installed	\$50.00	\$0.00	
452.00	Asphalt Emulsion for Tack Coat	GAL	40	Re-install in Spring 2025	\$12.50	\$500.00	
460.22	Tons HMA Top Course	TON	75	Re-install in Spring 2025	\$100.00	\$7,500.00	
460.32	Tons HMA Binder Course	TON	100	Re-install in Spring 2025	\$100.00	\$10,000.00	
120.1	Regrading (Unclassified Excavation)	CY	60	Re-install in Spring 2025	\$70.00	\$4,200.00	
	Removal of stockpiled material						
697.1	Silt Sacks	EA	0	Installed	\$106.25	\$0.00	
767.81	Sedimentation Barrier	LF	0	Installed	\$12.50	\$0.00	
752.	Loam Rehandled	CY	202	Install in Spring 2025	\$20.00	\$4,040.00	
765	Seed	SY	1800	Install in Spring 2025	\$5.00	\$9,000.00	
	Tree Removal	EA	0	Installed	0	0	
	Tree Plantings	EA	8	Not Installed	\$1,000.00	\$8,000.00	
850.41	Traffic Detail	HR	32	Spring 2025	\$60.00	\$1,920.00	paving/patching
Water Works							
238.06	8" ductile iron	LF	20	Installed	\$175	\$0	
369.06	Tapping sleeve & valve	EA	4	Installed	\$8,900	\$0	
	Tapping fee	EA	4	Installed	\$0.00	\$0	
	Gate Valve	EA	3	Installed			
376.	Hydrant	EA	1	Installed	\$8,370	\$0	
	MJ Bends/ fittings	EA	6	Installed	\$800	\$0	
	Thrust blocks	EA	6	Installed	\$0.00	\$0	
	Chlorination	LS	1	Not Installed	\$1,000.00	\$1,000	
154.	Sand bedding	CY	140	Installed	\$0.00	\$0	
	Reuse spoils as fill	CY	340	Installed	\$0.00	\$0	
Sewer Systems							
250.08	8" PVC	LF	25	Installed	\$160	\$0	
	Street work	HR	38	Installed	\$0.00	\$0	
210.	Sewer manholes	EA	4	Installed	\$8,550	\$0	
221.	Frames and covers	EA	4	Installed	\$1,020	\$0	
	Bends and fittings	EA	10	Installed	\$0.00	\$0	
156.	Crushed stone bedding	CY	110	Installed	\$70	\$0.00	
Drainage Works							
250.12	12" HDPE	LF	200	Installed	\$311	\$0	Includes infiltrator pipe
	24" HDPE	LF	20	Installed		\$0	
202.	Drain manholes	EA	6	Installed	\$5,500	\$0	
221.	Frames and covers	EA	6	Installed	\$1,020	\$0	
201.	Catch basins	EA	3	Installed	\$4,500	\$0	
222.3	Frames and grates	EA	3	Installed	\$1,090	\$0	
156.	Crushed stone	CY	30	Installed	\$70.00	\$0.00	
Infiltration Trench							
120.1	Cut to subgrade	CY	1120	Installed	\$76	\$0	
	Reuse spoils as fill	CY	1560	Installed	\$0.00	\$0	
	Cultec 330 Units	EA	165	Installed	\$394	\$0	
698.2	Geotextile	SY	2	Installed	\$5	\$0	
	Inspection port	EA	0	Installed	\$0	\$0	
156.	Crushed stone	CY	600	Installed	\$70	\$0	
Retaining Walls							
	Retaining Walls	SY	800		\$0.00	\$0.00	
As Builts							
	As builts/Street Acceptance Plans	LS	1	N	\$10,000	\$10,000.00	Need to verify what the engineer is charging
						TOTAL	\$56,160.00
						TOTAL + 10%	\$61,776.00
						5 years with inflation	\$70,578.43



Western Surety Company

SITE IMPROVEMENT Performance Bond

Bond # 67334047

KNOW ALL PERSONS BY THESE PRESENTS: That we Alpha Echo 75 Outlook LLC

Principal, and WESTERN SURETY COMPANY, a corporation authorized to do surety business in the State of Massachusetts as Surety, are held and firmly bound unto Town of Lexington

as Obligee, in the sum of Seventy One Thousand and 00/100 Dollars (\$ 71,000.00) lawful money of the United States of America, for which payment well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns firmly by these presents.

WHEREAS, the Principal has entered into an agreement with the Obligee, guaranteeing only that the Principal will complete site improvements as per estimate prepared by: _____

_____ attached to and made a part hereof at certain land known as 2, 3, 5 Effie Place, Lexington, MA 02421

_____ all of which improvements shall be completed on or before the date set forth in the agreement or any extension thereof, and the Principal provides this bond as security for such agreement.

NOW, THEREFORE, the condition of this obligation is such, that if the Principal shall carry out all the terms of said agreement relating to the site improvements only and perform all such work as set forth in the attached agreement, then this obligation shall be null and void; otherwise, to remain in full force and effect.

No party other than the Obligee shall have any rights hereunder as against the Surety. The aggregate liability of the Surety on this bond obligation shall not exceed the sum stated above for any reason whatsoever.

SIGNED, SEALED AND DATED THIS 30th DAY OF January, 2025.

PRINCIPAL:

Alpha Echo 75 Outlook LLC

By: _____

SURETY:

WESTERN SURETY COMPANY

By: _____

Artemio L. Calvillo , Attorney-in-Fact

Western Surety Company

POWER OF ATTORNEY - CERTIFIED COPY

Bond No. 67334047

Know All Men By These Presents, that WESTERN SURETY COMPANY, a corporation duly organized and existing under the laws of the State of South Dakota, and having its principal office in Sioux Falls, South Dakota (the "Company"), does by these presents make, constitute and appoint Artemio L. Calvillo

its true and lawful attorney(s)-in-fact, with full power and authority hereby conferred, to execute, acknowledge and deliver for and on its behalf as Surety, bonds for:

Principal: Alpha Echo 75 Outlook LLC

Obligee: Town of Lexington

Amount: \$1,000,000.00

and to bind the Company thereby as fully and to the same extent as if such bonds were signed by the Vice President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said attorney(s)-in-fact may do within the above stated limitations. Said appointment is made under and by authority of the following bylaw of Western Surety Company which remains in full force and effect.

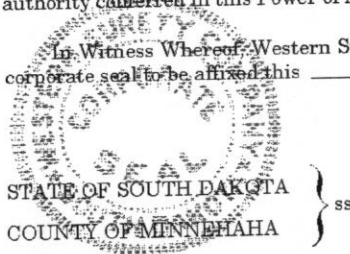
"Section 7. All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

If Bond No. 67334047 is not issued on or before midnight of January 30th, 2026, all authority conferred in this Power of Attorney shall expire and terminate.

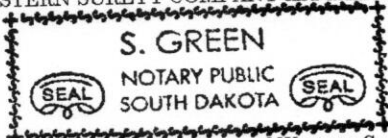
In Witness Whereof, Western Surety Company has caused these presents to be signed by its Vice President, Larry Kasten, and its corporate seal to be affixed this 30th day of January, 2025.



WESTERN SURETY COMPANY

Larry Kasten
Larry Kasten, Vice President

On this 30th day of January, in the year 2025, before me, a notary public, personally appeared Larry Kasten, who being to me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of WESTERN SURETY COMPANY and acknowledged said instrument to be the voluntary act and deed of said corporation.



My Commission Expires February 12, 2027

S. Green
Notary Public - South Dakota

I the undersigned officer of Western Surety Company, a stock corporation of the State of South Dakota, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable, and furthermore, that Section 7 of the bylaws of the Company as set forth in the Power of Attorney is now in force.

In testimony whereof, I have hereunto set my hand and seal of Western Surety Company this 30th day of January, 2025.

WESTERN SURETY COMPANY

Larry Kasten
Larry Kasten, Vice President

To validate bond authenticity, go to www.cnasurety.com > Owner/Obligee Services > Validate Bond Coverage.



Town of Lexington

PLANNING BOARD

1625 Massachusetts Avenue
Lexington, MA 02420
Tel (781) 698-4560

planning@lexingtonma.gov
www.lexingtonma.gov/planning

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

LEXINGTON PLANNING BOARD

PERFORMANCE SECURED BY A BOND COMPANY

2, 3, 5 Effie Place Site Sensitive Development

FEBRUARY 12, 2025

Agreement made this date between the Town of Lexington and Alpha Echo 75 Outlook LLC, a Massachusetts limited liability company hereinafter referred to as “the applicant”, having a place of business at, 30 Whipple Road, Lexington, MA 02420 to provide surety to secure the construction of ways and installation of municipal services in the subdivision of land shown to serve 2, 3, and 5 Effie Place as shown on a plan entitled “75 Outlook Drive (Assessors Map 41 Lot 49A) a Site Sensitive Development Definitive Plan Set,” consisting of 12 sheets, dated November 15, 2021 and revised through May 23, 2022, prepared by Patriot Engineering for Alpha Echo 75 Outlook LLC recorded in Registry of Deeds as Plan 539 of 2022 recorded in Middlesex South Registry of Deeds and the Special Permit approval decision recorded in Book 80557, Page 483 on August 9, 2022 and the following showing creation of four lots:

The applicant and surety hereby bind and obligate themselves, their, or its executors, administrators, devisees, heirs, successors and assigns, jointly severally to the Town of Lexington, a Massachusetts municipal corporation, acting through its Planning Board, in the sum of **\$71,000.00 dollars** by Weston Surety Company Bond # 67334047, and have secure this obligation by depositing with the Treasurer of the Town of Lexington, a surety bond to secure the above sum of money, said surety bond to be used to insure the performance by the applicant of all covenant, conditions, agreements, improvements, terms and provisions contain in the following:

1. Application for Approval of a Site Sensitive Development Definitive Plan consisting of 12 sheets prepared by Patriot Engineering, last revised on May 23, 2022;
2. The subdivision control law and the Planning Board's *Subdivision Regulations* governing this subdivision and Special Permit for Site Sensitive Development;
3. Conditions included in the Decision of the Planning Board on a Special Permit Site Sensitive Residential Development, issued by the Planning Board, dated April 12, 2022 and recorded at the Registry of Deeds in Book 80557 in Page 483 on August 9, 2022;
4. Exhibit of remaining work cost estimate prepared by IC (Lexington Engineering Division), for 75 Outlook Site Plan and Alpha Echo Cost Estimate, dated January 9, 2025.

This agreement shall remain in full force in effect until the applicant has satisfactorily performed all obligations and improvements as on the approved plans, or has elected to provide another method of securing performance as provided by M.G.L., Chapter 41, Section 81U.

Upon completion by the applicant of all obligations, on or before January 1, 2027, or such later date as may be specified by vote of the Planning Board with a written concurrence of the applicant and the surety, the interest of the Town in such surety bond shall be released, the surety bond shall be returned to the surety, and this agreement shall become void. In the event the applicant should fail to complete any stage of construction of ways and installation of municipal services as specified in this agreement and within the time herein specified, any funds remaining undisbursed shall be made available in whole, or in part, by the surety company to the Planning Board for the benefit of the Town of Lexington to the extent of the reasonable cost to the Town of completing such construction or installation as specified in this agreement. Any unused portion of such funds will be released by the Planning Board and may be disbursed by the surety to the applicant upon completion of the work by the town.

The surety hereby agrees that none of the funds retained as security, as specified herein, shall be disbursed to the applicant without prior written release of said funds by the Planning Board.

Any amendments to this agreement and/or to the aforesaid security shall be agreed upon in writing by all parties to this agreement.

This agreement may be signed in counterpart copies, each of which, when executed by all parties hereto, shall be deemed to be an original for all purposes.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals as of February 12, 2025.

Printed Name and Signature of Applicant

Printed Name and Signature of Authorized Representative of the Surety/Bond Company

Signatures of a Majority of the Planning Board

Michael Schanbacher, Chair

Melanie Thompson, Clerk

Charles Hornig

Robert Creech, Vice Chair

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX COUNTY, ss

On this _____ day of _____, before me, the undersigned notary public, personally appeared Lexington Planning Board Members: _____

_____ who proved to me through satisfactory evidence of identification, which were _____, to be the persons whose names are signed on the proceeding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

Notary Public

My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX COUNTY, ss

On this _____ day of _____, before me, the undersigned notary public, personally appeared Lexington Planning Board Members: _____

_____ who proved to me through satisfactory evidence of identification, which were _____, to be the persons whose names are signed on the proceeding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

Notary Public

My Commission Expires:

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Public Hearing: To Reduce Multi-Family Dwelling Unit Capacity in the Village & Multi-Family Overlay Districts

PRESENTER:

Citizen Petition: Carol Sacerdote

ITEM NUMBER:

SUMMARY:

This article would limit or prohibit construction of multi-family housing in the current Village and Multi-Family Overlay districts by removing some areas from the districts and limiting the number of dwelling units permitted in the remaining areas to 15 dwelling units per acre.

The following areas are proposed to be removed from the Overlay Districts on the Zoning Map: Bedford Street/Worthen Road, Bedford Street/Reed Street, Bedford Street/Bike Path, Marrett Road/Waltham Street, and Marrett Road/Spring Street from the VO District; Lexington Center and Bedford Street North from the MFO District; and Hartwell Avenue/Westview Street, Maguire Road, and Hartwell Avenue/Wood Street from the VHO District.

The Village Overlay Districts proposed to remain are in East Lexington and Waltham Street/Concord Avenue, and at the locations where developments have been submitted to the Planning Board prior to January 1, 2025.

The areas to be removed, added, or maintained may change during the course of the public hearing and additional locations in the Overlay Districts may be considered.

The zoning amendment motion language and visuals with maps are attached.

More about the submitted development projects under the MBTA Communities zoning:

<http://www.lexingtonma.gov/MBTAZoning>

The petitioners will present the proposal, staff will give a report, the board members may ask questions, then the Chair will open the hearing up to public comments. At the end of the evening, staff will recommend the Board vote to continue the public hearing to a second night on February 26.

SUGGESTED MOTION:

At the end of the discussion, staff recommends the Board vote to continue the public hearing to the next meeting on Wednesday, February 26, 2025 at or after 6:00 pm on Zoom to consider comments heard at this evening's hearing.

Move to continue the public hearing for Special Town Meeting Article 2 & Annual Town Meeting Article 34 to Wednesday, February 26, 2025 at or after 6:00 pm on Zoom to allow the time for the applicant to consider any changes in response to this evening's hearing.

(Please submit any revisions by February 19)

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

2/12/2025

ATTACHMENTS:

Description	Type
☐ Proposed Amendment Motion Language (Text)	Exhibit
☐ Proposed Map Visuals	Exhibit

Town of Lexington
Motion
Special Town Meeting 2025-1

ARTICLE 2

**AMEND ZONING BYLAW AND MAP
MULTI-FAMILY HOUSING FOR MBTA
COMMUNITIES (Citizen Petition)**

MOTION

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

1) Amend the Zoning Map to delete the following areas shown on maps on file with the Town Clerk from the VO District:

a. Bedford Street/Worthen Road except for the following properties:

Map 64 Lot 161 located at 89 Bedford St.

Map 57 Lot 135 located at 3 Militia Dr.

Map 57 Lot 133A located at 4 Militia Dr.

Map 57 Lot 134 located at 5 Militia Dr.

b. Bedford Street/Reed Street except for the following properties:

Map 64 Lot 73A located at 185 Bedford St.

Map 64 Lot 72 located at 187 Bedford St.

c. Bedford Street/Bike Path except for the following property:

Map 71 Lot 33 located at 231 Bedford St.

d. Marrett Road/Waltham Street

e. Marrett Road/Spring Street

2) Amend the Zoning Map to delete the following areas shown on maps on file with the Town Clerk from the MFO District:

f. Lexington Center

g. Bedford Street North

3) Amend the Zoning Map to delete the following areas shown on maps on file with the Town Clerk from the VHO District:

i. Hartwell Avenue/Westview Street except for the following properties:

Map 84 Lot 81 located at 7 Hartwell Avenue

Map 84 Lot 80A located at 17 Hartwell Avenue

- j. Maguire Road
- k. Hartwell Avenue/Wood Street

4) Add a new subsection § 135-7.5.15 as follows:

“7.5.15 Number of dwelling units. The maximum number of dwelling units in any development under this section shall be fifteen (15) times the area of the development in acres, rounded to the nearest whole number, except that this provision shall not apply to the following properties:

- Map 13 Lot 375 located at 217 Massachusetts Ave.
- Map 13 Lot 374 located at 229 Massachusetts Ave.
- Map 13 Lot 373 located at 233 Massachusetts Ave.
- Map 13 Lot 372 located at 241 Massachusetts Ave.
- Map 64 Lot 161 located at 89 Bedford St.
- Map 57 Lot 135 located at 3 Militia Dr.
- Map 57 Lot 133A located at 4 Militia Dr.
- Map 57 Lot 134 located at 5 Militia Dr.
- Map 64 Lot 73A located at 185 Bedford St.
- Map 64 Lot 72 located at 187 Bedford St.
- Map 71 Lot 33 located at 231 Bedford St.
- Map 10 Lot 58A located at 5 Piper Rd.
- Map 10 Lot 59A located at 7 Piper Rd.
- Map 10 Lot 31A located at Concord Ave.
- Map 10 Lot 31B located at 331 Concord Ave.
- Map 10 Lot 31C located at Concord Ave.
- Map 9 Lot 11B located at Concord Ave.
- Map 84 Lot 80A located at 17 Hartwell Ave.
- Map 84 Lot 81 located at 7 Hartwell Ave.”

b) That the Town adopt the following resolution:

WHEREAS the Town of Lexington has been a leader in the implementation of the MBTA Communities Act, M.G.L. c. 40A, § 3A (the “MBTA Act”), and is committed to doing its part to alleviate the housing shortage in the greater Boston area; and

WHEREAS in 2023, the Executive Office of Housing and Livable Communities (EOHLC) specified a target capacity for Lexington’s required zoning under the MBTA Act of 1,231 multifamily dwelling units, representing 10% of the Town’s existing dwelling units, and set a deadline for compliance of December 31, 2024; and

WHEREAS Town Meeting voted at the 2023 Annual Town Meeting to adopt Article 34, which added to the Lexington Zoning Bylaw a new Section 7.5 creating twelve overlay districts in which multifamily housing can be built as of right, and establishing dimensional and other standards that allow development densities significantly higher than required by the MBTA Act; and

WHEREAS EOHLC subsequently determined that the capacity created by Section 7.5, calculated in accordance with a model which all MBTA communities are required to follow, is 12,546 dwelling units, ten times the minimum requirement and a number which, if fully built out, would double the number of dwelling units in Lexington; and

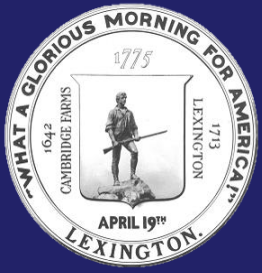
WHEREAS the rate at which new developments have been proposed and the number of dwelling units proposed for inclusion in such developments have substantially exceeded the rate and number originally projected at the time that Section 7.5 was adopted; and

WHEREAS responsible planning for Lexington's future growth requires careful consideration of the consequences of an increase of greater than 10% in housing units within the next three to five years and continuing thereafter; and

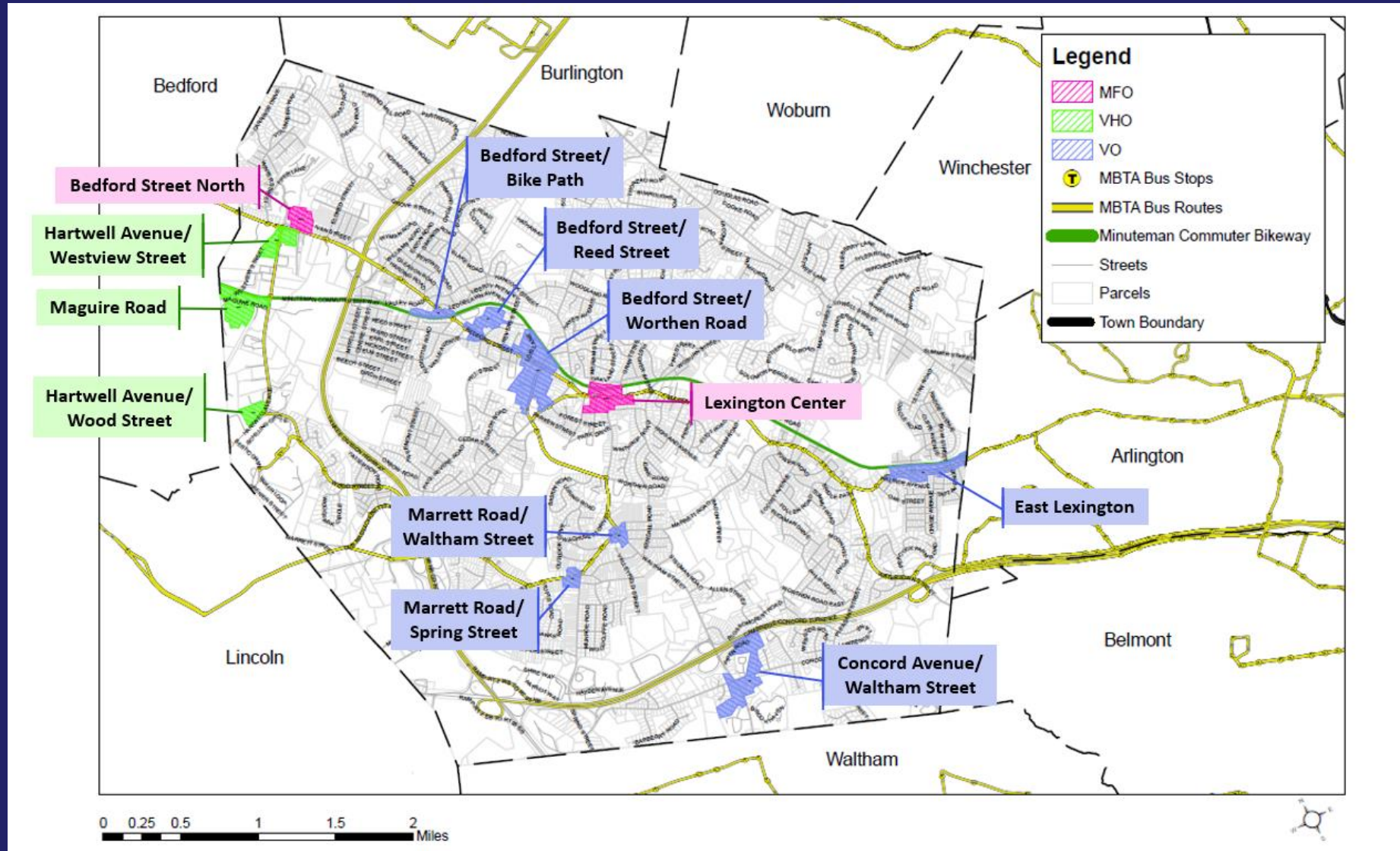
WHEREAS it would be prudent for the Town to limit the capacity for the creation of as-of-right multifamily housing under Section 7.5 at a level closer to the MBTA Act's requirement of 1,231 units for a sufficient time to permit the Town to evaluate the impacts of developments already approved, in the permitting pipeline, or that may be proposed in the future under Section 7.5.

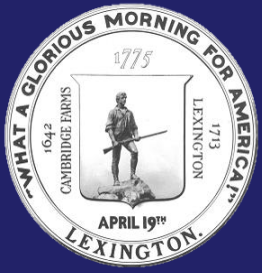
NOW, THEREFORE, BE IT RESOLVED, that Town Meeting requests the Select Board to create a broadly representative process, engaging the whole community, to evaluate and study the financial and other impacts of Section 7.5 on Town services, infrastructure, residents, and businesses; and

BE IT FURTHER RESOLVED, that Town Meeting requests the Planning Board, in conjunction with the Select Board, to consider appropriate means to manage prudent and responsible growth in housing going forward, informed by the process described above, including, but not limited to, a reexamination of the appropriate number and size of overlay districts, setbacks, height limits, density limits, and parking requirements under Section 7.5.



Existing Village & Multi-Family Overlay Districts with area names

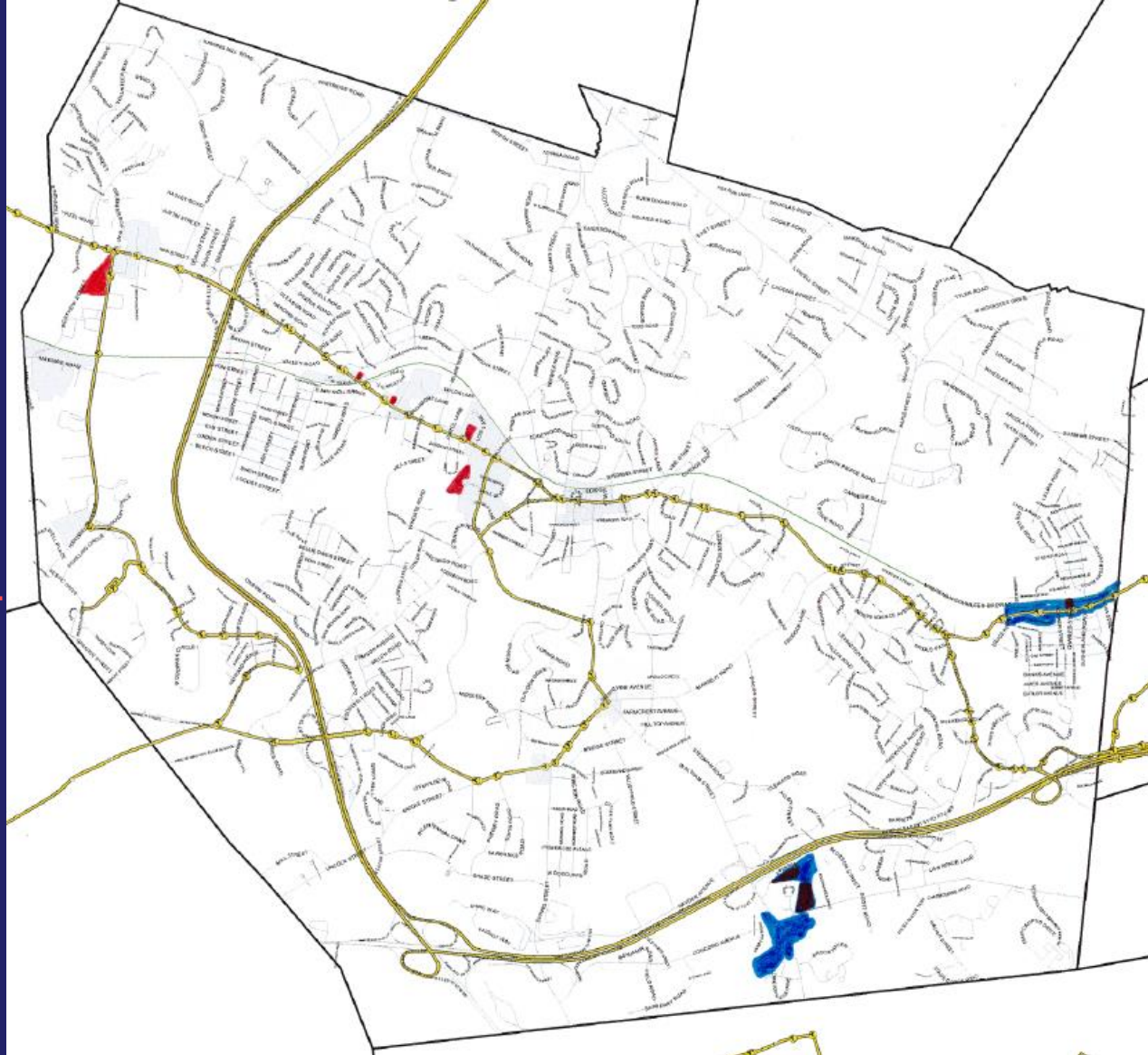




Proposed Map Changes to Village & Multi-Family Overlay Districts

Maintains existing 2023 zoning at:

- 5-7 Piper Rd.
- 89-93 Bedford St.
- 231 Bedford St.
- 331 Concord Ave.
- 17 Hartwell Ave.
- 217-241 Massachusetts Ave.
- 185, 187-189 Bedford St.
- 7 Hartwell Ave.
- 3-4-5 Militia Dr.

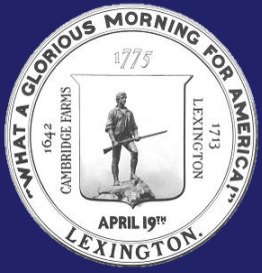


PROPOSES TO KEEP:

- Concord Ave./Waltham St.
- East Lexington

DELETE:

- Bedford St./Worthen Rd.
- Bedford St./Reed St.
- Bedford St./Bike Path
- Marrett Rd./Waltham St.
- Marrett Rd./Spring St.
- Lexington Center
- Bedford St. North
- Hartwell Ave. / Westview St.
- Maguire Rd.
- Hartwell Ave./Wood St.

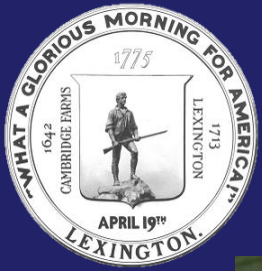


Concord St. / Waltham St. - VO



Proposed to remain with density limit 15 times area of the development in acres

39 acres

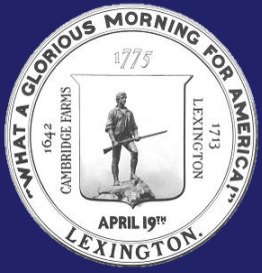


Concord St. / Waltham St. - VO



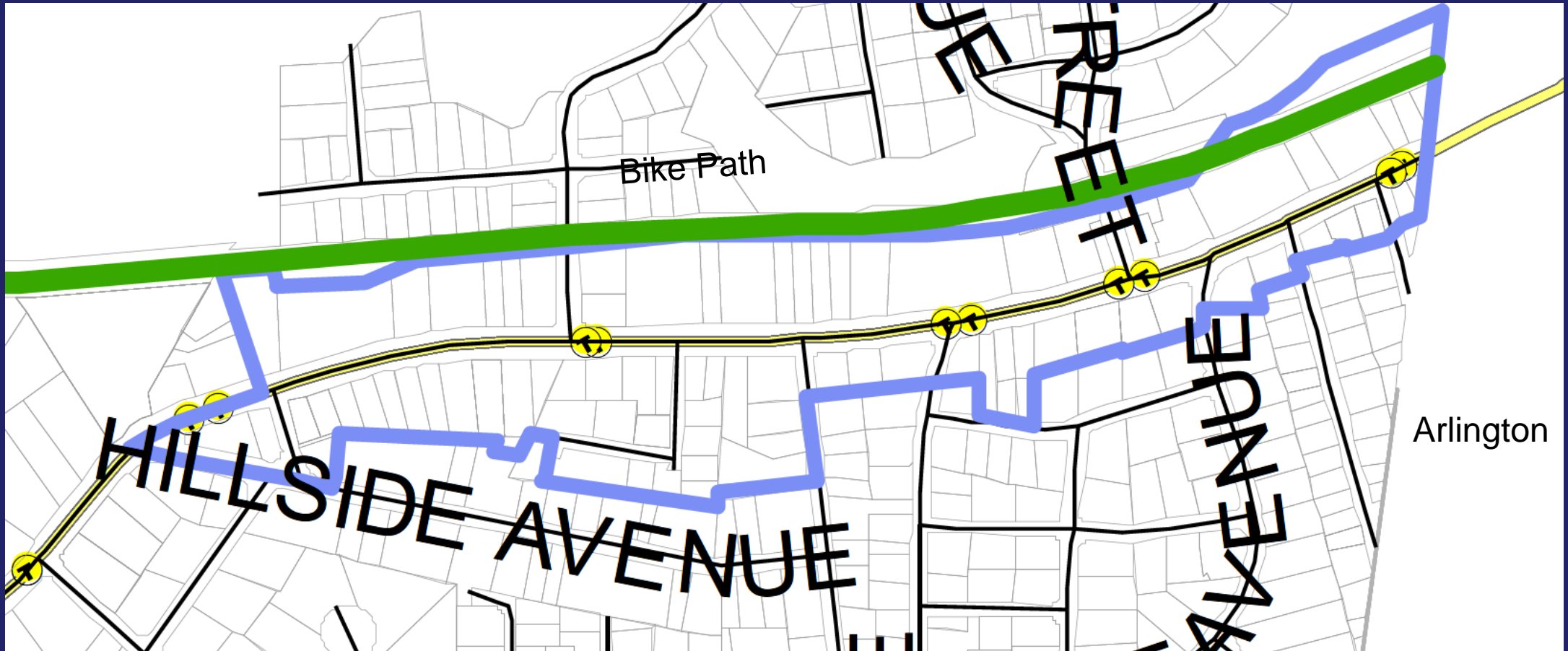
Proposed to remain
with density limit 15
times area of the
development in
acres

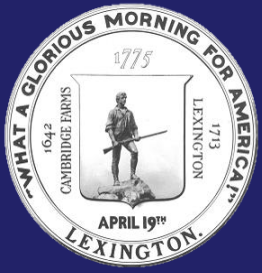
39 acres



East Lexington – VO (Village Overlay)

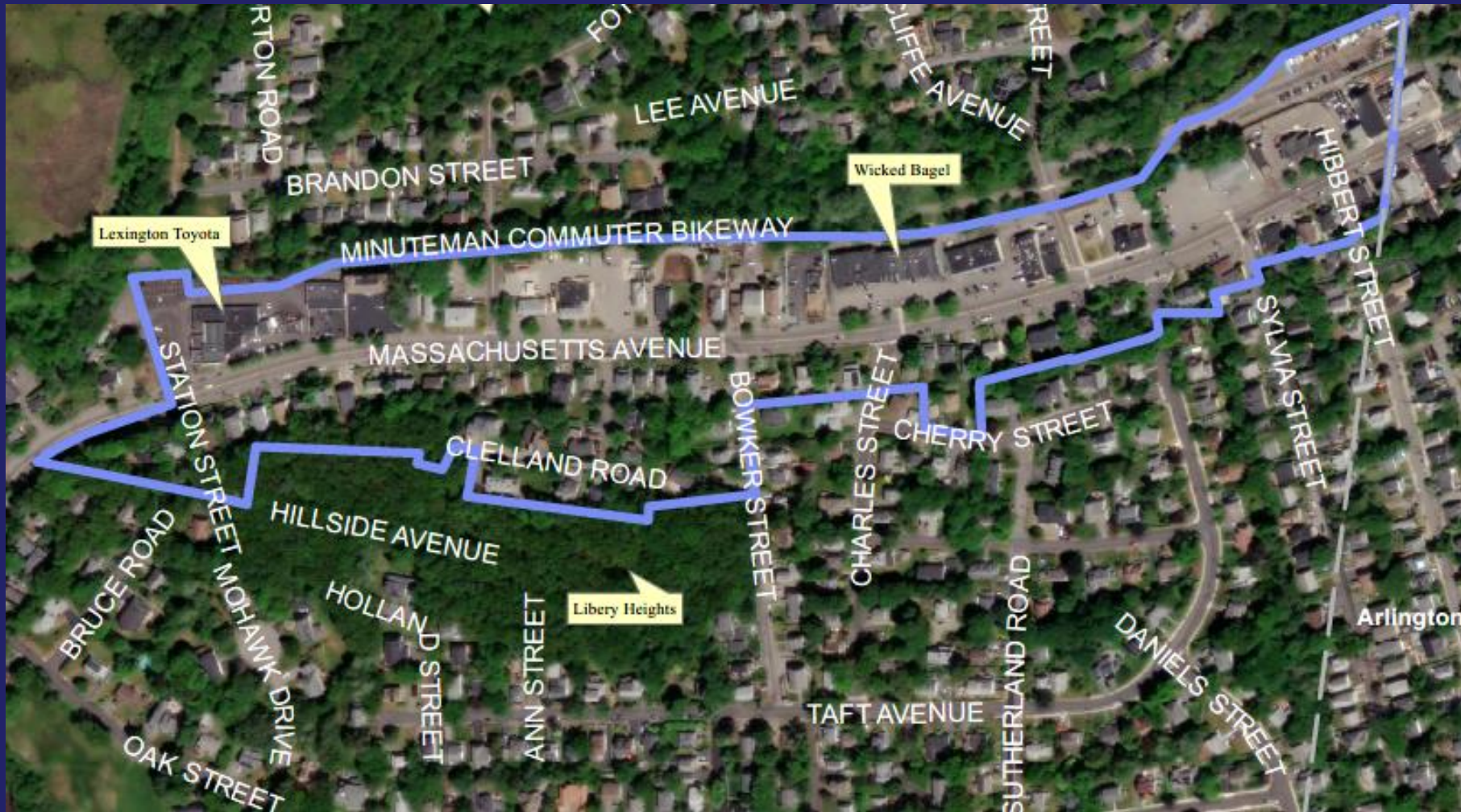
Proposed to remain with 15 units / acre limit
24.9 acres

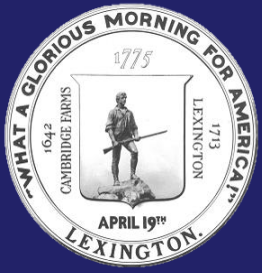




East Lexington – VO proosed removal

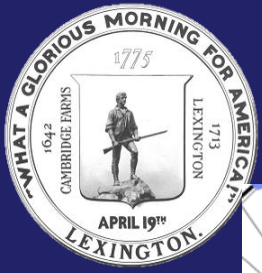
Proposed to be remain with 15 units / acre
limit 24.9 acres



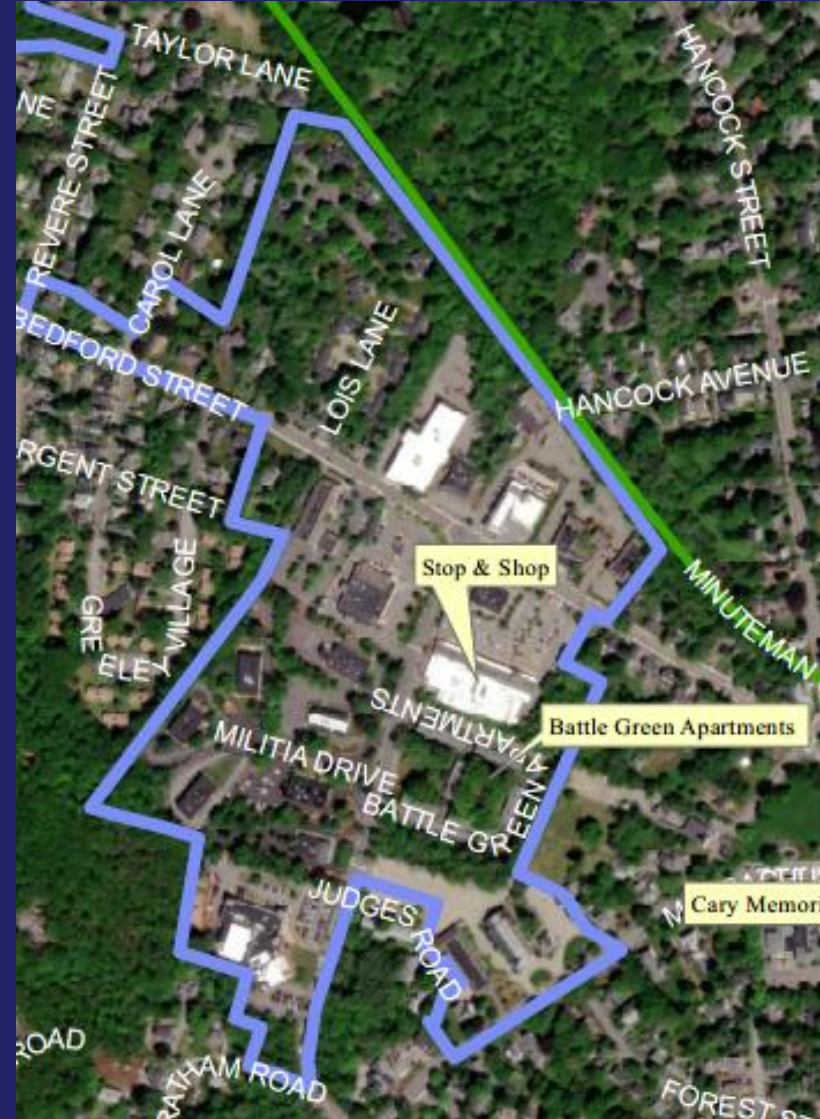
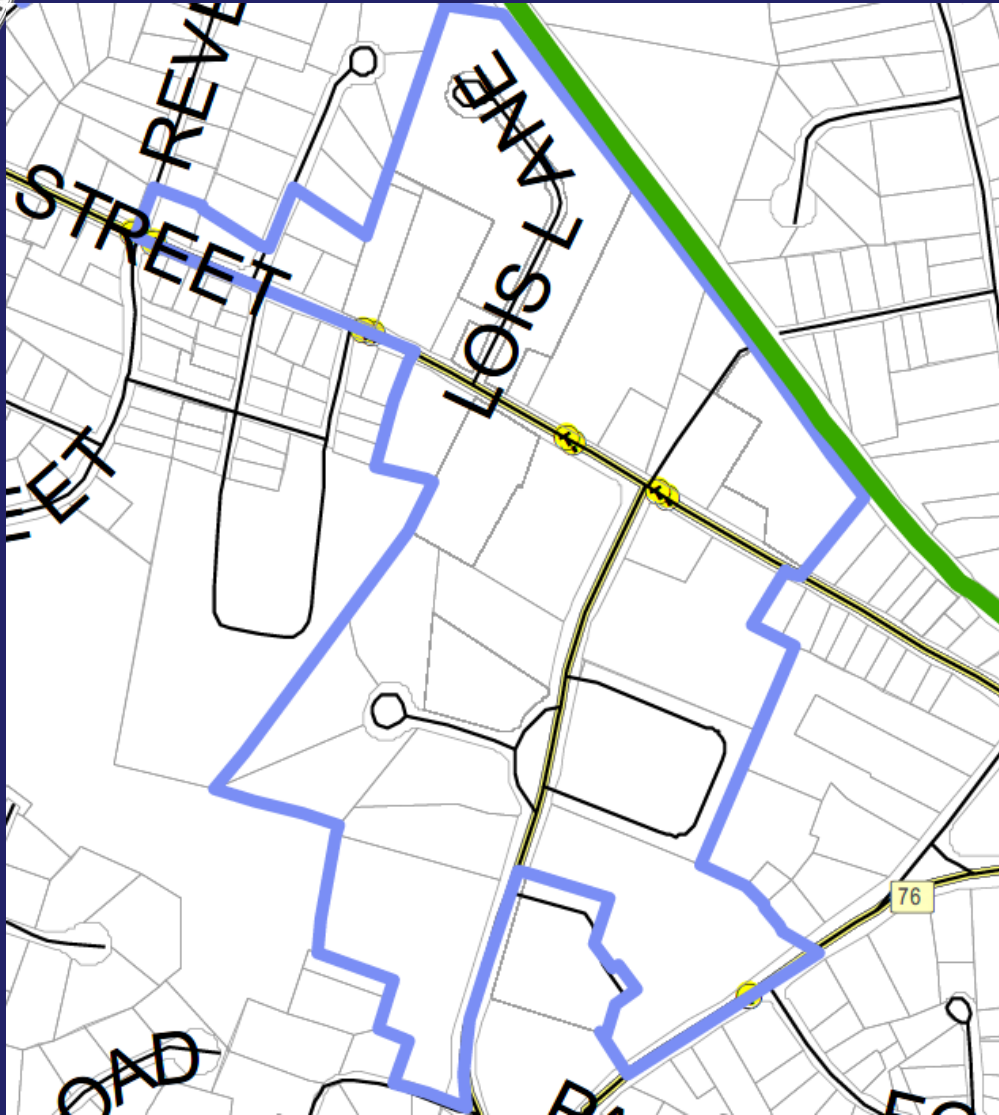


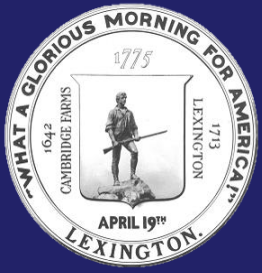
Total Acres Proposed:

Village & Multi-Family Overlay	Acreage
Concord Ave. / Waltham St.	39
East Lexington	24.9
Scattered (7 & 17 Hartwell, 231 Bedford, 185-189 Bedford, 89 Bedford, 217-241 Massachusetts, 3-5 Militia Dr., 331 Concord Ave., 5-7 Piper Rd.)	13.82
TOTAL:	77.72



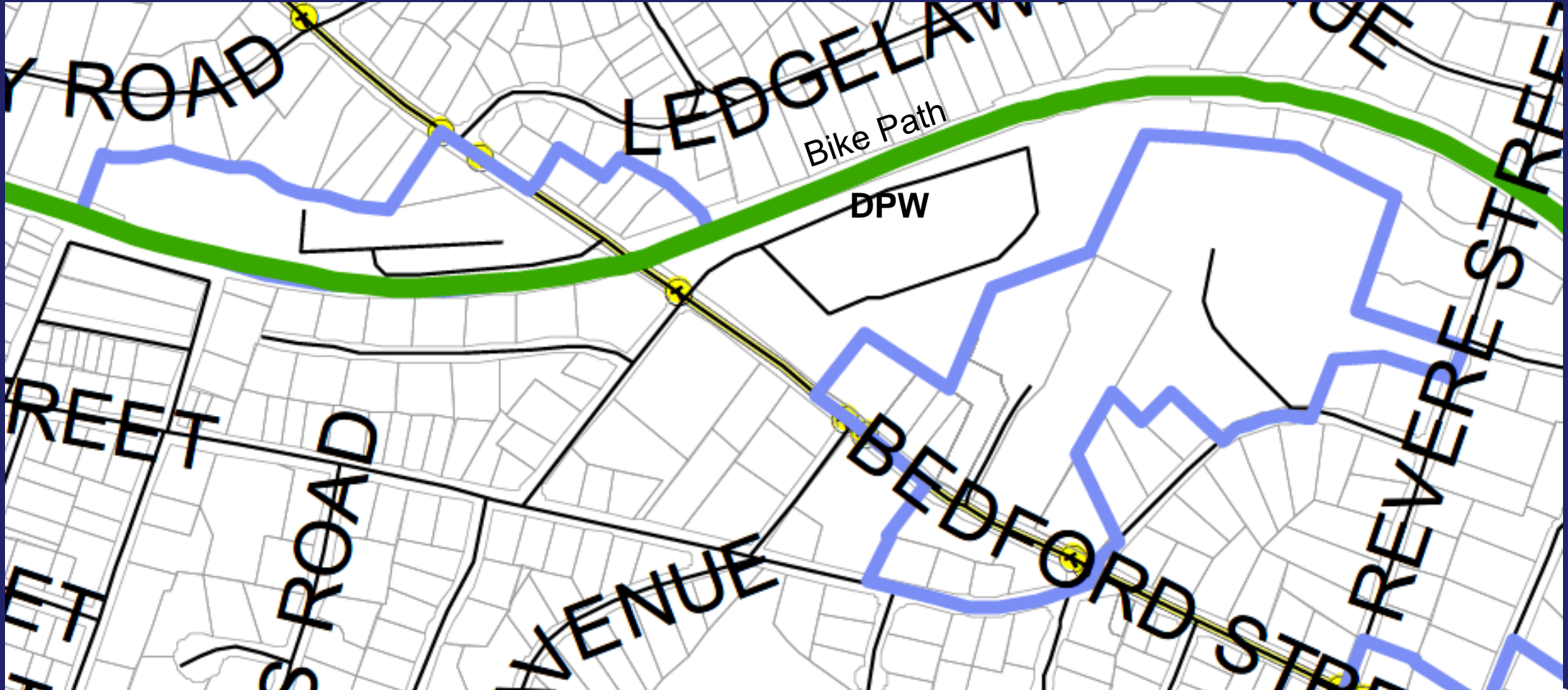
Bedford St./Worthen Rd. – VO to be Removed

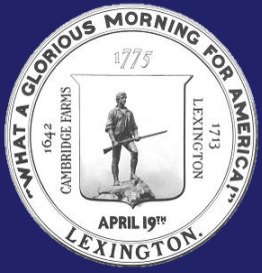




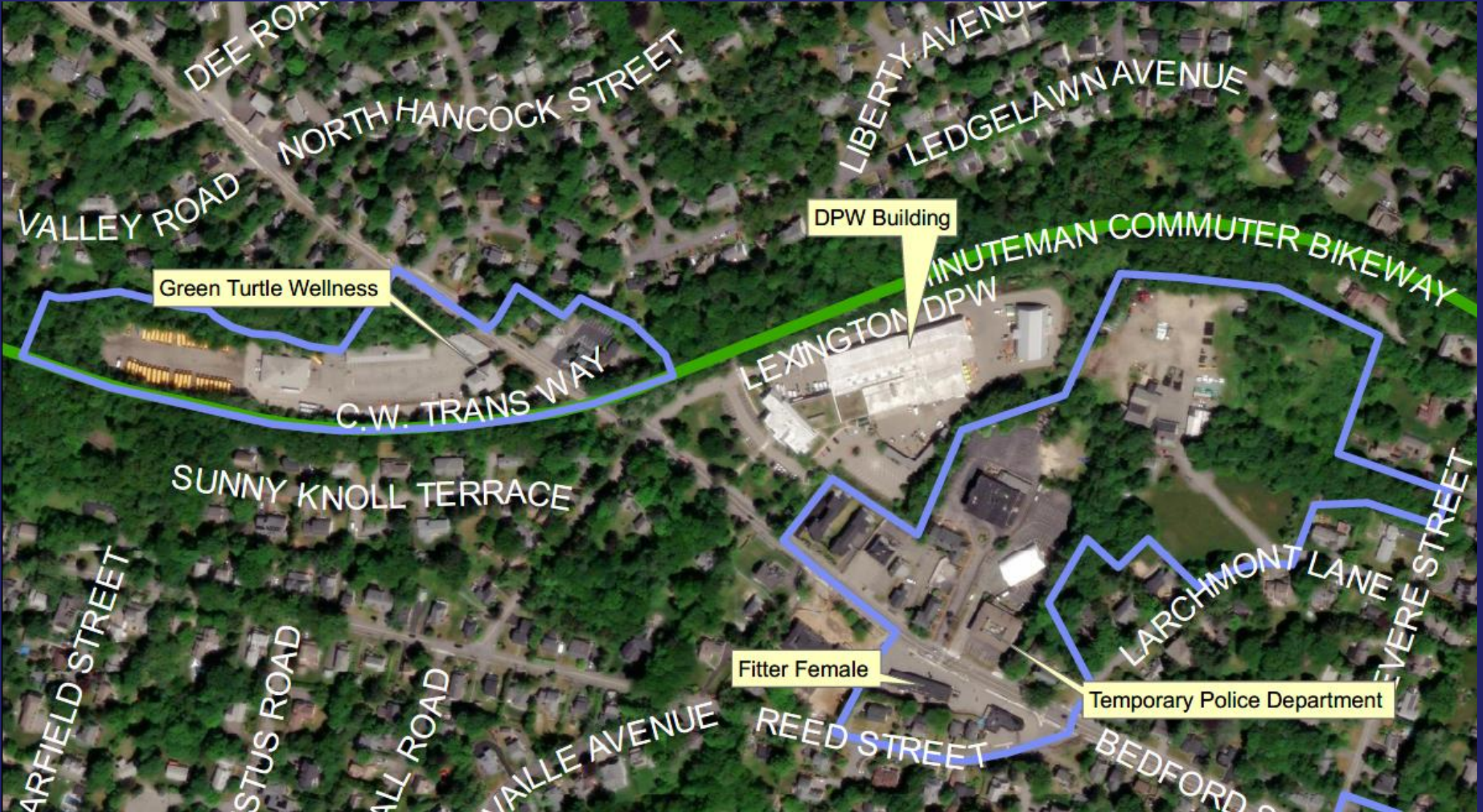
Bedford St./Reed St. & Bike Path – VO

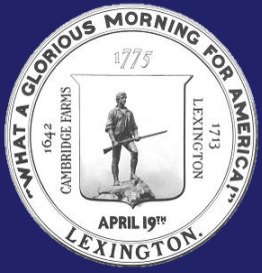
Proposed to be Removed



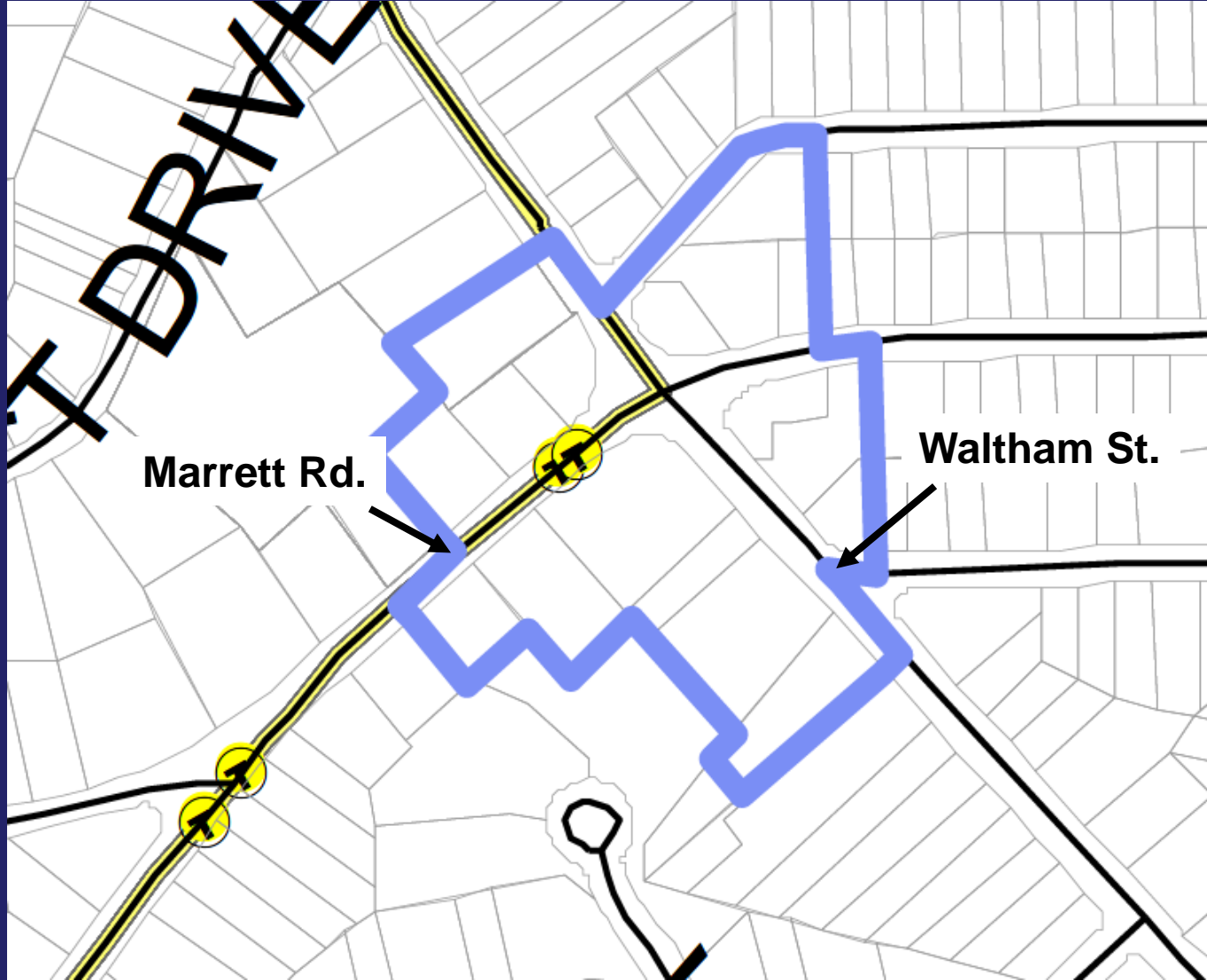


Bedford St./Reed St. & Bike Path – VO

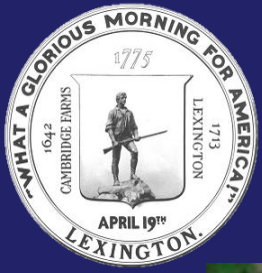




Marrett Rd. / Waltham St. - VO



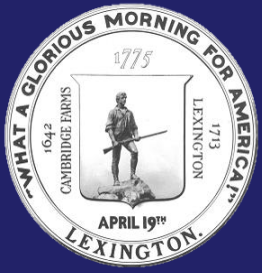
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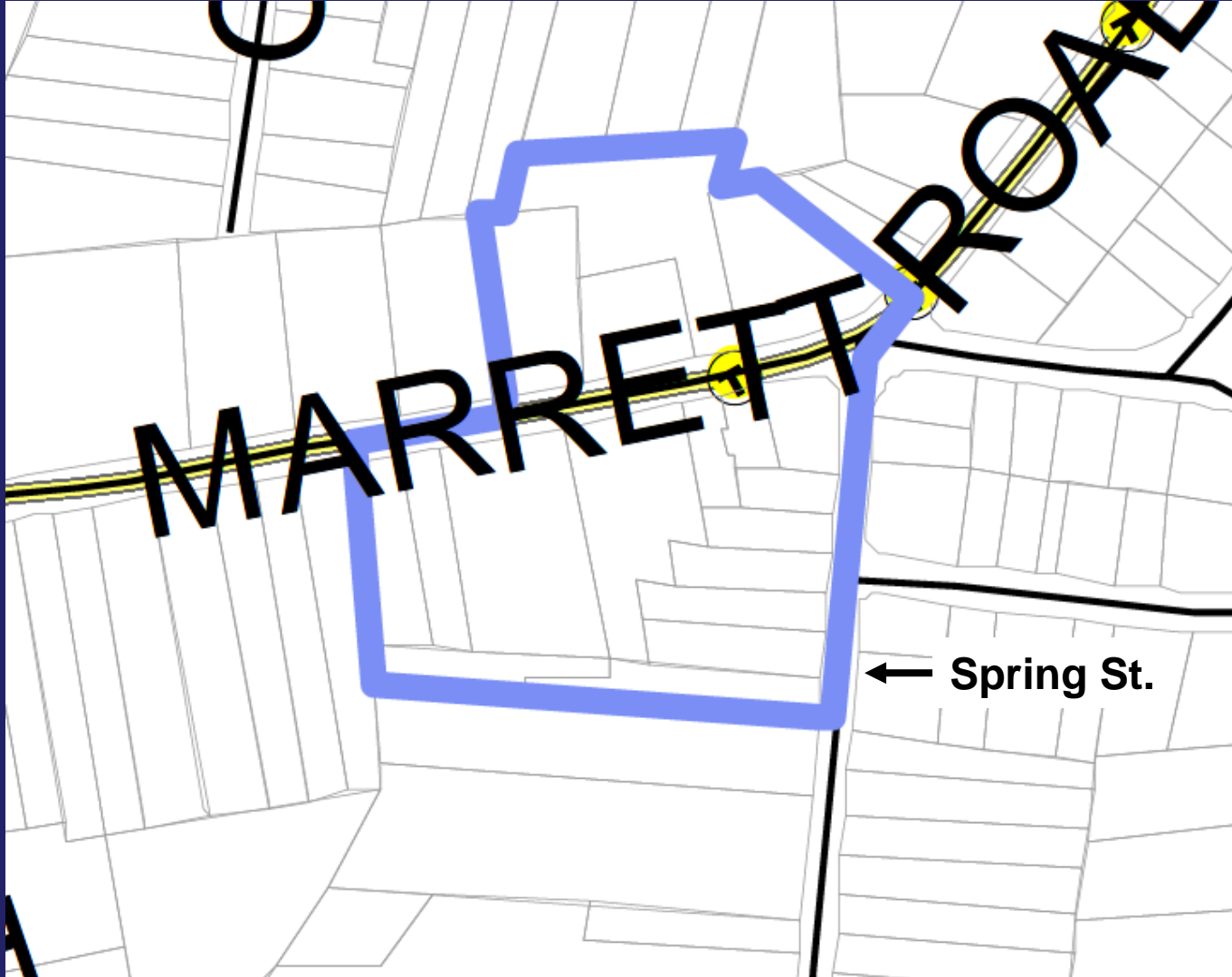
Marrett Rd. / Waltham St. - VO



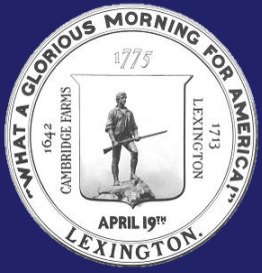
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Marrett Rd. / Spring St. - VO



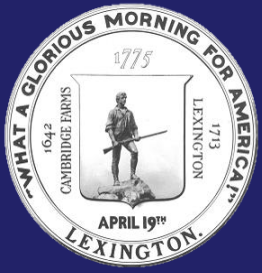
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Marrett Rd. / Spring St. - VO

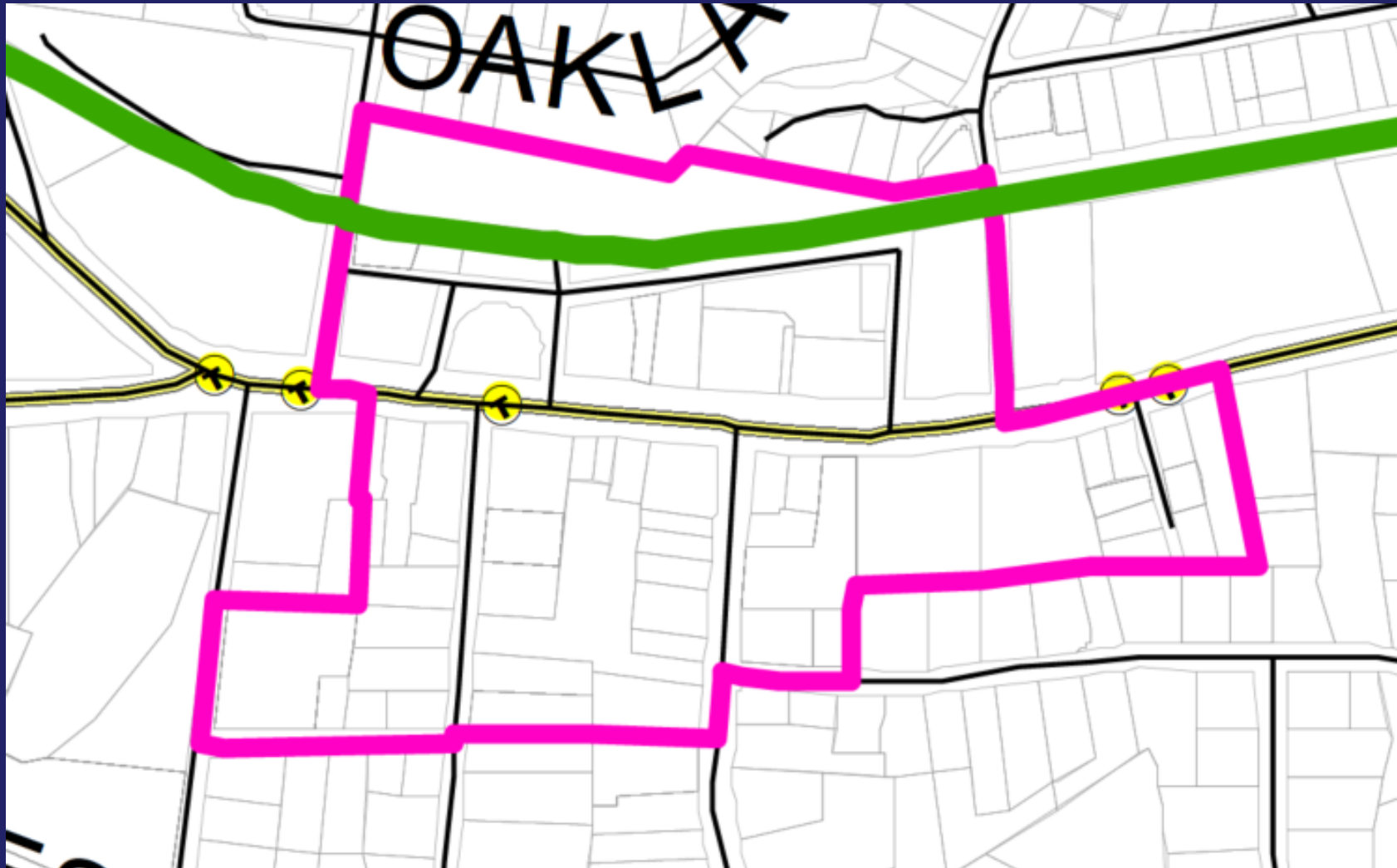


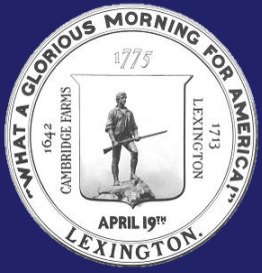
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Lexington Center – MFO

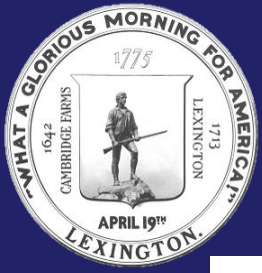
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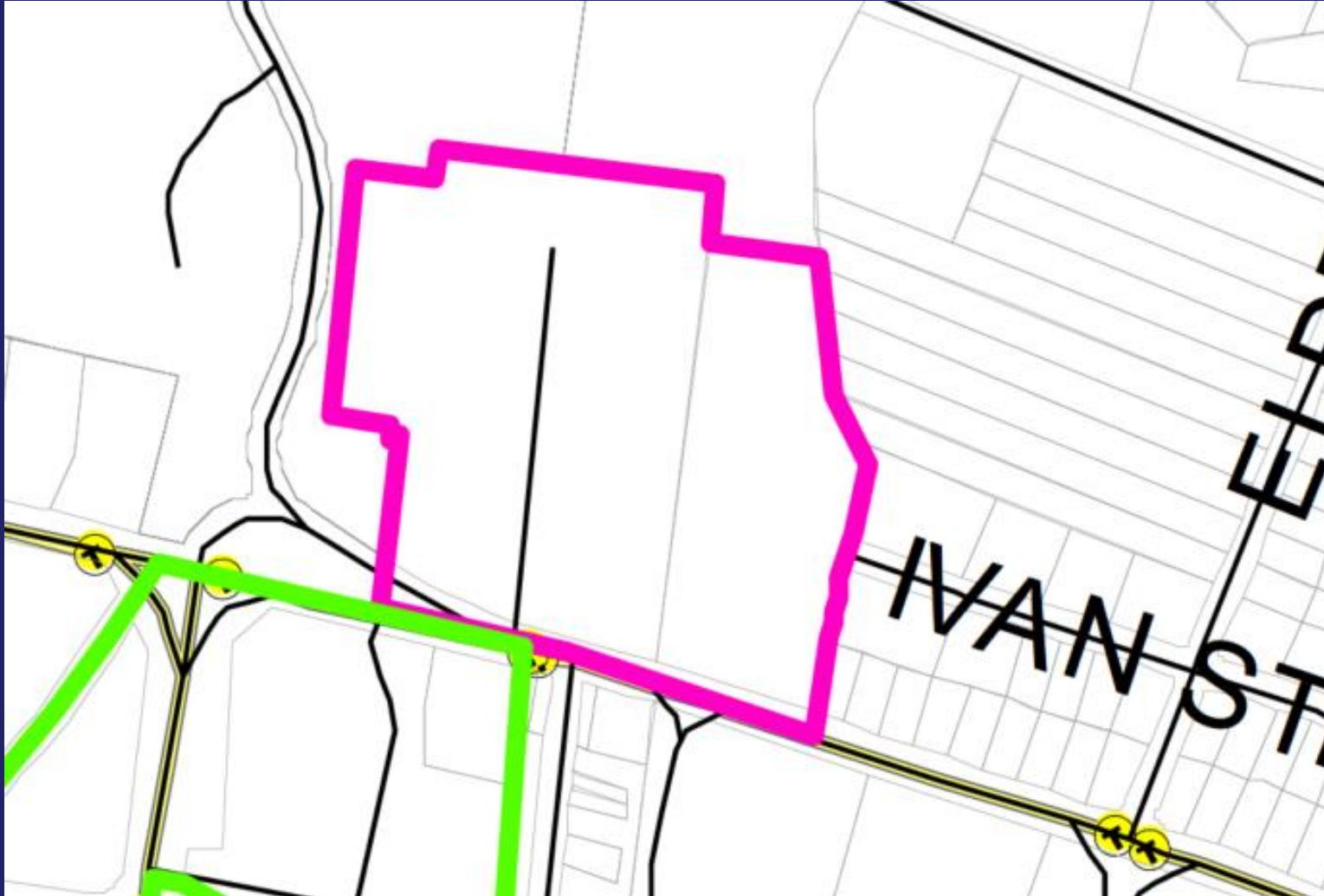


Lexington Center - MFO

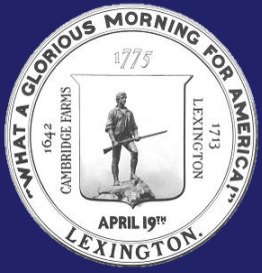




Bedford Street North - MFO



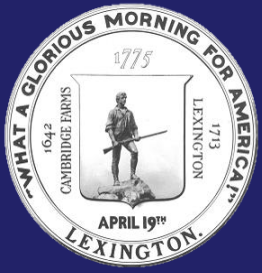
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Bedford Street North - MFO



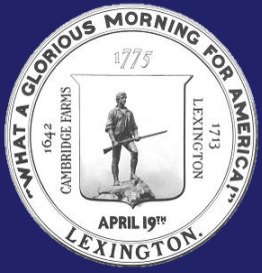
Proposed to be removed



Maguire Rd. – VHO

Proposed to be Removed

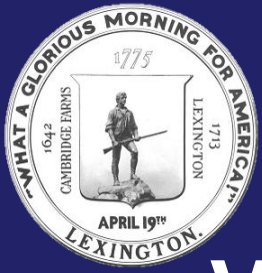




Hartwell Ave./Wood St. - VHO

Proposed to be Removed





Hartwell Ave./Westview St. – VHO Village High-Rise Overlay Proposed to be deleted



AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Public Hearing: Article 33: Amend Zoning Bylaw Accessory Uses

PRESENTER:

Staff and Board

ITEM NUMBER:

SUMMARY:

The Board will hold a hearing on article 33.

1. Amend §135-3.2.1 as follows:

3.2.1 General. Any use or structure not listed as an accessory use in Table 1 is permitted as an accessory use provided it is a use or structure that is customary and incidental to a principal use or structure permitted by Table 1 and conforms to all other provisions of this bylaw, ~~and complies with all other Town bylaws or General Laws.~~

SUGGESTED MOTION:

At the end of the discussion, the Board may vote to continue the public hearing to February 26 or close the public hearing and vote to make a recommendation to Town Meeting.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

2/12/2025

ATTACHMENTS:

Description	Type
☐ Article 33 Motion	Exhibit

Town of Lexington
Motion
2025 Annual Town Meeting

ARTICLE 33

AMEND ZONING BYLAW – ACCESSORY USES

MOTION:

That the Zoning Bylaw, Chapter 135 of the Code of the Town of Lexington, be amended as follows, where struck through text is to be removed and underlined text is to be added:

1. Amend §135-3.2.1 as follows:

3.2.1 General. Any use or structure not listed as an accessory use in Table 1 is permitted as an accessory use provided it is a use or structure that is customary and incidental to a principal use or structure permitted by Table 1 and conforms to all other provisions of this bylaw, ~~and complies with all other Town bylaws or General Laws.~~

(1/7/2025)

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Public Hearing: Article 30:Inclusionary Housing for Special Residential Developments

PRESENTER:

Staff and Board

ITEM NUMBER:

SUMMARY:

To see if the Town will vote to amend Section 6.9.8 of the Zoning Bylaw to modify how the inclusionary housing requirements are calculated.

This article would amend the Zoning Bylaw pertaining to how the amount of required inclusionary housing would be calculated using a special residential development's total proposed gross floor area rather than using the maximum buildout gross floor area as shown on the proof plan.

Amend § 135-6.9.8 as follows:

1. Inclusionary Dwelling Units.

a. At least 15% of the total gross floor area of all dwelling units other than inclusionary dwelling units ~~sum of (1) the total area of all lots in the proof plan multiplied by 0.16 and (2) 4,550 square feet multiplied by the number of lots shown on the proof plan~~ shall be incorporated into inclusionary dwelling units, as defined by regulations promulgated by the Planning Board pursuant to § 6.9.8.5 (the "inclusionary GFA"). At least two-thirds of the inclusionary GFA shall be incorporated into dwelling units eligible for inclusion on the Town's Subsidized Housing Inventory as determined by the ~~Massachusetts Department of Housing and Community Development~~ EOHLC and shall remain affordable in perpetuity.

6. A special residential development with six or fewer market-rate dwelling units shall be permitted to meet the requirements of this section by making a payment to the Town's Affordable Housing Trust in an amount equal to the estimated construction cost of 15% of the total gross floor area of all dwelling units other than inclusionary dwelling units ~~GFA permitted under the proof plan submitted pursuant to § 6.9.4~~, as determined in accordance with regulations to be promulgated by the Planning Board.

SUGGESTED MOTION:

At the end of the discussion, the Planning Board may vote to continue the hearing to February 26, 2025 at 6:00 pm on Zoom or vote to close the public hearing and make a recommendation to Town Meeting.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

2/12/2025

ATTACHMENTS:

Description	Type
☐ Article 30 Motion	Cover Memo

Town of Lexington
Motion
2025 Annual Town Meeting

**ARTICLE 30 AMEND ZONING BYLAW – INCLUSIONARY HOUSING FOR
SPECIAL RESIDENTIAL DEVELOPMENTS**

MOTION:

That the Zoning Bylaw, Chapter 135 of the Code of the Town of Lexington, be amended as follows, where ~~struck through~~ text is to be removed and underlined text is to be added:

1. Amend § 135-6.9.8 as follows:

1. Inclusionary Dwelling Units.

a. At least 15% of the total gross floor area of all dwelling units other than inclusionary dwelling units ~~sum of (1) the total area of all lots in the proof plan multiplied by 0.16 and (2) 4,550 square feet multiplied by the number of lots shown on the proof plan~~ shall be incorporated into inclusionary dwelling units, as defined by regulations promulgated by the Planning Board pursuant to § 6.9.8.5 (the "inclusionary GFA"). At least two-thirds of the inclusionary GFA shall be incorporated into dwelling units eligible for inclusion on the Town's Subsidized Housing Inventory as determined by the Massachusetts Department of Housing and Community Development EOHLIC and shall remain affordable in perpetuity.

6. A special residential development with six or fewer market-rate dwelling units shall be permitted to meet the requirements of this section by making a payment to the Town's Affordable Housing Trust in an amount equal to the estimated construction cost of 15% of the total gross floor area of all dwelling units other than inclusionary dwelling units ~~GFA permitted under the proof plan submitted pursuant to § 6.9.4~~, as determined in accordance with regulations to be promulgated by the Planning Board.

(1/3/2025)

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Public Hearing: Article 29 Amend Zoning Bylaw for Bicycle Parking

PRESENTER:

Staff & Board Discussion

ITEM NUMBER:

SUMMARY:

Article 29 relative to amending the bicycle parking requirements. Staff recommends this article be referred back to the Planning Board to allow more time to consider changes and to work with the Bicycle Advisory Committee.

SUGGESTED MOTION:

At the end of the discussion, the Board may close the public hearing and make a recommendation to Town Meeting to refer Article 29 back to the Planning Board.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

2/12/2025

ATTACHMENTS:

Description	Type
□ Article 29 Bicycle Parking	Exhibit

Town of Lexington
Motion
2025 Annual Town Meeting

ARTICLE 29 AMEND ZONING BYLAW – BICYCLE PARKING

MOTION:

That the Zoning Bylaw, Chapter 135 of the Code of Town of Lexington, be amended as follows:

1. Replace §135-5.1.8 with the following:

5.1.8 Bicycle Parking Facilities.

1. Long-term bicycle parking for employees and residents.
 - a. Where §5.1.4 requires 9 or more motor vehicle parking spaces on a lot for office, manufacturing, research or laboratory uses, at least 1 long-term bicycle parking space shall be provided. One additional long-term bicycle parking space shall be provided for each additional 30 required motor vehicle parking spaces.
 - b. For multi-family housing, at least 1.5 long-term bicycle parking spaces per dwelling unit shall be provided.
 - c. Long-term bicycle parking shall be protected from the elements and in a secure location.
2. Short-term bicycle parking for customers and visitors.
 - a. Where §5.1.4 requires 9 or more motor vehicle parking spaces on a lot for office, manufacturing, research or laboratory uses, at least 1 short-term bicycle parking space shall be provided. One additional short-term bicycle parking space shall be provided for each additional 30 required motor vehicle parking spaces.
 - b. Where §5.1.4 requires 9 or more motor vehicle parking spaces on a lot for other nonresidential uses, at least 2 short-term bicycle parking spaces shall be provided.
 - c. For multi-family housing, at least 0.1 short-term bicycle parking spaces per dwelling unit shall be provided.
 - d. Short-term bicycle parking spaces shall be visible and convenient to a building entrance, be visible (where possible) from a public way, and be at least two feet from any wall or other obstruction.
3. Design.
 - a. Bicycle parking shall not cause obstruction of pedestrian or motor vehicle traffic.
 - b. Bicycle parking shall be situated in such a way that normal snow removal activities and snow storage do not impact the bicycle parking facility.
 - c. Each bicycle parking space shall be sufficient to accommodate a bicycle six feet in length and two feet in width.
 - d. Bicycle parking spaces shall include apparatus to which the frame and wheel of a parked bicycle may be attached; installed in a visible location to deter vandalism and theft; and permanently mounted to the ground or to a building or other immovable structure. Inverted-U-frame or other racks that support the bicycle at two or more points above the center of gravity are required.
 - e. Where there are multiple rows of bicycle parking there shall be a pedestrian aisle with clearance of a minimum of five feet between bicycle racks.
4. Site Plan Review. For projects requiring site plan review, the Planning Board may waive any provisions of this §5.1.8.

Town of Lexington
Motion
2025 Annual Town Meeting

(1/15/2025)

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Public Hearing: Article 32: Amend Zoning Bylaw for Technical Corrections

PRESENTER:

Staff & Board

ITEM NUMBER:

SUMMARY:

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

1. Delete §135-9.4.1.1.a.
2. Amend §135-5.5.8 by deleting “or a special permit with site plan review”
3. Amend §135-5.5.9 by deleting “or special permit with site plan review”

SUGGESTED MOTION:

At the end of the discussion, the Board may vote to close the public hearing and make a recommendation to Town Meeting or continue the hearing to February 26 at 6:00 pm on Zoom.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

2/12/2025

ATTACHMENTS:

Description	Type
☐ Article 29 Motion	Exhibit

Town of Lexington
Motion
2025 Annual Town Meeting

ARTICLE 29 AMEND ZONING BYLAW AND MAP – TECHNICAL CORRECTIONS

MOTION:

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

1. Delete §135-9.4.1.1.a.
2. Amend §135-5.5.8 by deleting “or a special permit with site plan review”
3. Amend §135-5.5.9 by deleting “or special permit with site plan review”

(1/14/2025)

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Board Member & Staff Updates

PRESENTER:

**ITEM
NUMBER:**

SUMMARY:

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

2/12/2025

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Review of Draft Meeting Minutes: 1/30/25

PRESENTER:

**ITEM
NUMBER:**

SUMMARY:

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

2/12/2025

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Upcoming Meetings: Wednesdays: 2/26, 3/5, 3/12, Thursdays: 3/27, 4/10

PRESENTER:

**ITEM
NUMBER:**

SUMMARY:

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

2/12/2025

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Zoom Details & Adjourn – Estimate is 10:30 pm.

PRESENTER:

ITEM NUMBER:

SUMMARY:

Topic: Planning Board Meeting

Time: Feb 12, 2025 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://lexingtonma.zoom.us/j/87435516989?pwd=9YfR7pX8DipOASzCtOJvV9BfBOOSk9.1>

Meeting ID: 874 3551 6989

Passcode: 984215

One tap mobile

+13052241968,,87435516989#,,,,*984215# US

+13092053325,,87435516989#,,,,*984215# US

Dial by your location

• +1 305 224 1968 US

• +1 309 205 3325 US

• +1 312 626 6799 US (Chicago)

• +1 646 876 9923 US (New York)

• +1 646 931 3860 US

• +1 301 715 8592 US (Washington DC)

• +1 564 217 2000 US

• +1 669 444 9171 US

• +1 669 900 6833 US (San Jose)

• +1 689 278 1000 US

• +1 719 359 4580 US

• +1 253 205 0468 US

• +1 253 215 8782 US (Tacoma)

• +1 346 248 7799 US (Houston)

• +1 360 209 5623 US

• +1 386 347 5053 US

• +1 408 638 0968 US (San Jose)

• +1 507 473 4847 US

Meeting ID: 874 3551 6989

Passcode: 984215

Find your local number: <https://lexingtonma.zoom.us/j/kdhtsk5ciS>

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

2/12/2025