

SELECT BOARD MEETING

Monday, March 24, 2025

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

AGENDA

CONSENT AGENDA

1. Approve: Town Manager Committee Reappointments
 - Conservation Commission:
 - Alexandra Dohan
 - Historical Commission:
 - Marilyn Fenollosa
 - Wendall Kalsow
2. Approve: Select Board Committee Reappointment
 - Board of Registrar - Judith Moore

ITEMS FOR INDIVIDUAL CONSIDERATION

1. Approve: Select Board Committee Appointments 6:05pm
 - Ad Hoc Crematory Study Committee II:
 - 5 Community Representative Members
 - Archan Basu
 - Michael Harris
 - Jyoti Puri
 - Joseph Su
 - Judith Zola
 - 1 Lexington Area Interfaith Community Member
 - Rabbi David Lerner
 - 1 Board of Health Member
 - Jillian Tung
2. Presentation of Residential Development Impact Study Report 6:10pm
3. Review Select Board Report to Annual Town Meeting 2025 6:40pm
4. 2025 Annual Town Meeting - Select Board Article Presenters, Discussion and Positions 6:50pm

ADJOURN

1. Anticipated Adjournment 7:00pm

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://lexingtonma.zoom.us/j/82013535294?pwd=mGvKYC9PHOT8ByUHHa0a18jNRhRXpf.1>

iPhone one-tap: +13017158592,,82013535294#,,, *848540#

Phone +1 646 876 9923

Meeting ID: 820 1353 5294

Passcode: 848540

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 on Wednesday, March 26, 2025 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:

Approve: Town Manager Committee Reappointments

PRESENTER:

Steve Bartha, Town Manager

ITEM NUMBER:

C.1

SUMMARY:

Category: Decision-Making

The Town Manager is requesting that the Select Board approve the reappointments of Alexandra Dohan to the Conservation Commission as well as Marilyn Fenollosa and Wendall Kalsow to the Historic Commission.

State Conflict of Interest Law online training is up-to-date for Alexandra Dohan, Marilyn Fenollosa and Wendall Kalsow.

SUGGESTED MOTION:

To confirm the Town Manager's reappointments of Alexandra Dohan to the Conservation Commission as well as Marilyn Fenollosa and Wendall Kalsow to the Historical Commission. All with terms set to expire March 31, 2028.

Move to approve the consent.

FOLLOW-UP:

Town Manager's Office

DATE AND APPROXIMATE TIME ON AGENDA:

3/24/2025

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Approve: Select Board Committee Reappointment

PRESENTER:

Doug Lucente, Chair

ITEM NUMBER:

C.2

SUMMARY:

Category: Decision-Making

-

Reappointment:

Board of Registrars

The Select Board is being asked to reappoint Judith Moore to the Board of Registrars for a three-year term set to expire on March 31, 2028.

The membership on the Board of Registrars currently consists of one Republican, two Democrats and the Town Clerk. No nominations were submitted by the Democratic Town Committee. The Lexington Republican Town Committee has nominated Judith Moore for reappointment as a Republican representative. Her State Conflict of Interest Law Online Training is complete and up to date.

SUGGESTED MOTION:

to reappoint Judith Moore to the board of Registrars for a three-year term set to expire March 31, 2028.

Move to approve the consent

FOLLOW-UP:

Select Board Office

DATE AND APPROXIMATE TIME ON AGENDA:

3/24/2025

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Approve: Select Board Committee Appointments

PRESENTER:

Doug Lucente, Chair

ITEM NUMBER:

I.1

SUMMARY:

Appointments

Ad Hoc Crematory Study Committee II

Appoint the following as the members of the Ad Hoc Crematory Study Committee II:

- Archan Basu, Michael Harris, Jyoti Puri, Joseph Su, Judith Zola (Community Representative Members)
- Rabbi David Lerner (Lexington Area Interfaith Community Member)
- Jillian Tung (Board of Health Member)

Select Board will also discuss appointing a Select Board Liaison to this committee.

SUGGESTED MOTION:

Move to appoint the following as members of the Ad Hoc Crematory Study Committee II

- Archan Basu, Michael Harris, Jyoti Puri, Joseph Su, Judith Zola (Community Representative Members)
- Rabbi David Lerner (Lexington Area Interfaith Community Member)
- Jillian Tung (Board of Health Member)

and designate Ad Hoc Crematory Study Committee II members as Special Municipal Employees.

FOLLOW-UP:

Select Board Office.

DATE AND APPROXIMATE TIME ON AGENDA:

3/24/2025

6:05pm

ATTACHMENTS:

Description	Type
📄 2025.02.08 Basu, Archan - AHCSII_Redacted	Backup Material
📄 2025.02.27 Harris, Micheal - AHCSII_Redacted	Backup Material
📄 2025.01.31 Puri, Jyoti - AHCSII_Redacted	Backup Material
📄 2025.01.23 Su, Joseph - AHCSII_Redacted	Backup Material
📄 2025.02.01 Zola, Judith - AHCSII_Redacted	Backup Material
📄 2025.01.29 Lerner, David Rabbi - AHCSII_Redacted	Backup Material
📄 2025.03.10 Tung, Jillian - AHCSII	Backup Material

Application Form

Profile

Attendance to a regularly scheduled meeting of the board or committee of interest is strongly encouraged when considering applying for membership. All committee meetings are open to the public and are posted at least 48 hours in advance of the meeting in our www.lexingtonma.gov/calendar.

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If you have any questions or need more information regarding the completion of the application, please contact either the Select Board Office at 781-698-4580 or the Town Manager's Office at 781-698-4540.

Archan

First Name

K

Middle
Initial

Basu

Last Name

Nickname

Preferred Title (i.e. Mr., Ms., Mx., Dr., Rev)

@gmail.com

Email Address

Alternate Email Address (Optional)

th.com

Rd

Home Address

Suite or Apt

Lexington

City

MA

State

02420

Postal Code

Length of Residence in Lexington (Note: ZBA requirement is a minimum of 8 years)

12

What Precinct do you live in?

Precinct 7

Mobile:

-1880

Primary Phone

Alternate Phone

Altar Rock LLC

Employer

Chief Investment Officer

Job Title

Work Address

Which Boards would you like to apply for?

Ad hoc Crematory Study Committee II: Submitted

Interests & Experiences

Please tell us about yourself and why you want to serve.

Special Training and/or Qualifications

I bring deep financial acumen plus a willingness to listen, learn, and work hard.

[Archan_Basu_resume.pdf](#)

Upload a Resume

Why are you interested in serving on a board or commission?

Cremation is an important final step in life's journey for increasing numbers of Americans. Since my wife is Chinese and Protestant, while I am Hindu, and we moved to Lexington to be closer to my brother's family (also in Lex) and my parents (in Arlington), we embody a perspective that is multi-ethnic, multi-religious, and multi-generational. All of that must be balanced against fiscal discipline for all town residents.

How did you hear about the board or commission for which you are applying?

Multiple sources - I have followed town affairs and am currently a TMM candidate in Precinct 7 where Westview Cemetary is located.

Have you recently attended any meetings of the board or committee for which you are applying?

Yes No

Have you confirmed your availability to attend the board or committee's meetings? (i.e. can attend at the time the committee regularly meets)

Yes No

Do you currently serve on another board or committee?

Yes No

If yes, please list date of most recent Conflict of Interest Law Training.

Conflict of Interest Law Training Certificate

Archan K Basu

Application Form

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Michael

First Name

P

Middle
Initial

Harris

Last Name

Nickname

Mike

Preferred Title (i.e. Mr., Ms., Mx., Dr., Rev)

Mr.

7@gmail.com

Email Address

Alternate Email Address (Optional)

Rd.

Home Address

Suite or Apt

Lexington

City

MA

State

02420

Postal Code

Length of Residence in Lexington (Note: ZBA requirement is a minimum of 8 years)

22 years

What Precinct do you live in?

Precinct 6

Mobile:

-6027

Primary Phone

Alternate Phone

Michael P Harris

TriCan Health

Employer

COO

Job Title

Work Address

Rd.

Which Boards would you like to apply for?

Ad hoc Crematory Study Committee II: Submitted

Interests & Experiences

Please tell us about yourself and why you want to serve.

Special Training and/or Qualifications

I've worked at large corporations on the executive committee level, and currently am co-founder of a health tech startup. I also serve on the board of a non-profit school and lead their Governance Committee. My wife and I raised two girls from Pilgrim Nursery School through Fiske, Diamond, and LHS and are proud residents of the town. I like to contribute to the community and believe I can offer a rational, business-oriented perspective on the issues at hand. See LinkedIn profile for more details: <https://www.linkedin.com/in/mikeharris-coo/>

Upload a Resume

Why are you interested in serving on a board or commission?

I believe that Lexington is a fantastic community that represents the promise of bringing together individuals from a wide variety of backgrounds, cultures, and perspectives. I and my family have benefited from the environment here, and I'd like to offer my time and experience as way to 'pay it forward' for all that the town has done for us and all the other families in town. This issue is an interesting one to me, as it represents the need to balance the wishes of our community members with the appropriate level of involvement by our town government.

How did you hear about the board or commission for which you are applying?

Saw online

Have you recently attended any meetings of the board or committee for which you are applying?

Yes No

Have you confirmed your availability to attend the board or committee's meetings? (i.e. can attend at the time the committee regularly meets)

Yes No

Do you currently serve on another board or committee?

Yes No

Michael P Harris

Application Form**Profile**

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Jyoti _____ Puri _____
 First Name Middle Initial Last Name

Nickname**Preferred Title (i.e. Mr., Ms., Mx., Dr., Rev)**

p _____ .edu
 Email Address

Alternate Email Address (Optional)

@gmail.com

_____ Street _____ Suite or Apt
 Home Address
 Lexington, MA MA 02420
 City State Postal Code

Length of Residence in Lexington (Note: ZBA requirement is a minimum of 8 years)

29 years

What Precinct do you live in?

Precinct 6

Mobile: 9666 _____
 Primary Phone Alternate Phone

Boston University

Employer

Professor of Sociology

Job Title

Work Address

100 Cummington Mall Room 281 Boston University Boston MA 02215

Which Boards would you like to apply for?

Ad hoc Crematory Study Committee II: Submitted

Interests & Experiences

Please tell us about yourself and why you want to serve.

Special Training and/or Qualifications

I am a Professor of Sociology currently working on a long-term research project examining death rites among South Asians in the U.S., with a specific focus on cremation practices. Over the past nine years, I have conducted extensive research, including interviews with South Asian religious leaders and community members, and have engaged in archival work tracing cremation and funeral practices back to the early 20th century, when South Asians began arriving in the U.S. in significant numbers. My work has resulted in published papers, and I am completing a book-length monograph on the subject. In addition to my academic work, I have significant leadership experience. As a faculty member, I have chaired a department, led a graduate program, and served in various administrative capacities. My leadership roles have honed my ability to collaborate, gather and assess data, and contribute effectively to committee work. As a Lexington resident for nearly 30 years, I have been actively involved in the community. I previously served as a volunteer on the Lexington 20/20 Vision Committee and was honored by the LexSeeHer Committee in 2022 for my professional contributions. I also requested and was granted permission to speak at the fall Lexington Board meeting regarding the potential construction of a crematory in town. These combined experiences—my research expertise, administrative leadership, and community involvement—have prepared me to contribute meaningfully to an ad hoc committee tasked with assessing and recommending plans for the development of a crematory adjacent to or connected with the Westview Cemetery Building.

[Curriculum_Vitae-Puri.pdf](#)

Upload a Resume

Why are you interested in serving on a board or commission?

I am interested in serving on this committee because it aligns with both my academic expertise and my personal connection to Lexington. As someone who has studied death rites and cremation practices extensively, I recognize the cultural, spiritual, and practical significance of cremation facilities, especially in a diverse and evolving community like Lexington, while being attentive to financial and other relevant constraints. I believe that thoughtful planning is crucial to determining the feasibility of such a project. Having lived in Lexington for nearly 30 years, I am committed to contributing to the town's continued growth and the development of public services. The possibility of building a crematory is more than just an infrastructure project—it is an opportunity to engage in meaningful dialogue about serving residents' needs and planning for the future. I am eager to lend my expertise and interest in this topic by serving on this ad hoc committee.

How did you hear about the board or commission for which you are applying?

I was at the Lexington Board meeting when the Ad Hoc Crematory Study Committee was approved.

Have you recently attended any meetings of the board or committee for which you are applying?

Yes No

Have you confirmed your availability to attend the board or committee's meetings? (i.e. can attend at the time the committee regularly meets)

Yes No

Do you currently serve on another board or committee?

Yes No

If yes, please list date of most recent Conflict of Interest Law Training.

Conflict of Interest Law Training Certificate

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Joseph

First Name

Su

Last Name

Middle
Initial

Nickname

Joe

Preferred Title (i.e. Mr., Ms., Mx., Dr., Rev)

Mr.

@gmail.com

Email Address

Alternate Email Address (Optional)

@gmail.com

Avenue

Home Address

Suite or Apt

Lexington

City

MA

State

02421

Postal Code

Length of Residence in Lexington (Note: ZBA requirement is a minimum of 8 years)

32 years

What Precinct do you live in?

Precinct 2

Home: 9827
Primary Phone

Alternate Phone

Commonwealth of
Massachusetts
Employer

Environmental Engineer
Job Title

Work Address

Avenue

Which Boards would you like to apply for?

Ad hoc Crematory Study Committee II: Submitted

Interests & Experiences

Please tell us about yourself and why you want to serve.

Special Training and/or Qualifications

I have been Air Quality Engineer for 35 years for the Department of Environmental Protection and have permitted and supervised the stack testing of human crematories throughout the Metropolitan Boston area.

Upload a Resume

Why are you interested in serving on a board or commission?

I hope to bring my work experience to this ad hoc crematorium committee.

How did you hear about the board or commission for which you are applying?

I received an email that notified me of this opportunity.

Have you recently attended any meetings of the board or committee for which you are applying?

Yes No

Have you confirmed your availability to attend the board or committee's meetings? (i.e. can attend at the time the committee regularly meets)

Yes No

Do you currently serve on another board or committee?

Yes No

If yes, please list date of most recent Conflict of Interest Law Training.

Application Form**Profile**

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Judith

First Name

S

Middle
Initial

Zola

Last Name

Nickname

Judy

Preferred Title (i.e. Mr., Ms., Mx., Dr., Rev)

Ms.

jszola@yahoo.com

Email Address

Alternate Email Address (Optional)

edu

Road

Home Address

Suite or Apt

Lexington

City

MA

State

02420

Postal Code

Length of Residence in Lexington (Note: ZBA requirement is a minimum of 8 years)

32 years

What Precinct do you live in? Precinct 7

Mobile: 08
Primary Phone

Home: (308
Alternate Phone

Boston Children's Hospital
Employer

Director, Learning and Professional Development
Job Title

Work Address

Which Boards would you like to apply for?

Ad hoc Crematory Study Committee II: Submitted

Interests & Experiences

Please tell us about yourself and why you want to serve.

Special Training and/or Qualifications

I am passionate about creating spaces where everyone's voice is heard and all are included and respected. I have been in the learning and development space for most of my career, at both Sodexo and Boston Children's Hospital. My profession is to bring people together, provide them skills and experiences where they grow as a professional and a human being, and create spaces where people feel psychologically safe. I want to be able to do that kind of work for the town I love. I have been involved in the LexSeeHer project as an original steering committee member. I have been very involved at Temple Emunah, the conservative synagogue in town. There I have been on the board for many years, including being the executive vice president and president of the temple. I care deeply about making sure all people feel included and honored, and it would be my pleasure and joy to serve on the Ad hoc Crematory Study Committee II. I want to make sure that all voices are heard and that we are truly looking at this issue through an equity lens. Thank you!

[judith_zola_resume-
october_2024.docx](#)

Upload a Resume

Why are you interested in serving on a board or commission?

I think this is an important area of conversation, and I would like to lend my voice as a member of the Jewish community and a member of the Human Rights Committee for the town of Lexington. I truly believe this needs to be looked at through an equity lens for all members of our community.

How did you hear about the board or commission for which you are applying?

I have been seeing information about it through the town email and communication.

Have you recently attended any meetings of the board or committee for which you are applying?

Yes No

Have you confirmed your availability to attend the board or committee's meetings? (i.e. can attend at the time the committee regularly meets)

Yes No

Do you currently serve on another board or committee?

Yes No

If yes, please list date of most recent Conflict of Interest Law Training.

11/19/2024

[Certificate_Judith_Zola_1_.pdf](#)

Conflict of Interest Law Training Certificate

Application Form**Profile**

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David

First Name

Lerner

Last Name

Middle
Initial**Nickname**

David

Preferred Title (i.e. Mr., Ms., Mx., Dr., Rev)

@templeemunah.org

Email Address

Alternate Email Address (Optional)

@TempleEmunah.org

Street

Home Address

Suite or Apt

Lexington

City

MA

State

02421

Postal Code

Length of Residence in Lexington (Note: ZBA requirement is a minimum of 8 years)**What Precinct do you live in?** Precinct 3

Business: (781)

Primary Phone

Mobile:

Alternate Phone

9

Temple Emunah

Employer

Senior Rabbi

Job Title

Work Address

Temple Emunah 9 Piper Rd Lexington, MA 02421

Which Boards would you like to apply for?

Ad hoc Crematory Study Committee II: Submitted

Interests & Experiences

Please tell us about yourself and why you want to serve.

Special Training and/or Qualifications

Burial

Upload a Resume

Why are you interested in serving on a board or commission?

Play an essential role in clergy; past president of LICA

How did you hear about the board or commission for which you are applying?

From Reverend Reebee Garish, president of LICA

Have you recently attended any meetings of the board or committee for which you are applying?

Yes No

Have you confirmed your availability to attend the board or committee's meetings? (i.e. can attend at the time the committee regularly meets)

Yes No

Do you currently serve on another board or committee?

Yes No

If yes, please list date of most recent Conflict of Interest Law Training.

None on file

Conflict of Interest Law Training Certificate

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Jillian

First Name

Tung

Last Name

Middle
Initial

Nickname

Preferred Title (i.e. Mr., Ms., Mx., Dr., Rev)

@gmail.com

Email Address

Alternate Email Address (Optional)

Rd

Home Address

Suite or Apt

Lexington

City

MA

State

02420

Postal Code

Length of Residence in Lexington (Note: ZBA requirement is a minimum of 8 years)

19 years

What Precinct do you live in?

Precinct 6

Home: (781)

Primary Phone

Alternate Phone

Employer

Job Title

Dr Jillian Tung

Work Address

Which Boards would you like to apply for?

Ad hoc Crematory Study Committee II: Submitted

Interests & Experiences

Please tell us about yourself and why you want to serve.

Special Training and/or Qualifications

- Member, Lexington Board of Health - M.D., M.P.H.

[Upload a Resume](#)

Why are you interested in serving on a board or commission?

- Fulfillment of Board of Health seat

How did you hear about the board or commission for which you are applying?

- Lexington Board of Health

Have you recently attended any meetings of the board or committee for which you are applying?

Yes No

Have you confirmed your availability to attend the board or committee's meetings? (i.e. can attend at the time the committee regularly meets)

Yes No

Do you currently serve on another board or committee?

Yes No

If yes, please list date of most recent Conflict of Interest Law Training.

06/04/2021 (Expired)

Conflict of Interest Law Training Certificate

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Presentation of Residential Development Impact Study Report

PRESENTER:

Fougere Planning & Development and
Jeffrey Donohoe Associates

ITEM NUMBER:

I.2

SUMMARY:

The Board will hear a presentation from the study consultants (Mark Fougere and Jeff Donahue), followed by a brief Q&A, and discuss next steps.

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/24/2025

6:10pm

ATTACHMENTS:

Description	Type
☐ MBTA Multi-family Impact Study presentation	Presentation
☐ Residential Development Impact Study Report	Backup Material

IMPACT ANALYSIS OF MULTI-FAMILY HOUSING DEVELOPMENT ON LEXINGTON

Fougere Planning & Development

Jeffrey Donohoe Associates

March 2025

THE ASSIGNMENT

Evaluate the impacts to Lexington Public Schools resulting from the additional residential development. In addition, the Project Team was also charged with identifying potential impacts to emergency services, including police, fire and emergency medical services (EMS), along with other town departments including planning, building/inspectional services, conservation, public works, public health & human services and recreation/community programs.

THE APPROACH

Identify comparable Lexington properties to use as indicators to estimate impact of new multi-family developments in Lexington.

Apartments

Townhomes

Garden-style condominiums

THE PROPOSED PROJECTS

Approved and Pending Multi-family Projects in Lexington									
Apartments Approved	Units	Studio Market	Studio Affordable	1BR Market	1BR Affordable	2BR Market	2BR Affordable	3+ BR Market	3+ BR Affordable
331 Concord Ave.	200	10	2	115	19	28	6	17	3
17 Hartwell Ave.	312	14	2	141	25	82	15	28	5
186 Bedford St.	13			9	4				
Apartments Pending									
3-5 Militia Drive	300	46	9	113	20	70	12	26	4
7 Hartwell Ave.	130	8	2	68	12	22	4	12	2
185, 187-189 Bedford St.	25			13	1	7	2	2	
Condominiums Approved									
5-7 Piper Rd.	46			15	2	22	2	3	2
89 Bedford Rd.	30					24	5	1	
28 Meriam St.	10					4		5	1
Condominium Pending									
217-241 Mass. Ave.	44			15	2	20	3	3	1
231 Bedford Rd.	7			1		2		4	
Totals	1,117	78	15	490	85	281	49	101	18

THE SCHOOL IMPACTS

499 new students if all 1,117 units are built and occupied

Total Estimated Students From New Multi-Family Projects										
Development Category	Units	Studio Market	Studio Affordable	1BR Market	1BR Affordable	2BR Market	2BR Affordable	3+ BR Market	3+ BR Affordable	Totals
Approved Apartments	525	7.2	-	79.7	-	100.5	7.5	54.5	5.9	255.3
Pending Apartments	455	16.2	-	58.4	-	90.5	6.4	48.4	4.4	224.3
Approved Garden Condominiums	76	-	-	-	-	3.6	4.4	0.8	-	8.8
Pending Garden Condominiums	51	-	-	-	-	1.7	1.9	1.4	-	5.0
Approved Townhouse Condominium	10	-	-	-	-	1.2	-	3.2	0.9	5.3
Totals	1,117	23.5	-	138.1	-	197.5	20.1	108.3	11.2	498.8
Total School Age Children	498.8									
Average Multiplier	0.45									

480 students generated by apartment projects

217 new students K-5, 130 in grades 6-8, 152 at the high school

Since 2019, LPS enrollment has declined 6.3%, 444 students

Almost 200 staff have been added over the same period

THE SCHOOL COST IMPACTS

All "New" students

Estimated Enrollment	217			130			152			
	Elementary	Cost	Total	Middle	Cost	Total	High School	Cost	Total	Total Cost
General	186	\$10,455	\$1,944,630	112	\$10,042	\$1,124,704	131	\$12,093	\$1,584,183	
SPED	28	\$44,000	\$1,232,000	17	\$44,000	\$748,000	20	\$44,000	\$880,000	
SPED Out/District	2	\$80,000	\$160,000	1	\$80,000	\$80,000	2	\$80,000	\$160,000	
Total Estimated Cost			\$3,336,630			\$1,952,704			\$2,624,183	\$7,913,517

Net New Students Based on LPS Enrollment Trends

Estimated Enrollment	77			46			54			
	Elementary	Cost	Total	Middle	Cost	Total	High School	Cost	Total	Total Cost
General	66	\$10,455	\$690,030	39	\$10,042	\$391,638	46	\$12,093	\$556,278	
SPED	10	\$44,000	\$440,000	6	\$44,000	\$264,000	7	\$44,000	\$308,000	
SPED Out/District	1	\$80,000	\$80,000	1	\$80,000	\$80,000	1	\$80,000	\$80,000	
Total Estimated Cost			\$1,210,030			\$735,638			\$944,278	\$2,889,946

LSP staff has indicated that adequate capacity exists to accommodate the projected increase in enrollment

THE EMERGENCY SERVICES IMPACTS

Projected Police, Fire and EMS Calls Proposed/Approved Apartments, Townhouses and Garden-Style Condominiums							
Apartments Approved	# Units	Fire Calls Per Unit	Total Fire Calls	EMS Calls Per Unit	Total EMS Calls	Police Calls Per Unit	Total Police Calls
331 Concord Ave.	200	0.1	21.0	0.1	24.6	0.4	89.4
17 Hartwell Ave.	312	0.1	32.8	0.1	38.4	0.4	139.5
186 Bedford St.	13	0.1	1.4	0.1	1.6	0.4	5.8
Apartments Pending							
3-5 Militia Drive	300	0.1	31.5	0.1	36.9	0.4	134.1
7 Hartwell Ave.	130	0.1	13.7	0.1	16.0	0.4	58.1
185, 187-189 Bedford St.	25	0.1	2.6	0.1	3.1	0.4	11.2
Condominiums Approved							
5-7 Piper Rd.	46	0.1	5.5	0.1	3.4	0.3	14.6
89 Bedford Rd.	30	0.1	3.6	0.1	2.2	0.3	9.5
Townhome 28 Meriam St. 32 Edgewood	10	0.1	0.9	0.1	0.7	0.3	2.6
Condominium Pending							
217-241 Mass. Ave.	44	0.1	5.3	0.1	3.2	0.3	14.0
231 Bedford Rd.	7	0.1	0.8	0.1	0.5	0.3	2.2
Total Annual Emergency Calls			119.1		130.5		481.1

Based on existing number of officers per 1,000 metric, Police could require four additional officers and one additional cruiser.

Additional calls for ambulance service could help support a third ambulance, which would provide benefits to the larger community. Eight staff and an additional ambulance. \$32,000 in annual staff costs and \$20,000 contribution to a new ambulance attributed to new multi-family projects.

THE SUMMARY OF COST IMPACTS

Department	Cost	One-time Costs
Conservation	\$70,000	-
Planning	\$100,000	-
School Department	\$2,889,946 - \$7,913,517	-
Police Department	\$497,000	One-time cost \$100,000
Fire Department	\$32,000	One-time cost \$20,000
Total Estimated Cost Range	\$3,558,946 - \$8,621,517	\$120,000

Total impacts are estimated to be in the range of \$3.6 million to \$8.6 million annually

THE REVENUE IMPACTS

Source	Annual Revenue
Net Increase in Property Taxes	\$4,644,800
Estimated Annual Excise Taxes	\$326,667
Estimated Annual Ambulance Fees	\$143,000
Total Estimated Annual Revenue	\$5,114,467

Net estimated new revenues of \$5.1 million if all 1,117 units are built and occupied

**IMPACT ANALYSIS
OF
MULTI-FAMILY
HOUSING DEVELOPMENT
ON
LEXINGTON, MASSACHUSETTS**

March 19, 2025

Prepared for



The Town of Lexington
1625 Massachusetts Avenue
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Draft

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Executive Summary

In April 2023, the Town of Lexington passed zoning to encourage multi-family housing development, consistent with State legislation requiring MBTA communities to provide multi-family housing as of right. Lexington zoned more than 250 acres of property for as of right multi-family housing. The zoning change had the desired effect – by February, the Town had received proposals for 1,117 apartment, townhouse and garden condominium units.

The Project Team¹ was retained to evaluate impacts to Lexington Public Schools resulting from the additional residential development. In addition, the Project Team was also charged with identifying potential impacts to emergency services, including police, fire and emergency medical services (EMS), along with other town departments including planning, building/inspectional services, conservation, public works, public health & human services and recreation/community programs.

Schools and emergency services (Police, Fire, EMS) are likely to see the most significant impacts associated with the development of these projects. Although some of the proposed projects may not be developed, this analysis evaluates impacts associated with all 1,117 units.

The Project Team interviewed leadership at the Lexington Public Schools (LPS), the Lexington Police Department (LPD) and the Lexington Fire Department (LFD) which provides EMS services for the Town. In addition, these departments provided data to support the Project Team's analysis. LPS provided detailed enrollment information and budget information, while LPD and LFD provided call history, staffing and budgetary data.

Methodology

In order to estimate the impacts associated with new multi-family development in Lexington, the Project Team identified comparable apartment, townhome and garden-style condominium properties in Lexington. These include:

- Apartments – Avalon at Lexington Hills, Avalon at Lexington Ridge and 186 Bedford St;
- Townhomes – Lexington Meadows/Lily Pond and Lexington Courtyard; and
- Garden-Style Condominiums – Jefferson Union, Lexington Place and Manor Terrace.

LPS provided enrollment information, which was cross-referenced with the comparable properties, to identify student density by grade level for each property type. Enrollment data was further delineated by market-rate versus affordable units and bedroom count to calculate more specific multipliers.

¹ Fougere Planning + Development and Jeffrey Donohoe Associates

LPD and LFD provided address-based call data for each of the comparable properties to allow for the development of call ratios for each type of property. These multipliers for school-age children and calls for service were utilized to estimate the impacts of the new multi-family projects in Lexington.

School Impacts

The review of comparable projects indicates that an additional 499 students may be enrolled at LPS if all 1,117 units are constructed and occupied. Full occupancy is anticipated for the 2030/2031 school year. It is estimated that 480 of these students will be generated in apartment complexes, 14 at the garden condominiums and 5 at the townhome projects.

It is estimated that approximately 217 new students will be generated at the K – 5 level, 130 new students will be generated at the 6 – 8 level, and 152 new students at the 9 – 12 level as a result of the proposed and approved multi-family projects in Lexington.

The most significant impact at the elementary school level is the Estabrook Elementary School, which would see an estimated 98 new students, assuming all of the new multi-family projects are approved, constructed and occupied. The Diamond Middle School would see an estimated 102 new students once all of the new multi-family projects are approved, constructed and occupied.

The addition of 499 students at LPS is projected to result in \$7.9 million in incremental Education costs based on a net increase to existing enrollment of 6,678. However, since LPS enrollments have been declining, the students from the new multi-family projects could replace enrollment declines projected by LPS. The LPS mid-range enrollment projection anticipates a loss of 312 students by FY30, such that the addition of 499 new students from the multi-family projects would result in a new enrollment increase for LPS of 177 students by FY30. The LPS Business Administrator estimated the cost for these new students to be \$2.9 million.

Police Department Impacts

LPD provided call data for each of the comparable properties. The call data was used to develop ratios of the number of calls per unit for each type of property – apartments, townhomes and garden-style condominiums. These ratios were used to estimate the total number of calls for service to the LPD. Total annual calls are estimated to be 481.

The current staffing at the LPD is equivalent to 1.4 officers per 1,000 population in Lexington. The population increase from the 1,117 multi-family units is estimated to be 2,670, which based purely on an officer per capita metric would indicate a delta of 3.9 officers to maintain current service levels. The FPD Team notes that the Town recently appropriated \$120,000 to conduct a public safety (police and fire) staffing study. It is expected that the staffing study will examine not only current staffing levels to ensure that existing resources are being deployed efficiently and effectively but also whether changing demographics and/or increased population calls for changes to current staffing levels.

In terms of cost, police officer with benefits costs approximately \$115,000 annually. A new hire will also initially cost \$10,000 for equipment and uniforms. The Chief also indicated that a new cruiser may be necessary to support additional staffing, at an estimated cost of \$60,000. Based on these assumptions (and prior to the staffing study), the data would indicate a potential annual cost of \$497,000 and one-time costs of \$100,000 (cruiser and equipment for four new officers).

Fire Department Impacts

LFD provided call data for each of the comparable properties. The call data was used to develop ratios of the number of calls per unit for each type of property – apartments, townhomes and garden-style condominiums. These ratios were used to estimate the total number of calls for service to the LFD. It is estimated that the 1,117 new multi-family units will generate an additional 119 fire calls and 131 EMS calls annually.

The LFD EMS has two ambulances that provide response 24/7. The Townwide increase in calls over the past several years (prior to MBTA) has resulted in discussions of a third full-time ambulance. A third ambulance would require the addition of 8 EMTs/firefighters, adding two per shift for a total annual cost of \$800,000. A new ambulance costs approximately \$500,000. To allocate cost to proposed MBTA project demand, 4% (131 new calls / 3,257 existing EMS calls) of the new EMT cost is accounted for which totals \$32,000 in annual costs. One-time costs for the new ambulance total \$20,000 (4% x \$500,000). LFD EMS calls generate an average of \$1,105 in revenue per call, with potential annual revenue from MBTA projects totaling \$143,000.

Other Departmental Impacts

The Project Team met with other key Lexington department heads to gain an understanding of current conditions for each department, and to determine whether and to what extent each department anticipates impacts associated with multi-family projects proposed and/or approved under the Town's MBTA Zoning.

Building and Inspectional Services

The timing of future MBTA projects will influence the need for added staffing. The Department often uses per-diem personnel when demand for services increases. This cost is borne by the town with an annual cost ranging from \$40,000 to \$50,000. To address future growth, the Commissioner believes the per-diem budget would need to be increased.

Public Works

When applications are proposed, the department does review all plans to ensure consistency with town requirements, including reviewing water and sewer department impacts. If a utility is impacted because of increased demand, the applicant is required to upgrade systems to ensure that service is not degraded. If new sidewalks are constructed with public streets, the department would then be required to maintain these areas. To date, all MBTA projects have

included private trash disposal, removing that impact. Impact on the department may be seen in the future depending on project site location and size.

Conservation

Two positions exist in this Department, with one vacant land management position. The Department also has a per-diem inspection position of 10 hours a week which is funded but not filled. They are attempting to fill the position currently. The Director believed a new full-time position was needed before the MBTA zoning was in place, and the MBTA projects will only add to the demand for this position. The Director believes an annual salary of \$60,000 to \$70,000 is appropriate. Revenue from NOI applications may be a source for some of this cost, possibly \$20,000 annually.

Planning

The Planning department has four full-time positions. The Director noted that a request was made in the budget this year (but not funded) to add another position to the department to assist in meeting the demands placed on the department from MBTA project oversight. The new position is anticipated to cost upwards of \$100,000 annually for salary plus benefits. Lexington has a complicated and comprehensive regulatory framework which mandates significant oversight of all new construction activities.

The Planning Board's application fees have a ceiling of \$10,000, regardless of the size of a project; however, fees are set (and can be adjusted) by the Planning Board.

Recreation

The Director noted that residents of Lexington are very active and take full advantage of programs offered by the department. As an Enterprise Fund, the department is funded through public assets (the golf course is the largest source of funding) and user fees. Their top 10 programs all have waiting lists, and indoor space is utilized 80-90% of the time (town and school building spaces are used). Some field space will be impacted by the planned construction of the high school and will not be returned to service until 2030 once the high school project commences. Depending on the level of increased demand from new MBTA residents, user fees may have to be increased to fund additional staff and activities, impacting affordability.

Human Services

The Director noted that the Department assists residents who have challenging financial needs which may include those who occupy the affordable housing units in MBTA developments. Older residents often need more services including transportation. Assisting veterans is also a prime responsibility of the Department. The Department plans on monitoring the progress of the projects as they are constructed to properly evaluate potential increased service demands.

Potential Revenues

The proposed multi-family projects will create incremental revenues for the Town of Lexington, both from property taxes and from excise taxes.

Based upon discussions with Lexington Assessing Staff and development professionals, the proposed MBTA condominium developments will likely generate an estimated net increase in property tax revenue of \$4,644,800.

Additional annual revenue will be realized from vehicle excise taxes. The MBTA multi-family development projects would generate an estimated \$326,667 in annual excise tax revenue to the community, in addition ambulance revenue will be generated. Hundreds of thousands of dollars of one-time revenue will also be generated from building permit related fees.

DRAFT

Introduction and Overview

Fougere Planning + Development (FPD) was retained by the Town of Lexington, together with Jeffrey Donohoe Associates (JDA), referred to as “the Project Team” in this document, to evaluate potential impacts associated with residential development proposals related to the Town’s MBTA² zoning. Under Massachusetts General Law (MGL) Chapter 161A and Chapter 40A, Section 3A:

“An MBTA community shall have a zoning ordinance or by-law that provides for at least 1 district of reasonable size in which multi-family housing is permitted as of right; provided, however, that such multi-family housing shall be without age restrictions and shall be suitable for families with children. For the purposes of this section, a district of reasonable size shall: (i) have a minimum gross density of 15 units per acre, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code established pursuant to section 13 of chapter 21A; and (ii) be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.”³

The Project Team was retained to evaluate anticipated service impacts to the Town of Lexington and Lexington Public Schools (including enrollment driven marginal cost increases) resulting from the additional residential development, including identifying potential impacts to emergency services (police, fire and emergency medical services (EMS)), along with other town departments, including planning, building/inspectional services, conservation, public works, public health & human services and recreation/community programs. The Project team was also asked to work with school staff to estimate marginal cost increases that may occur based on the projected enrollment increases for elementary, middle and high school students.

The Town of Lexington was an early-adopter of zoning intended to meet the requirements of the State’s MBTA zoning requirements. On April 12, 2023, the Town approved 253.9 acres intended to support multi-family housing under the State’s MBTA-related multi-family zoning requirement. The map below identifies where these zones are located.

² Massachusetts Bay Transportation Authority

³ [https://www.mass.gov/info-details/multi-family-zoning-requirement-for-mbta-communities#what-is-the-law?-](https://www.mass.gov/info-details/multi-family-zoning-requirement-for-mbta-communities#what-is-the-law?)

Village & Multi-Family Overlay Districts

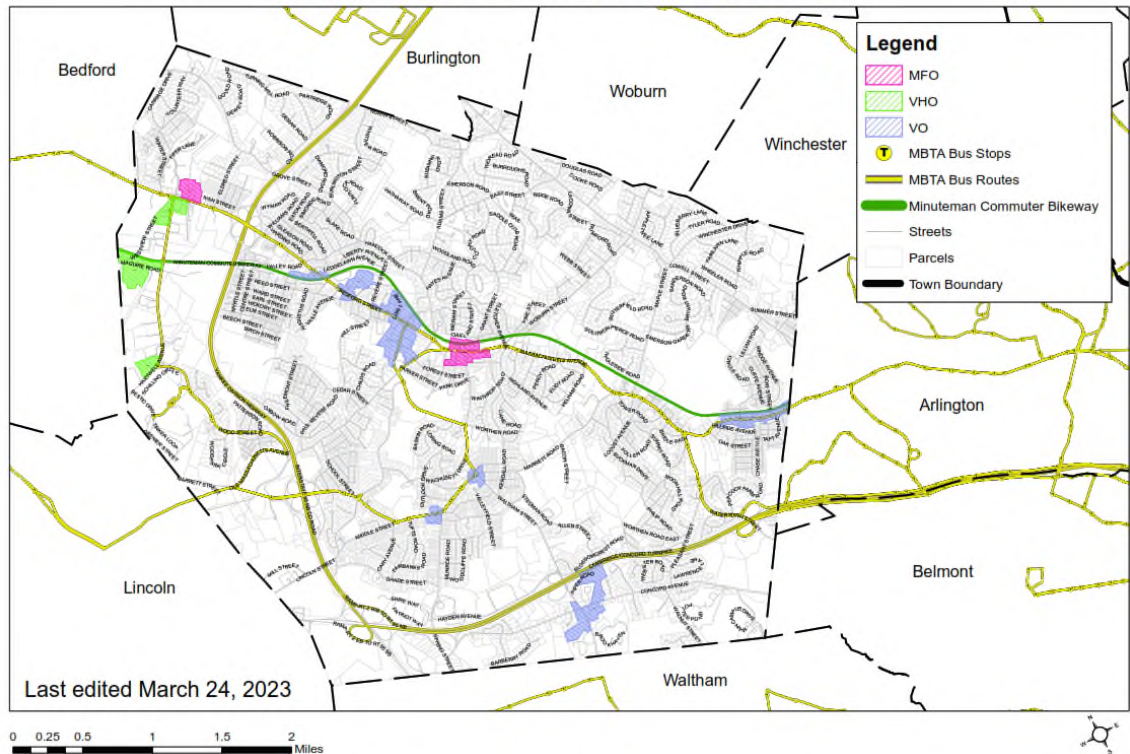


Figure 1 Lexington Village and Multi-Family Overlay Districts

The zoning change to allow more dense multi-family housing was successful in generating proposals for more multi-family housing – as of February 1, 2025 (the date of this analysis), the Town had received ten applications (the basis of this analysis) to develop more than 1,100 units. Six of these applications have been approved, while the remaining four applications are still pending. The six approved projects represent 611 total units – 55% of the 1,117 units proposed. The approved projects include three apartment developments (525 units), two garden-style condominium projects (76 units) and one townhouse condominium project (10 units).

A list of the proposed and approved projects is presented in Table 1 below.

Table 1

Approved and Pending Multi-family Projects in Lexington									
Apartments Approved	Units	Studio Market	Studio Affordable	1BR Market	1BR Affordable	2BR Market	2BR Affordable	3+ BR Market	3+ BR Affordable
331 Concord Ave.	200	10	2	115	19	28	6	17	3
17 Hartwell Ave.	312	14	2	141	25	82	15	28	5
186 Bedford St.	13			9	4				
Apartments Pending									
3-5 Militia Drive	300	46	9	113	20	70	12	26	4
7 Hartwell Ave.	130	8	2	68	12	22	4	12	2
185, 187-189 Bedford St.	25			13	1	7	2	2	
Condominiums Approved									
5-7 Piper Rd.	46			15	2	22	2	3	2
89 Bedford Rd.	30					24	5	1	
28 Meriam St.	10					4		5	1
Condominium Pending									
217-241 Mass. Ave.	44			15	2	20	3	3	1
231 Bedford Rd.	7			1		2		4	
Totals	1,117	78	15	490	85	281	49	101	18

One-bedroom and studio units account for the majority of the units (60%). Two-bedroom units account for 29% of the total, and three-bedroom units account for 11% of the units. In total, 15% of the proposed and approved units are affordable.

It is important to note that as part of this assignment, the Project Team interviewed a number of developers with projects in Lexington and surrounding communities. Multiple developers expressed their belief that one or more of the projects referenced in Table 1 may not actually be built, due to cost issues of developing multi-family housing, particularly rental housing. However, this analysis evaluates impacts assuming that all 1,117 units identified in Table 1 are actually permitted, constructed and occupied.

Department Overviews

The Project Team met with key Lexington department heads to gain an understanding of current conditions for each department, and to determine whether and to what extent each department anticipates impacts associated with multi-family projects proposed and/or approved under the Town's MBTA Zoning.

Though not included in this analysis, the Project Team notes that several additional town offices, notably Finance and Town Clerk, may also be impacted by residential development in the form of election and mailing expenses and other foot traffic for the clerk. This will also add to the volume and processing of tax bills, utility bills and motor vehicle excise processing. The Assessing may also see impacts as more complex properties are developed. As with other departments, there may be need additional staff to manage the increase in volume.

Building and Inspectional Services

The Project Team met with Mr. Jim Kelly, Building Commissioner. At this time, Mr. Kelly oversees five full-time staff and one part-time inspector. The department's staff includes a full-time building inspector as well as electric and plumbing inspectors. The mechanical inspector is a newer part-time position which has been an issue recently and additional hours are needed for this position. The timing of future MBTA projects will influence the need for added staffing. The Department often uses per-diem personnel when demand for services increases. This cost is borne by the town with a cost ranging from \$40,000 to \$50,000 annually. To address future growth, the Commissioner believes the per-diem budget should be increased. The town charges fees of \$15 per \$1,000 of construction costs that generate revenue for the Department. The Commissioner also noted that an additional vehicle may be needed for the Department to accommodate increased inspections.

Public Works

The Project Team met with Mr. David Pinsonneault, Lexington's Public Works Director. The Director noted that most of the MBTA projects involve private streets and sidewalks, limiting new service demands on the department. When applications are proposed, the department reviews all plans to ensure consistency with town requirements, including reviewing water and sewer department impacts. If a utility is impacted because of increased demand, the applicant is required to upgrade systems to ensure that service is not degraded. If new sidewalks are constructed with public streets, the department would then be required to maintain these areas. To date all MBTA projects have included private trash disposal, removing that impact. Impact on the department may be seen in the future depending on project site location / size.

Conservation

The Project Team met with Ms. Karen Mullins, Conservation Director. Two positions exist in this Department, with one vacant land management position. The Department also has a per-diem inspection position of 10 hours a week which is funded but not filled. They are attempting to fill

the position currently. The Department is involved in all aspects of development projects, from application phase through construction including inspections. If wetlands are present on a site, their involvement increases significantly. In addition, the Department oversees tree protection. The Director believed a new full-time position was needed before the MBTA zoning was in place, and the MBTA projects will only added to the demand for this position. The Director believes an annual salary of \$60,000 to \$70,000 is appropriate for this position. Revenue from NOI applications may be a source for some of this cost, possibly \$20,000 annually.

Planning

The Project Team met with Ms. Abby McCabe, Director of Planning for Lexington. The Planning department has four full-time positions. The Director noted that a request was made but not funded in the budget this year to add another position (salary estimated at \$72,000) to the department to assist in meeting the demands placed on the department from MBTA project oversight and ongoing development-related activity. Lexington has a complicated and comprehensive regulatory framework which mandates significant oversight of all new construction activities. The Director noted the department has many oversight responsibilities from initial project submission, processing, reviewing, public interaction throughout the review process, Planning Board interactions, staff reports, approval letters, regulatory agreements, stipulation drafting and after approval oversight and inspections. The Department was under strain prior to the adoption of the MBTA zoning and the workload has only increased since its adoption.

The Planning Board's application fees have a ceiling of \$10,000, regardless of the size of a project; however, fees are set (and can be adjusted) by the Planning Board.

Recreation

The Project Team met with the Town's Director of Recreation and Community Programs, Ms. Melissa Battite. The Director noted that residents of Lexington are very active and take full advantage of programs offered by the department. As an Enterprise Fund, the department is funded through public assets (the golf course is the largest source of funding) and user fees. Their top 10 programs all have waiting lists, and indoor space is utilized 80-90% of the time (town and school building spaces are used). Some field space will be impacted by the planned construction of the high school and will not be returned to service until 2030 once the high school project commences. As the community continues to grow, space needs and user fees will require continued evaluation.

Human Services

The Project Team met with Ms. Dana Bickelman, Lexington's Director of Human Services. The Director noted that the Department assists residents who have challenging financial needs, which may include those who occupy the affordable housing units in MBTA developments. Older residents often need more services including transportation. Assisting veterans is also a

prime responsibility of the Department. The Department plans on monitoring the progress of the projects as they are constructed to properly evaluate potential increased service demands.

School Impacts

The Project Team met with Dr. Julie Hackett, Superintendent, Mr. David Coelho, Assistant Superintendent of Finance and Operations and Dr. Maureen Kavanaugh, Director of Data and Strategy for the Lexington Public Schools (LPS). Dr. Kavanaugh provided extensive data on LPS enrollments, including address information by grade level K – 12 for the 6,678 students enrolled on October 1, 2024.

In order to evaluate the potential impacts of the proposed projects on Lexington Public Schools, the Project Team used a variety of data sources. These included:

- Adjusting Enrollment Projections Based on Known Housing Development: A Preliminary Analysis, Lexington Public Schools Research, Planning & Data Services, October 2024;
- Adjusting Enrollment Projections Based on Historic Student Density & Known Housing Development, Lexington Public Schools Research, Planning & Data Services, January 2025;
- Lexington Public Schools 2020-2030 Master Planning Compendium (May 2021)
- Detailed enrollment data provided by Lexington Public Schools, including student addresses and grade level;
- Town of Lexington property records provided by the Lexington Assessor's Office;
- Data on affordable housing units in Lexington administered by the Regional Housing Services Office; and
- Interviews with developers, owners and managers of multi-family housing properties.

The Project Team's approach used a multi-step process to estimate the likely number of school-aged children which could result from the proposed multi-family housing developments in Lexington.

First, existing housing developments in Lexington which were considered comparable to the ten proposed MBTA projects were identified for analysis. In general, these were selected from data included in the Lexington Public Schools (LPS) October 1, 2024 K – 12 enrollment data file, provides data on property type (condo or apartment), property age, a property's school assignment area (elementary and middle), number of bedrooms by type and enrollment for each bedroom type. A sample LPS property summary is provided in Tab 2 below.

Table 2 – Example Property Data Summary

Year Comp.	Type	Elm Assign. Area	MS Assign. Area	Development Name	Location	Unit/Bedroom Count	K-12 Enroll Oct 1, 2024	Stud. Density Oct 1, 2024
1978	Condos	Bowman	Clarke	April Ln	5-35 April Ln	46	20	0.435
					1 BR	12	5	0.417
					2 BR	23	11	0.478
					3 BR	9	3	0.333
					4+BR	2	1	0.500

From the universe of available data, specific apartment properties, garden-style condominium properties, and townhouse-style condominiums were selected for analysis. These Lexington properties are considered similar to the projects which are proposed under the Lexington MBTA multi-family zoning.

The Lexington Public Schools data does not distinguish between market-rate and affordable units. Since student density (enrollment per unit) is frequently different between market rate and affordable units, the Project Team acquired data on affordable housing units from the Regional Housing Services Office (RHSO). The RHSO data identified which units within specific developments were affordable. Addresses for these affordable housing units were cross-referenced against student enrollment addresses from LPS to identify student density in affordable units.

This data was used to develop ratios for grade groupings (K-5, 6-8, 9-12) identifying the number of students per unit in specific unit types, including:

- Market rate studio and one-bedroom units;
- Affordable studio and one-bedroom units;
- Market rate two-bedroom units;
- Affordable two-bedroom units;
- Market rate three+-bedroom units; and
- Affordable three+-bedroom units.

Once these student enrollment ratios were developed, they were applied to the proposed multi-family projects in Lexington, based on the type of property proposed (apartments, garden-style condos and townhomes), the distribution of the number of bedrooms in each project, and the number of affordable versus market rate homes in each property.

Comparable Properties

The Project Team reviewed information on multi-family properties in Lexington, including apartments and condominiums. LPS provided detailed enrollment data on seven apartment communities and eighteen condominium projects. A subset of apartment and condominium projects were ultimately identified and used for analysis. This subset was selected based on

development age, housing type (apartment, garden condo, townhome), and those properties which were considered most similar to the new developments planned in Lexington.

Among the apartment communities, two (Emerson Gardens and Battle Green) were eliminated as being too old as they were built in the 1960s. Another was eliminated (Franklin School Apartments) because it is a 100% affordable project, which is substantially different from the proposed multi-family apartments in Lexington. Another property (Katahdin Woods) was eliminated due to a lack of detailed data in terms of specific addresses for units within the development which limited the ability to distinguish between bedroom types and affordable versus market units. The remaining three comparable apartment projects are summarized in Table 3 below.

Table 3

Comparable Lexington Apartment Properties					
Year Comp.	Development Name	Location	Unit/ Bedroom Count	K-12 Enroll Oct 2024	Student Density Oct 2024
2006	Avalon at Lexington Hills	1000 Main Campus Dr	387	253	0.654
		1 BR/Studio	109	27	0.248
		2 BR	254	197	0.776
		3 BR	24	29	1.208
		4+BR	0	0	0.000
1994	Avalon Lexington Ridge	Lexington Ridge Dr	198	152	0.768
		1 BR/Studio	28	6	0.214
		2 BR	114	89	0.781
		3 BR	56	57	1.018
		4+BR	0	0	0.000
2024	186 Bedford	186 Bedford	13	1	0.077
		1 BR/Studio	13	1	0.077
		2 BR	0	0	0.000
		3 BR	0	0	0.000
		4+BR	0	0	0.000

As shown above, the two larger apartment projects had overall student densities of 0.65 and 0.76 respectively, while the smaller project had a student density of just 0.07. This is attributed to the fact that the property has just one student in its thirteen one-bedroom units, as compared to the student density of 0.25 and 0.21 in one-bedroom units for the two larger properties.

A similar approach was used to identify comparable townhome projects. Using property and enrollment data provided by LPS, two newer townhome projects were identified as being comparable to the townhome projects proposed as a result of the MBTA zoning in Lexington.

Table 4

Comparable Lexington Townhome Projects					
Year Comp.	Development Name	Location	Unit/ Bedroom Count	K-12 Enroll Oct 2024	Student Density Oct 2024
2020	Lexington Meadows/Lily Pond	840 Emerson Gardens Rd/Lily Pond Ln	21	13	0.619
		1 BR	0	0	0.000
		2 BR	10	4	0.400
		3 BR	11	9	0.818
		4+BR	0	0	0.000
2011	Lexington Courtyard	536 Lowell St/1-49 Courtyard Pl	36	23	0.639
		1 BR	0	0	0.000
		2 BR	1	0	0.000
		3 BR	24	16	0.667
		4+BR	11	7	0.636

These townhome projects have an overall student density of 0.62 and 0.64 respectively, which is slightly lower than the student density for the large apartment complexes discussed above.

A similar process was used to identify comparable garden-style condominium projects in Lexington. Although garden-style condominiums are most similar to apartment projects, their student densities are generally lower.

Table 5

Comparable Lexington Garden-Style Condominium Projects					
Year Comp.	Development Name	Location	Unit/ Bedroom Count	K-12 Enroll Oct 2024	Student Density Oct 2024
2007	Jefferson Union	31 Fletcher Ave	13	6	0.462
		1 BR	0	0	0.000
		2 BR	10	5	0.500
		3 BR	3	1	0.333
		4+BR	0	0	0.000
2009	Lexington Place	50 Waltham Str	30	2	0.067
		1 BR	2	0	0.000
		2 BR	26	2	0.077
		3 BR	2	0	0.000
		4+BR	0	0	0.000
2017	Manor Terrace	509 Woburn St/2 Manor Ter	50	4	0.080
		1 BR	2	0	0.000
		2 BR	48	4	0.083
		3 BR	0	0	0.000
		4+BR	0	0	0.000

The 13-unit project had a student density of 0.46 students, while the two larger projects had student densities below 0.10.

Student Densities by Bedroom Type

Once the comparable communities had been identified, unit information by bedroom type and whether units were classified as market rate or affordable was used in conjunction with student address data to determine enrollments for each property.

The apartment communities provided some interesting information. In particular, market rate studio/one-bedroom units had 34 students living in 113 units – a student density for these units of 0.30. Comparatively, affordable studio/one-bedroom units had no school-age children living in them. Many greater Boston communities see higher student densities in affordable units than in market-rate units. For example, in the city of Newton, a two-bedroom market rate unit has a student ratio density of .214, while an affordable unit’s ratio density is 1.028.

Table 6

Student Density Rates Comparable Lexington Apartments										
Development Name	Studio/ 1BR Market	Studio/ 1BR Affordable	2BR Market	2BR Affordable	3+ BR Market	3+ BR Affordable	Total Market	Total Affordable	Total Units	
Avalon at Lexington Hills	83	26	193	61	18	6	294	93	387	Units
	27	0	174	23	25	4	226	27	253	Students
	0.325	-	0.902	0.377	1.389	0.667	0.769	0.290	0.654	Students/Unit
Avalon Lexington Ridge	18	10	85	29	39	17	142	56	198	Units
	6	0	80	9	44	13	130	22	152	Students
	0.333	-	0.941	0.310	1.128	0.765	0.915	0.393	0.768	Students/Unit
186 Bedford	12	1	0	0	0	0	12	12	13	Units
	1	0	0	0	0	0	1	0	1	Students
	0.0833	0.0000	0.0000	0.0000	0.0000	0.0000	0.0833	0.0000	0.0769	Students/Unit

Similarly, student densities in market-rate two- and three-plus bedroom units were higher than the student densities in affordable units. Overall, the student density in the comparable apartments was 0.68 students per unit.

Student density data from the townhome communities provided different results. Student density in market-rate two-bedroom units was lower than student density rates in the affordable two-bedroom units. In the case of two-bedroom units, student density in affordable units was more than double the student density in market-rate units.

Table 7

Student Density Rates Comparable Lexington Townhome Projects										
Development Name	Studio/ 1BR Market	Studio/ 1BR Affordable	2BR Market	2BR Affordable	3+ BR Market	3+ BR Affordable	Total Market	Total Affordable	Total Units	
Lexington Meadows/Lily Pond	0	0	9	1	11	0	20	1	21	Units
	0	0	3	1	9	0	12	1	13	Students
	-	-	0.333	1.000	0.818	-	0.600	1.000	0.619	Students/Unit
Lexington Courtyard	0	0	1	0	26	9	27	9	36	Units
	0	0	0	0	16	7	16	7	23	Students
	-	-	-	-	0.615	0.778	0.593	0.778	0.639	Students/Unit

Overall, garden-style condominiums had the lowest student density at just 0.13 per unit. However, overall student density in affordable units was six times higher than in market rate units (0.50 vs. 0.08).

Table 8

Student Density Rates Comparable Lexington Garden Condo Projects										
Development Name	Studio/ 1BR Market	Studio/ 1BR Affordable	2BR Market	2BR Affordable	3+ BR Market	3+ BR Affordable	Total Market	Total Affordable	Total Units	
Jefferson Union	0	0	9	1	3	0	12	1	13	Units
	0	0	5	0	1	0	6	0	6	Students
	-	-	0.556	-	0.333	-	0.500	-	0.462	Students/Unit
Lexington Place	1	1	24	2	2	0	27	3	30	Units
	0	0	1	1	0	0	1	1	2	Students
	-	-	0.042	0.500	-	-	0.037	0.333	0.067	Students/Unit
Manor Terrace	1	1	43	5	0	0	44	6	50	Units
	0	0	0	4	0	0	0	4	4	Students
	-	-	-	0.800	-	-	-	0.667	0.080	Students/Unit

This information was used to develop average multipliers by bedroom type, affordability and housing unit style as shown in Table 9 below.

Table 9

Multipliers by Bedroom Type, Affordability and Property Type								
	Studio/ 1BR Market	Studio/ 1BR Affordable	2BR Market	2BR Affordable	3+ BR Market	3+ BR Affordable	Total Units	
Apartments	113	37	278	90	57	23	598	Units
	34	0	255	31	69	17	406	Students
	0.301	-	0.917	0.344	1.211	0.739	0.679	Students/Unit
Townhomes	0	0	10	1	37	9	57	Units
	0	0	3	1	24	8	36	Students
	-	-	0.300	1.000	0.649	0.889	0.632	Students/Unit
Garden Style	2	2	76	8	5	0	93	Units
	0	0	6	5	1	0	12	Students
	-	-	0.079	0.625	0.200	-	0.129	Students/Unit

These multipliers were used to estimate the number of students that could result from the proposed multi-family projects in Lexington.

As shown below, the apartment projects that have been approved are expected to generate 255 students, and the pending apartment projects are expected to add an additional 224 students. The approved garden-style and townhouse condominium projects are expected to generate 14 students, while the pending garden-style condominium projects are anticipated to generate an additional 5 students.

Table 10

Generation of Additional Students From Proposed Multi-Family Projects in Lexington									
Apartments Approved	Units	Studio Market	Studio Affordable	1BR Market	1BR Affordable	2BR Market	2BR Affordable	3+ BR Market	3+ BR Affordable
331 Concord Ave.	200	10	2	115	19	28	6	17	3
17 Hartwell Ave.	312	14	2	141	25	82	15	28	5
186 Bedford St.	13			9	4				
Total	525	24	4	265	48	110	21	45	8
Multiplier	0.486	0.301	-	0.301	-	0.914	0.356	1.211	0.739
School-Age Children	255.31	7.22	-	79.73	-	100.50	7.47	54.47	5.91
Apartments Pending	Units	Studio Market	Studio Affordable	1BR Market	1BR Affordable	2BR Market	2BR Affordable	3+ BR Market	3+ BR Affordable
3-5 Militia Drive	300	46	9	113	20	70	12	26	4
7 Hartwell Ave.	130	8	2	68	12	22	4	12	2
185, 187-189 Bedford St.	25			13	1	7	2	2	
Total	455	54	11	194	33	99	18	40	6
Multiplier	0.493	0.301	-	0.301	-	0.914	0.356	1.211	0.739
School-Age Children	224.33	16.25	-	58.37	-	90.45	6.40	48.42	4.43
Garden Condominiums Approved	Units	Studio Market	Studio Affordable	1BR Market	1BR Affordable	2BR Market	2BR Affordable	3+ BR Market	3+ BR Affordable
5-7 Piper Rd.	46			15	2	22	2	3	2
89 Bedford Rd.	30					24	5	1	
Total	76			15	2	46	7	4	2
Multiplier	0.116	-	-	-	-	0.079	0.625	0.200	-
School-Age Children	8.81	-	-	-	-	3.632	4.375	0.800	-
Garden Condominiums Pending	Units	Studio Market	Studio Affordable	1BR Market	1BR Affordable	2BR Market	2BR Affordable	3+ BR Market	3+ BR Affordable
217-241 Mass. Ave.	44			15	2	20	3	3	1
231 Bedford Rd.	7			1		2		4	
Total	51			16	2	22	3	7	1
Multiplier	0.098	-	-	-	-	0.079	0.625	0.200	-
School-Age Children	5.01	-	-	-	-	1.737	1.875	1.400	-
Townhouse Condominium Approved	Units	Studio Market	Studio Affordable	1BR Market	1BR Affordable	2BR Market	2BR Affordable	3+ BR Market	3+ BR Affordable
28 Meriam St.	10					4		5	1
Multiplier	0.533	-	-	-	-	0.300	1.000	0.649	0.889
School-Age Children	5.33	-	-	-	-	1.200	-	3.243	0.889

In total, the ten new multi-family projects used as the basis for this analysis are expected to create an additional 499 students in the Lexington Public Schools, as summarized in Table 11 below.

Table 11

Total Estimated Students From New Multi-Family Projects										
Development Category	Units	Studio Market	Studio Affordable	1BR Market	1BR Affordable	2BR Market	2BR Affordable	3+ BR Market	3+ BR Affordable	Totals
Approved Apartments	525	7.2	-	79.7	-	100.5	7.5	54.5	5.9	255.3
Pending Apartments	455	16.2	-	58.4	-	90.5	6.4	48.4	4.4	224.3
Approved Garden Condominiums	76	-	-	-	-	3.6	4.4	0.8	-	8.8
Pending Garden Condominiums	51	-	-	-	-	1.7	1.9	1.4	-	5.0
Approved Townhouse Condominium	10	-	-	-	-	1.2	-	3.2	0.9	5.3
Totals	1,117	23.5	-	138.1	-	197.5	20.1	108.3	11.2	498.8
Total School Age Children	498.8									
Average Multiplier	0.45									

Using enrollment and address data from LPS, a distribution of students by grade cohort (K-5, 6-8, 9-12) was developed for the comparable properties. These figures were used to create a percentage distribution of students for each property type. As detailed in Table 12, all property types had a similar percentage of students in grades 6 to 8, 22% to 25%. The percentage of elementary school students was lower in the townhomes (35%) than either the apartments (45%) or the garden-style condominiums (50%).

Table 12

Distribution of New Students by Grade Groupings		
Apartments	Percentage	MBTA Projects
K - 5	43%	207.9
6 - 8	26%	125.2
9 - 12	31%	146.5
Total	100%	479.6
Garden Condos		
	Percentage	
K - 5	50%	6.9
6 - 8	25%	3.5
9 - 12	25%	3.5
Total	100%	13.8
Townhomes		
	Percentage	
K - 5	33%	1.8
6 - 8	23%	1.2
9 - 12	44%	2.3
Total	100%	5.3

Using these percentage distributions with the proposed multi-family projects, it is estimated that approximately 217 new students will be generated at the K – 5 level, 130 new students will be generated at the 6 – 8 level, and 152 new students at the 9 – 12 level as a result of the proposed and approved multi-family projects in Lexington.

One of the concerns for LPS is where students from these new multi-family developments might attend elementary and middle school. In order to estimate the impacts on individual schools, the Project Team obtained school assignment areas for each of the new multi-family projects. Based on current School Assignment maps, LPS provided specific elementary schools (Bowman, Estabrook, Fiske, Hastings, Harrington) and middle schools (Diamond, Clarke) for each development. Using the enrollment multipliers defined earlier in this analysis for each property

type, the elementary school and middle school students for each new multi-family project were estimated as summarized in Table 13.

Table 13

New Student Impacts on Elementary and Middle Schools								
	Elementary Schools					Middle Schools		Totals
	Bowman	Estabrook	Fiske	Hastings	Harrington	Diamond	Clarke	
Apartments Approved								
331 Concord Ave.	38.2						23.0	61.2
17 Hartwell Ave.		71.3				42.9		114.2
186 Bedford St.				1.2		0.8		2.0
Apartments Pending								
3-5 Militia Drive				65.2		39.3		104.5
7 Hartwell Ave.		26.2		5.8		15.8		41.9
185, 187-189 Bedford St.						3.5		9.3
Garden Condominiums Approved								
5-7 Piper Rd.	1.8						0.9	2.7
89 Bedford Rd.				2.6		1.3		3.9
Garden Condominiums Pending								
217-241 Mass. Ave.					2.0		1.0	3.0
231 Bedford Rd.		0.5				0.2		0.7
Townhouse Approved								
28 Meriam St.			1.5			1.1		2.6
Totals by School	40.0	98.0	1.5	74.8	2.0	104.9	24.9	346.2

The most significant impact at the elementary school level is the Estabrook Elementary School, which could see an estimated 98 new students, assuming all of the new multi-family projects are approved, constructed and occupied. The Diamond Middle School could also see an estimated 102 new students once all of the new multi-family projects are approved, constructed and occupied. In total, there could be 217 new students at the elementary schools and 130 new students at the middle schools. The high school would absorb the remaining 152 new students.

It should be noted that the Project Team reviewed a sample of newly built homes in Lexington to determine the impact on school enrollments. While single-family homes are not part of the multi-family zoning required by the State in support of the MBTA, understanding the extent to which single-family homes contribute to the generation of new students could be helpful to LPS.

Cross-referencing building permit data for new homes for new homes permitted between 2019 and 2022 against enrollment data provided by LPS, a total of 23 students were identified in 38 newly-built homes. This equates to a student density of 0.61 students per new single-family home. This is above the student density rate of 0.447 for the new multi-family projects discussed in this report.

Implications for LPS Enrollments

Since the Town of Lexington created zoning to support multi-family development (as required by the State to support housing development in MBTA communities), ten proposed projects totaling 1,117 units have been received as of February 1, 2025. This analysis estimates that if all of these projects are permitted, constructed and occupied, 499 new K – 12 students may be

enrolled in Lexington Public Schools. This equates to a student density of 0.447 students per unit.

Overall, the projects reviewed for this analysis are expected to add 217 students at the K – 5 level, 130 students at the 6 – 8 level, and 152 students at the 9 – 12 level. The Estabrook Elementary School and Diamond Middle School are expected to see the largest number of new students, 102 for each school.

It is important to note that total enrollment at LPS has fallen from 7,122 in 2019 to 6,678 in 2024, a loss of 444 students or 6.2%. While the addition of 499 new students is significant, it is anticipated that new student enrollments will be spread over the next five years as projects are approved, built-out and sold or leased. Since this analysis does not account for completion dates associated with each project, it does not estimate when specific projects housing might impact LPS enrollments. The arrival of students to these housing developments will likely happen over time and not all at once.

The addition of approximately 499 new students represents an increase of 7.4% over the 6,678 students (K-12) enrolled in LPS as of October 1, 2024. This addition on top of LPS' current enrollment would put total enrollment at just under 7,200, just under the recent peak experienced in 2019-2020 (7,259 K-12).

However, this analysis does not account for broader enrollment changes based on existing projections. Based on current three-year projections, before accounting for new housing development, LPS is expecting: K-5 enrollment around 2500-2550, declining 6-8 enrollment and either stable or slightly declining 9-12 enrollment. In total, LPS estimates its mid-range enrollment in FY30 to be 6,359, more than 300 students less than the FY25 enrollment of 6,678, before including enrollments from the MBTA multi-family projects.

Projecting further out and incorporating the incremental enrollment from the MBTA multi-family projects for each grade cohort span, which specifically assumes all current proposed MBTA multi-family are constructed, LPS could see:

- Increasing elementary enrollment, though projected enrollment would still be below the 2017-18 recent peak elementary enrollment of 3,150;
- Flat middle school enrollment relative to current enrollment; and
- Relatively flat high school enrollment compared to current enrollment.

Projected FY30 high school enrollment that factors in an adjustment for increased enrollment associated with MBTA-related multi-family housing would be similar or slightly higher than current enrollment.

Implications for Space Use and Capacity

LPS reviewed the Project Team’s estimates of potential student enrollments associated with the proposed MBTA multi-family projects and provided the remainder of this section on Implications for Space Use and Capacity.

IMPLICATIONS FOR SPACE USE AND CAPACITY

As noted in the LPS Master Planning Compendium (May 2021), elementary school enrollments in Lexington were on the rise from 2008 through 2015. Overcrowding was particularly acute at Bowman, Bridge, and Fiske Elementary Schools and Clarke Middle School. Three of these schools are situated in the south easterly portions of Town. Elementary and middle school building projects during this period of time addressed deteriorating facilities and environmental issues, while expanding district capacity to match the growth that had already occurred. Even after a new larger 27-section Estabrook Elementary School was completed in 2014 following the detection of polychlorinated biphenyls (PCBs) in the old school, K-8 student enrollments still outpaced classroom space. Shortly thereafter, modular additions were approved for the Fiske, Bridge, and Bowman Elementary Schools, and they were completed for use in the 2016-2017 school year.

In 2017, the Town of Lexington completed additional brick and mortar expansions on Diamond and Clarke Middle Schools. In the fall of 2019, a new stand-alone facility, Lexington Children’s Place (LCP), was opened to house the district’s pre-kindergarten students. The new LCP provides sufficient space for the district’s preschool program, and it frees up space at Harrington Elementary School and central administrative offices. Finally, in February 2020, the new 30-section Hastings Elementary School opened, replacing a much smaller (21 section) deteriorating elementary school building.

Table 14 and 15 summarize the resulting estimated facilities capacity at the elementary and middle school level. An additional note regarding these capacities is that spaces across LPS’ K-8 buildings have or will be temporarily repurposed in some cases. For example, while the central office is being moved to a smaller facility, a number of individual staff and/or departments have been temporarily relocated to spaces across LPS elementary and middle schools. Should this space be needed for rising student enrollment, these staff and/or departments would need to be relocated.

IMPLICATIONS FOR SPACE USE AND CAPACITY (CONTINUED)

With that caveat in mind, given the information available regarding projected enrollments and housing development, existing elementary and middle school facilities should be able to accommodate the adjusted midline projected enrollment for FY30 noted above (approximately 2,700 at K-5 and 1,725).

Table 14

Summary of K-5 Elementary Capacity								
		Bowman	Bridge	Estabrook	Fiske	Harrington	Hastings	Total
Planned Operating Capacity	Approx. Sections	24	24	27	19	24	30	148
	Approx. Students	516	516	581	409	516	645	3,183

Table 15

Summary of 6-8 Middle School Capacity				
		Clarke	Diamond	Total
Planned Operating Capacity	Approx. Sections	10.5	12	22.5
	Approx. Students	903	989	1,892

Should enrollment exceed the capacity of LPS' elementary and middle school buildings, LPS has identified other strategies that can be used to accommodate increasing enrollment as part of their last Master Facilities Plans (see LPS Master Planning Compendium). These include:

- *Redistricting or flexible assignment; given the disproportionate enrollment impacts estimated for Estabrook Elementary School and Diamond Middle School (around 100 additional students for each school), some amount of redistricting may be needed to balance enrollments;*

IMPLICATIONS FOR SPACE USE AND CAPACITY (CONTINUED)

- *Space-mining exercises, where existing spaces are re-purposed within schools (e.g. conference rooms or other non-teacher spaces are converted to classrooms and other needed instructional spaces; with more extreme enrollment changes, temporarily re-purposes elementary art and music spaces to general education classroom and deliver art and music in the general education classrooms);*
- *Increase class sizes;*
- *Changing the grade levels serviced by elementary and middle schools (e.g., moving fifth grade to the middle schools); this would be dependent on enrollment at other grade spans and might have to be used along with other strategies (e.g. temporary or permanent building additions); and*
- *Portable or modular construction and/or the addition of permanent classroom space.*

At the high school level, current enrollment (2,405 as of October 1, 2024) continues to far exceed the existing building's core capacity of approximately 1,850. As described in a recent memo from LPS, the new high school's "Bloom" design enrollment is 2,395. The Bloom design can also accommodate an additional 850 or more students in three ways.

- *Space Utilization—By increasing class sizes from 23 to 25 and not impacting the 85% classroom utilization rates, LPS could accommodate an additional +192 students. By increasing the class size to 25 and the utilization to 90%, LPS could accommodate an additional 343 students.*
- *Repurposed Central Office Space—By converting the 11 classrooms reserved for the central office until students need the space, LPS could free up space for an additional 244 students.*
- *Additional Expansion—By adding on to the new high school, LPS could add enough space to accommodate an additional 256 students.*

These three strategies yield enough space to accommodate just under 850 additional students at Lexington High School and would be able to accommodate the adjusted enrollment projection for FY30 of approximately 2,430 to 2,480.

This section provided by LPS

Cost Implications of New Students

Estimating the marginal or incremental cost of new students at the Lexington Public Schools (LPS) is a complex task that must take into consideration whether and to what extent additional students will generate additional costs for LPS. This analysis estimates that 499 students will be generated when the proposed 1,117 multi-family units are constructed and occupied. However, since the COVID pandemic, LPS indicates that enrollment fell by 444, while staffing increased by almost 200 over the same period. This indicates that the proposed MBTA projects would result in a net increase in enrollment of just 55 students when compared to COVID enrollments.

However, as noted elsewhere in this report, LPS data indicates that FY25 total enrollment is 6,678. LPS also developed enrollment projections through FY30. The in-house enrollment estimates for FY30 include a high, mid-range and low enrollment projection. In total, enrollment for FY 30, excluding MBTA multi-family projects, is estimated to be:

- Low estimate - 5,456 students (1,222 fewer students than FY25);
- Mid-Range estimate – 6,356 students (322 fewer students than FY25); and
- High estimate – 6,513 students (165 fewer students than FY25).

Based upon extensive discussions with school staff, three cost metrics were developed to estimate potential increased school costs: non-special ed general educational costs based upon DESE data⁴, average per pupil In-District Special Education⁵ cost and average Out of District Special Educational cost calculated by LPS. It should be noted here that these are gross cost projections, which do not include any estimate of potential Chapter 70 aid to LPS.

Table 16 summarizes potential increases in school costs of \$7,913,517 assuming the estimated 499 new students are added to the current enrollment of 6,678 and no decrease in future enrollments occur (6,678 + 499 = 7,177).

Table 16 – Incremental New Student Costs of MBTA Multi-family Projects

Estimated Enrollment	217			130			152			Total Cost
	Elementary	Cost	Total	Middle	Cost	Total	High School	Cost	Total	
General	186	\$10,455	\$1,944,630	112	\$10,042	\$1,124,704	131	\$12,093	\$1,584,183	
SPED	28	\$44,000	\$1,232,000	17	\$44,000	\$748,000	20	\$44,000	\$880,000	
SPED Out/District	2	\$80,000	\$160,000	1	\$80,000	\$80,000	2	\$80,000	\$160,000	
Total Estimated Cost			\$3,336,630			\$1,952,704			\$2,624,183	\$7,913,517

As noted above, LPS has developed three future enrollment projections for FY30: Low estimate, Mid-Range estimate and High estimate. If the Mid-Range enrollment of 6,356 is applied, a net

⁴ Massachusetts Department of Elementary and Secondary Education, Base Foundation Components, elementary-middle-high school costs.

⁵ In District special educational students account for 13.1% of the total school enrollment, while Out of District Special Educational students account for 1% of total student enrollment. Special education costs are extremely complex involving many variables that are student specific. These estimated costs take into account DESE circuit breaker funding, Out of District placement can cost upwards of \$400,000.

increase of 177 students will be realized (6,356 +499 = 6,855). Applying the costs outlined in Table 17 generates an estimated cost of \$2,889,946.

Table 17 – Incremental New Student Costs of MBTA Multi-Family Project Plus LPS Enrollment Projections

Estimated Enrollment	77			46			54			Total Cost
	Elementary	Cost	Total	Middle	Cost	Total	High School	Cost	Total	
General	66	\$10,455	\$690,030	39	\$10,042	\$391,638	46	\$12,093	\$556,278	
SPED	10	\$44,000	\$440,000	6	\$44,000	\$264,000	7	\$44,000	\$308,000	
SPED Out/District	1	\$80,000	\$80,000	1	\$80,000	\$80,000	1	\$80,000	\$80,000	
Total Estimated Cost			\$1,210,030			\$735,638			\$944,278	\$2,889,946

The level of excess capacity moving forward will influence potential new school costs. As noted above, school cost variables are extremely complex and until students are actually enrolled detailed costs will not be known.

Nevertheless, the Table below summarizes district enrollment vs. building capacity (including the new LHS) against each of the three LPS enrollment models as well as current enrollment and appears to indicate that building capacity is adequate to absorb some level of anticipated growth based on this report’s analysis:

Table 18 – LPS Enrollment Projection

Enrollment	Low+	Mid+	High+	Current+
Base	5,456	6,356	6,513	6,678
MBTA	499	499	499	499
Total	5,955	6,855	7,012	7,177
Capacity	7,470	7,470	7,470	7,470

Furthermore, based on the Mid+ and Current+ enrollment projections discussed above, it appears that the incremental school cost (above base) may range from \$2.9 million to \$7.9 million over the next five years. That headcount grew during a period (coming out of the pandemic) of declining student enrollment may require further analysis as to what the drivers were. In conversations with school administration, it does sound like their ability to maintain/grow headcount to address student need during this challenging period should position LPS relatively well to absorb some level of growth as enrollment begins to grow again (the peak in 2019-2020 was 7,259).

Emergency Services Impacts

As part of the MBTA project review, the Project Team also reviewed potential increased demand on services from the Police and Fire Departments.

To assess the degree of impact these projects may have on emergency departments, comparable emergency call data from similar housing communities was analyzed. Working with the police and fire department staff, call data was collected for each noted housing community. These calls were then totaled to derive an average call volume ratio per unit, which was then used to generate projected emergency calls for each Department. Extrapolating from the comparable call data, increases are projected in the Town's Police and Fire Department call volume.

The Police Department responded to approximately 15,390 Calls for Service in 2023 (average 296 calls per week). The Fire Department reported a total of 5,207 calls in 2024 (average 93 calls per week); the total includes 1,815 fire-related calls and 3,257 EMS calls. It should be noted that the Fire Department generates revenue from EMS billing and in 2023 collected \$1,728,905, which equates to an average of \$1,105 in revenue per call.

As detailed in Table 19 below, calls to 777 apartment units were analyzed, along with 110 garden style condominiums and 57 townhome units. Calls to all these property types were averaged to generate a per unit call ratio for each housing type. Although MBTA projects will not include single family homes, the Project Team also collected data from 38 newly constructed single-family homes. The average call volume per residence is summarized in Table 19 below.

Table 19

Police, Fire and EMS Calls Apartments, Townhouses and Garden-Style Condominiums							
Apartments	# Units	Fire Calls	Call/Unit	EMS Calls	Call/Unit	Police Calls	Call/Unit
Avalon 1000 Main Campus	387	50.60	0.13	58.00	0.15	156.00	0.40
Avalon at Lex. 987 Waltham	198	24.95	0.13	35.00	0.18	82.00	0.41
Countryside Manor 425 Woburn	51	0.33	0.01	3.00	0.06	16.00	0.31
Katahdin Woods	128	3.00	0.02	-	-	74.00	0.58
186 Bedford Street	13	3.00	0.23	1.00	0.08	19.00	1.46
Total Average/Calls per Unit	777	81.88	0.11	97.00	0.12	347.00	0.45
Condo - Garden	# Units	Fire Calls	Call/Unit	EMS Calls	Call/Unit	Police Calls	Call/Unit
31 Fletcher Avenue	30	2.30	0.08	1.00	0.03	4.00	0.13
50 Waltham Street	30	4.30	0.14	6.00	0.20	10.00	0.33
250 Manor Terrace	50	6.60	0.13	8.00	0.16	21.00	0.42
Total Average/Calls per Unit	110	13.20	0.12	8.00	0.07	35.00	0.32
Condo - Townhome	# Units	Fire Calls	Call/Unit	EMS Calls	Call/Unit	Police Calls	Call/Unit
Lexington Meadows- Lily Pond	21	2.00	0.10	3.00	0.14	6.00	0.29
Courtyard Place	36	3.30	0.09	2.00	0.06	9.00	0.25
Total Average/Calls per Unit	57	5.30	0.09	5.00	0.09	15.00	0.26
Single Family/Duplex Condo	# Units	Fire Calls	Call/Unit	EMS Calls	Call/Unit	Police Calls	Call/Unit
Jefferson Drive	30	2.60	0.09	3.00	0.10	7.00	0.23
Single Family	# Units	Fire Calls	Call/Unit	EMS Calls	Call/Unit	Police Calls	Call/Unit
Newly Constructed	38	7.00	0.18	-	-	10.00	0.26

Applying these emergency call ratios to the noted MBTA developments, as outlined in Table 20, generates a set of findings noting that fire calls may increase by 119 annually, 130 EMS calls may be generated and 481 police calls can be expected. The estimated EMS calls may generate \$143,650 in local revenue.

Table 20

Projected Police, Fire and EMS Calls Proposed/Approved Apartments, Townhouses and Garden-Style Condominiums							
Apartments Approved	# Units	Fire Calls Per Unit	Total Fire Calls	EMS Calls Per Unit	Total EMS Calls	Police Calls Per Unit	Total Police Calls
331 Concord Ave.	200	0.1	21.0	0.1	24.6	0.4	89.4
17 Hartwell Ave.	312	0.1	32.8	0.1	38.4	0.4	139.5
186 Bedford St.	13	0.1	1.4	0.1	1.6	0.4	5.8
Apartments Pending							
3-5 Militia Drive	300	0.1	31.5	0.1	36.9	0.4	134.1
7 Hartwell Ave.	130	0.1	13.7	0.1	16.0	0.4	58.1
185, 187-189 Bedford St.	25	0.1	2.6	0.1	3.1	0.4	11.2
Condominiums Approved							
5-7 Piper Rd.	46	0.1	5.5	0.1	3.4	0.3	14.6
89 Bedford Rd.	30	0.1	3.6	0.1	2.2	0.3	9.5
Townhome 28 Meriam St. 32 Edgewood	10	0.1	0.9	0.1	0.7	0.3	2.6
Condominium Pending							
217-241 Mass. Ave.	44	0.1	5.3	0.1	3.2	0.3	14.0
231 Bedford Rd.	7	0.1	0.8	0.1	0.5	0.3	2.2
Total Annual Emergency Calls			119.1		130.5		481.1

The projected increase in call volume from the 1,117-units in the proposed multi-family housing projects represents an increase of 3.1% in calls for service for the Lexington Police Department over 2023 call volume. Fire Department calls for service are projected to increase by 7.6% over 2023 call volume, while EMS calls for service are estimated to increase by 4.1% over 2023 call volume.

Police

The Project Team met with Police Chief Michael McLean and Captain John Mazerall to discuss police operations and the planned MBTA development projects. Currently, the department has 50 sworn officers with a few open positions they are actively trying to fill. In total, the department has 66 full-time employees and 6 part-time positions; only 3 officers live in the community. In 1995, there were 54 officers and due to budget cuts in 2005, nine positions were eliminated.

Calls for service can vary greatly, from minor issues to incidents that require significant time for an officer. Some calls for service require multiple officers to be present. For apartment complexes, the quality of management is very important and can play a crucial role in addressing issues. The Chief noted that the addition of new housing, along with the associated increase in population, will increase demands on the department. Chief McLean appreciated the estimated call data provided and believes the total of 481 calls is a reasonable estimate of what may occur, as discussed later in this report.

The current staffing at the LPD is equivalent to 1.4 officers per 1,000 population in Lexington. The population increase from the 1,117 multi-family units is estimated to be 2,670, which based purely on an officer per capita metric would indicate a delta of 3.9 officers to maintain current service levels. The FPD Team notes that the Town recently appropriated \$120,000 to conduct a public safety (police and fire) staffing study. It is expected that the staffing study will examine not only current staffing levels to ensure that existing resources are being deployed efficiently and effectively but also whether changing demographics and/or increased population calls for changes to current staffing levels.

In terms of cost, police officer with benefits costs approximately \$115,000 annually. A new hire will also initially cost \$10,000 for equipment and uniforms. The Chief also indicated that a new cruiser may be necessary to support additional staffing, at an estimated cost of \$60,000. Based on these assumptions (and prior to the staffing study), the data would indicate a potential annual cost of \$497,000 and one-time costs of \$100,000 (cruiser and equipment for four new officers).

Fire

The Project Team met with Chief Derek Sencabaugh and Assistant Chief Don Chisholm to review current operations and the anticipated impacts of the planned MBTA projects. The department is presently served by 60 firefighters, most of whom are also trained EMTs. The department runs four shifts of 15 fire fighters, with the average annual cost of a fire fighter with benefits totaling approximately \$100,000. The Bedford Street Headquarters is a new, four-bay facility which houses most of the department's staff and equipment. The East Lexington station is a small, older facility that is presently being reviewed for replacement; a feasibility study is underway to find a new location to upgrade and enlarge the facility for that area of the community. In 2024, the department responded to over 5,000 calls, which is the first time they have reached that milestone. The department runs two Advanced Life Support (ALS) ambulances, which have come under increased strain from rising call demand from residents, as well as changes in the marketplace with private ambulance services less likely to provide non-emergency transport. Requests for EMS mutual aid have also been increasing.

The increased calls to the department, in particular EMS, has led to calls from the Chief to community officials that a third ambulance may be necessary to maintain current service levels. This need will only increase with the addition of MBTA developments. It was also noted that multi-family fire responses generate increased time demands, especially if a building must be evacuated. A third ambulance would require the addition of 8 EMTs/firefighters, adding two per shift for a total annual cost of \$800,000. A new ambulance costs approximately \$500,000.

As noted above, Fire will also be part of the upcoming staffing study. For the purposes of this study, 4% (131 new calls / 3,257 existing EMS calls) of the new EMT cost is accounted for which totals \$32,000 in annual costs. One-time costs for the new ambulance total \$20,000 (4% x

\$500,000). As noted above, EMS calls generate an average of \$1,105 in revenue per call, with potential annual revenue from MBTA projects totaling \$143,000.

Revenue Potential

The proposed multi-family projects will also create incremental revenues for the Town of Lexington, both from property taxes and from excise taxes.

Based upon discussions with Lexington Assessing Staff, as well as applicants involved with the proposed MBTA condominium developments, Tables 21 and 22 estimate a net increase in property tax revenue of \$4,644,800.

Table 21 - MBTA Apartments, Estimated Annual New Property Taxes

Use Type	Original Assessment	Existing Taxes	Apartments Approved	# Units	Estimated New Assessment	Net Increase Annual Property Taxes
Mixed use	\$1,247,000	\$20,242	331 Concord Ave.	200	\$62,000,000	\$738,018
Office	\$12,830,000	\$310,486	17 Hartwell Ave.	312	\$96,720,000	\$872,400
Commercial	Existing		186 Bedford St.	13	\$1,972,400	\$24,122
Apartments Pending						
Office	\$9,477,000	\$229,343	3-5 Militia Drive	300	\$93,000,000	\$908,047
Office	\$1,834,000	\$44,383	7 Hartwell Ave.	130	\$40,300,000	\$448,486
Commercial	\$1,575,000	\$38,115	185, 187-189 Bedford St.	25	\$7,750,000	\$56,668
Total Units				980	Total Est. Apart. Taxes	\$3,047,740

Table 22 - MBTA Condominiums - Estimated Annual New Property Taxes

Use Type	Original Assessment	Existing Taxes	Condominiums Approved	Units	Estimated New Assessment	Net Increase Annual Property Taxes
Residential	\$1,381,000	\$16,890	5-7 Piper Rd.	46	\$53,386,480	\$636,027
Residential	\$1,256,000	\$15,361	89 Bedford Rd.	32	\$31,335,500	\$367,872
Residential	\$3,825,000	\$46,780	28 Meriam St. 32 Edgewood	8	\$13,377,000	\$116,821
Condominium Pending						
Mixed use	\$3,468,000	\$61,518	217-241 Mass. Ave.	44	\$40,323,080	\$431,634
Commercial	\$728,000	\$17,618	231 Bedford Rd.	7	\$5,096,000	\$44,706
Total Units				137	Total Est. Condo Taxes	\$1,597,060

Additional annual revenue will be realized from vehicle excise taxes, Lexington collected \$6,145,424 from this local revenue source in FY2024 from 29,375 vehicles⁶. This translates into an average of \$209 per vehicle. Census data reports⁷ that there are 12,672 housing units in the community which translate to an average of 2.3 vehicles per unit. Given the nature of the housing units proposed, an average of 1.4 vehicles per unit has been estimated for the proposed MBTA development which generates an estimated 1,563 vehicles. These vehicles would generate \$326,667 in annual excise tax revenue to the community. In addition, revenues will be realized from ambulance services. Hundreds of thousands of dollars of one-time revenue will also be generated from building permit related fees.

Conclusions

The Project Team was retained to evaluate impacts to Lexington Public Schools resulting from the additional residential development. In addition, the Project Team was also charged with identifying potential impacts to emergency services, including police, fire and emergency Medical Services (EMS), along with other town departments including planning, building/inspectional services, conservation, public works, public health & human services and recreation/community programs.

⁶ Assistant Town Manager for Finance.

⁷ 2023 ACS 5-year average.

Schools and Emergency Services (Police, Fire, EMS) are likely to see the most significant impacts associated with the development of these projects. Although some of the proposed projects may not be developed, this analysis evaluates impacts associated with all 1,117 units.

The Project Team interviewed leadership at the Lexington Public Schools (LPS), the Lexington Police Department (LPD) and the Lexington Fire Department (LFD) which provides EMS services for the Town. In addition, these departments provided data to support the Project Team’s analysis. LPS provided detailed enrollment information and budget information, while LPD and LFD provided call history, staffing and budgetary data.

Estimated Costs

Based upon the Project Teams discussion with town and school staff members, Table 22 summarizes estimated costs should all MBTA development projects proceed and become occupied. Some departments were able to estimate costs at this time and impacts of additional demands for services will have to be monitored moving forward.

Table 23 – Departmental Cost Impacts

Department	Cost	One-time Costs
Conservation	\$70,000	-
Planning	\$100,000	-
School Department	\$2,889,946 - \$7,913,517	-
Police Department	\$497,000	One-time cost \$100,000
Fire Department	\$32,000	One-time cost \$20,000
Total Estimated Cost Range	\$3,558,946 - \$8,621,517	\$120,000

Estimated Revenue

The proposed multi-family projects will create incremental revenues for the Town of Lexington, both from property taxes, excise taxes and ambulance revenue which is summarized in Table 22 and totals an estimated \$5,114,467. In addition, hundreds of thousands of dollars of one-time revenue will also be generated from building permit related fees. At this time planning board application fees are capped, which should be evaluated to assist in offsetting increased budget costs to the planning department.

Table 24 – Projected Revenues

Source	Annual Revenue
Net Increase in Property Taxes	\$4,644,800
Estimated Annual Excise Taxes	\$326,667
Estimated Annual Ambulance Fees	\$143,000
Total Estimated Annual Revenue	\$5,114,467

Demand for Service Metrics

As new housing developments occur in the community, the following metrics may be applied to the varying development proposals to provide departments with insights into potential increased service demands.

Table 25 - Emergency Services Metrics

	Fire Calls/Unit	EMS Calls/Unit	Police Calls/Unit
Apartments	0.105	0.123	0.447
Garden Condominiums	0.12	0.073	0.318
Townhomes	0.093	0.067	0.263
New Single Family ⁸	0.184	0.00	0.263

Table 26 - School Age Children Ratios

	Studio/1BR Market	Studio/1BR Affordable	2BR Market	2BR Affordable	3BR Market	3BR Affordable
Apartments	0.301	0.000	0.917	0.344	1.211	0.739
Garden Condominiums	0.000	0.000	0.079	0.625	0.200	0.000
Townhomes	0.000	0.000	0.300	1.000	0.649	0.632
New Single-Family Homes	0.610					

⁸ This low rate of EMS calls is applicable to new units, over time such calls will increase to these homes.

Project Team

Mr. Fougere is the President of Fougere Planning & Development, Inc. and is an AICP land use planner with over 30 years of public and private sector experience. He has an extensive background in project management dealing with a broad array of planning related issues including spearheading rezoning efforts, managing development teams, site and land use planning, impact fees, fiscal impact analysis, public presentations, expert witness testimony, land use law analysis and consensus building challenges. He has operated as a project manager overseeing development projects that required careful design to minimize neighboring impacts. He has managed numerous rewrites and amendments to zoning ordinances and site plan/subdivision regulations. Mr. Fougere has also served on a municipal planning board and as a Selectman.

Mr. Donohoe has more than 30 years' experience in the financial analysis of real estate development projects and small business operations. Mr. Donohoe has completed numerous real estate market studies, financial feasibility studies, redevelopment plans and real property appraisals. He has also specialized in the analysis of land, buildings and utility systems for several military base reuse projects undertaken by the firm. Prior to forming Jeffrey Donohoe Associates LLC, Mr. Donohoe was a Vice President and Principal for a national real estate, economics and planning firm. He was previously a self-employed management consultant specializing in financial analysis, business planning, loan proposal evaluation and market research. He is also a former Management Consultant for the New Hampshire Small Business Development Center and served as a Financial Marketing Analyst for Signal Capital.

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Review Select Board Report to Annual Town Meeting 2025

PRESENTER:

Board Discussion

ITEM NUMBER:

I.3

SUMMARY:

Review draft Select Board Report to 2025 Annual Town Meeting.

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

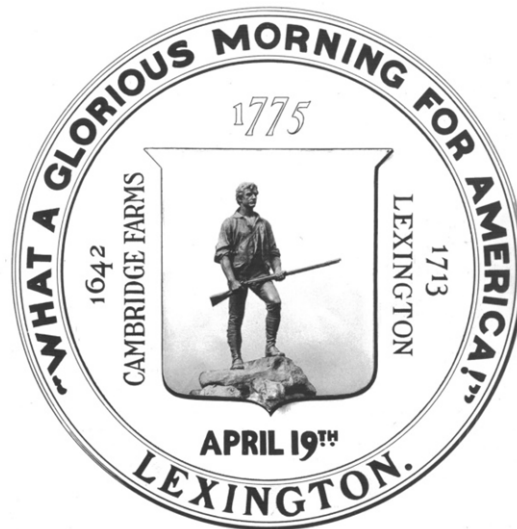
3/24/2025

6:40pm

ATTACHMENTS:

Description	Type
<input type="checkbox"/> DRAFT Select Board Report to 2025 ATM	Backup Material

SELECT BOARD TOWN OF LEXINGTON



SELECT BOARD REPORT TO THE 2025 ANNUAL TOWN MEETING

MARCH , 2025

Select Board:

Douglas M. Lucente, Chair; Jill I. Hai, Vice-Chair; Joseph N. Pato;
Mark D. Sandeen Vineeta Kumar;
Kim Katzenback, Executive Clerk

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March 2025

Message from the Select Board

As we present this report to the Annual Town Meeting of 2025, we reflect on a year marked by meaningful progress and investment in Lexington's infrastructure, community, and sustainability initiatives. This report includes detailed sections on the Lexington High School Project, the Town Manager transition, Affordable Housing Initiatives, and Economic Development and Community Vitality.

Key Updates:

Infrastructure: Significant infrastructure improvements remained a key priority throughout the past year. Notably, the Hartwell Avenue and Bedford Street Complete Streets Reconstruction Project advanced considerably, incorporating enhancements focused on safety, mobility, and accessibility, such as raised medians, sidewalks, and shared-use paths. Continued community dialogue ensured attention to pedestrian and cyclist safety concerns. The Board also prioritized sidewalk improvements, especially on Burlington Street and North Street, recognizing their critical role in pedestrian safety and connectivity. Recent major zoning changes related to MBTA Zoning have prompted additional municipal planning efforts to meet increased infrastructure demands across water, sewer, public safety, and transportation services. Further investments in sidewalk expansions, town-wide traffic signal upgrades, public parking lot enhancements, and intersection improvements – particularly at the Adams Street intersections with East and Hancock Streets – underscore our ongoing commitment to enhancing town-wide safety and accessibility.

ARPA: The American Rescue Plan Act (ARPA) funds have now been fully allocated, marking the completion of strategic investments designed to directly benefit the community. Key initiatives included expanding free public Wi-Fi in the Town Center, Center Fields, and Lincoln Field; implementing SeeClickFix to improve communication between residents and town departments; installing a seasonal event tent to support community events; funding a two-year mental health clinician position; and providing ongoing Diversity, Equity, and Inclusion (DEI) training initiatives. Throughout the allocation process, the Board maintained a careful and flexible approach, ensuring compliance with federal guidelines and reserving funds for impactful projects. Notably, consideration of an electric or hybrid trolley acquisition was deferred due to cost and timing constraints.

Climate Leadership: The Select Board reviewed and approved updates to the Fleet Electrification Roadmap and Policy, aligning Lexington's vehicle acquisition goals with the Massachusetts Climate Leaders Program. Zero waste initiatives, informed by a Tufts University survey, focused discussions on expanding curbside composting, automated waste collection, enhanced recycling, and continued community conversations on the idea of a phased Pay-As-You-Throw program. The Board also considered a phased Single-Use Plastic Bottle Phase-Out Policy, initially targeting municipal departments. Further discussions included solar assessments for municipal parking lots and potential future funding of a Sustainability Coordinator to leverage grant opportunities.

We would like to take a moment to warmly welcome our new Town Manager, Steve Bartha, whose leadership and fresh perspective will undoubtedly help shape Lexington's continued growth and prosperity. We also extend a heartfelt welcome to our newest Select Board member, Vineeta Kumar, who joined us in March 2025. We look forward to her valuable contributions. We also express our sincere gratitude to Suzie Barry, whose dedicated service and thoughtful leadership on the Select Board concluded in March 2025. Her contributions have significantly benefited our community, and we thank her for her years of commitment.

Should you have any questions or comments regarding this report, the Board encourages you to get in touch with any member of the Board. Select Board meetings are generally held Monday evenings at 6:30pm in the Select Board meeting room of the Town Office building, and via Zoom. Board members' office hours as well as the Select Board meeting packets are posted at <https://www.lexingtonma.gov/755/Select-Board>. We can be reached via email (below) or by calling the Select Board Office (781-698-4580) to schedule a phone conversation or meeting.

- Doug Lucente, Chair: dlucente@lexingtonma.gov
- Joe Pato: jpato@lexingtonma.gov
- Jill Hai, Vice Chair: jhai@lexingtonma.gov
- Mark Sandeen: msandeen@lexingtonma.gov
- Vineeta Kumar: vkumar@lexingtonma.gov

Respectfully submitted,
Lexington Select Board
Douglas M. Lucente, Chair
Joseph N. Pato
Jill I. Hai, Vice Chair
Mark D. Sandeen
Vineeta Kumar

Town Manager Transition

On March 21, 2024, Town Manager Jim Malloy announced his intention to retire at the end of his then current contract, September 30, 2024. The Select Board then drafted a process and timeline for recruitment and transition to a new Town Manager.

In April, the Select Board issued a Request for Quotations (RFQ) for an Executive Search firm to run the recruitment for the next town manager. The Board received four responses to their RFQ and interviewed three firms, eventually selecting GovHR as the Executive Recruiting Firm to lead the search.

The Board also created a charge for a Town Manager Search Screening Committee (TMSSC), seeking a diverse group of residents to assist the Search firm in screening applicants. The TMSSC was to be comprised of two Select Board members (SB), a Planning Board (PB) member, a representative of the business community and five at large residents, to be chosen to represent “a diversity of lived experience, relevant expertise and community involvement”, as well as liaisons from each of the two finance committees.

The members of the TMSSC were: Sarah Bothwell Allen; Bob Creech (PB); Jill Hai (SB); Heather Hartshorn (Business Community); Vineeta Kumar; Charles Lamb (CEC liaison); Robert Mandeville; Sean Osborne (AC liaison); Janet Perry; Mark Sandeen (SB); Helen Yang

The Select Board appointed Kelly Axtell as Acting Town Manager. Ms. Axtell served in that role from October 1st through November 3, 2024.

Between May and August, the TMSSC created criteria, interview and essay questions, reviewed two dozen applications and selected 11 candidates for further review. Second round submission materials, including essay responses to TMSSC questions and work product examples were reviewed and the committee held a full day of interviews with six semi-final candidates in August. The committee recommended three applicants to the Select Board for final interviews.

The Select Board interviewed the three recommended candidates and on September 4, 2024, voted to engage Steve Bartha, then Town Manager of Danvers, as Lexington’s next Town Manager. Mr. Bartha began work in Lexington November 4, 2024. Since that date, Mr. Bartha has been meeting with departments, individual staff, committees, and resident groups as he continues to integrate into the community.

Lexington High School Project

The Lexington High School project is likely to be the most ambitious and expensive project undertaken by the Town of Lexington. Plans for this project have been brewing for years leading to the 2017 LHS Visioning process, the 2019 LPS Strategic Plan and the creation of the Master Planning Advisory Committee during the 2018-2019 year. Beginning in 2019, Lexington submitted Statement of Interest (SOI) applications each year to the Massachusetts School Building Authority (MSBA) to evaluate LHS for insufficient educational capacity and system upgrades. In 2022 Lexington was invited into the MSBA Eligibility Period beginning the current process for the project.

In November, 2024, the Lexington High School Building Committee (SBC) [selected the Bloom option](#) after lengthy consideration of a wide range of alternatives. Bloom was deemed the

superior option due to several key advantages over other options which also met the minimum requirements for satisfying the educational program and safety needs. These advantages include cost-effectiveness, construction efficiency, and minimized disruption for students and community users.

On February 26, 2025, the MSBA Board of Directors approved the Town of Lexington's Preferred Schematic Report submission. With this approval, the Lexington High School Building project has successfully progressed into [Module 4: Schematic Design](#) phase of the MSBA process. The proposed Bloom project includes a new building adjacent to the current LHS facility while maintaining the existing field house with an addition and renovation.

During the schematic design phase, the [project design team](#) will refine the Bloom concept and create a robust schematic design from which the MSBA will generate a scope, budget, schedule, and MSBA financial grant award. This team is composed of Dore and Whittier, Owner's Project Manager; SMMA, Architects; and Turner Construction, Construction Manager at Risk. The team has been guided by the SBC to produce a responsible design that avoids unnecessary expense. The team is working with key stakeholders to adjust the Bloom concept to address community concerns regarding building massing, site traffic, and facility use.

We anticipate that the project will be presented for approval to the MSBA during the summer of 2025 and will then come for community approval through a Special Town Meeting in the fall of 2025 followed by a debt exclusion vote at the end of the year. At the special town meeting we also expect to seek authorization for an Article 97 land swap to be submitted to the state legislature. This land swap would relocate some recreation fields to the footprint of the existing LHS and parking areas while building the new structure on the former field locations. Occupancy in the new or renovated facility is expected at the end of 2029.

Detailed information about the project is publicly available at:

<https://lhsproject.lexingtonma.org>

Affordable Housing Initiatives

One of the Select Board's highest priority goals is to enhance community vibrancy by increasing the diversity of housing stock in size, accessibility, and price including increasing the availability of affordable housing.

Lexington has a serious affordable housing crisis that has been decades in the making. Housing prices are rising much faster than household incomes. The average sale price of a Lexington home rose to over \$1.9 million in 2024, with the average price of a new construction home reaching \$3 million. The Massachusetts Municipal Association data also shows that Lexington's median gross rents are the highest of any municipality in the Commonwealth. 24% of Lexington homeowners and 44% of Lexington renters are housing cost burdened, spending at least 30% to 50% of their income on housing.

Currently only 6% of Lexington's housing stock is truly affordable, while 21% of Lexington households qualify as low-income. The result is that the demand for affordable housing is quite high, with 10 to 20 applicants per each newly available affordable home. That translates into families waiting between 5 and 8 years to secure affordable housing in Lexington.

Between 2011 and June of 2023, Lexington had a net gain of zero affordable housing units on the Subsidized Housing Inventory or SHI. Since that time Lexington has had a net gain of 11 truly affordable units on the SHI, largely due to the creation of 21 units of affordable housing as part of the Waterstone/Bridges project approved by 2018 Special Town Meeting.

The Select Board and Town Meeting have taken several recent actions to increase the availability of affordable housing in Lexington. Special Town Meeting 2022-3 approved the creation of the Affordable Housing Trust and the reorganization of LexHAB as an independent 501(c)3 organization.

The legislature approved the reorganization of LexHAB in September of 2024, which will allow the reorganized LexHAB to access more diverse sources of funding, including private donations, federal and state funding, in addition to local appropriations. The reorganization also enables faster, more efficient, and lower cost housing production. Soon after the reorganization, LexHAB received a donation of a property that LexHAB will convert to an affordable home for Lexington residents in perpetuity.

The Affordable Housing Trust was formed to preserve and create affordable housing, with a structure that provides the ability to respond to opportunities and funding requests from Lexington housing partners like LexHAB and the Lexington Housing Authority in real time.

The Affordable Housing Trust funded two LexHAB property purchases in its first year of operation, creating affordable housing for three families in response to highly time sensitive opportunities.

2023 Annual Town Meeting overwhelmingly approved Article 33 authorizing the Select Board and the Affordable Housing Trust to create 40 units of 100% truly affordable housing at an average of 60% of Area Median Income on Town owned property located near Lowell and North Street. The Town received 7 proposals and has signed a land disposition agreement with the winning team. The developer has begun the community engagement and due diligence process defined in the RFP.

The proposed design significantly exceeds the RFP requirements in many ways, including providing housing that is well integrated with the neighborhood, designed to feel like 8 individual buildings, with a community meeting area and a common space walking area, dark sky compliant lighting, thoughtfully designed landscaping that preserves as many existing native trees as possible, supplemented with new native plants to enhance ecological systems, and almost an acre of protected woodland area. Each home will have ample natural daylight, outdoor space, in unit laundry, elevator accessibility, universally accessible design, communal storage space, bike storage, and covered parking.

They will be all-electric, solar powered homes, built to Passive House standards. The economics of building to these standards are excellent for both the residents and the developer.

The residents will live in a home with incredibly healthy indoor air quality, that is extremely quiet, provides amazing thermal comfort, and exceptional resilience. Massachusetts Dept of Energy Resources studies show that multi-family buildings built to Passive House standards have such excellent thermal resilience that they can go a week without electric power on the coldest week of the year, with indoor temperatures dropping only 6 or 7° F. No backup power needed. The selected developer has built several affordable housing Passive House buildings and has now made it their design standard.

That excellent thermal performance also lowers the cost of HVAC equipment, as the heating loads for a Passive House building are roughly an order of magnitude lower than a standard building code building. Because those heating and cooling loads are so low, a central heating and cooling system for all of the units will be entirely powered by solar panels on the roof. That means the residents will have zero cost for heating or cooling their homes.

And because that power is provided entirely by the sun, it will be insulated from the dramatic energy price spikes we've seen over the last few years. This is especially important because low-income households in the Boston area have the highest median energy burden in the country, spending 14% of their income on energy.

Building affordable housing to Passive House standards is among the best ways the Town can address both the housing cost burden and the energy cost burden of its low-income residents. Perhaps most importantly the homes built on Lowell & North Street will be incredibly healthy, comfortable, and resilient homes for the residents.

All affordable housing initiatives require significant sources of funding. The Community Preservation Committee currently provides the majority of affordable housing funds to LexHAB and is the only significant source of funding for the Affordable Housing Trust. The anticipated requests from the Lexington Housing Authority, LexHAB, and the Affordable Housing Trust for community housing initiatives are likely to exceed the amount of available Community Preservation Act funds in the coming years.

Lexington 2021 Annual Town Meeting approved Article 36 to submit a home rule petition requesting legislative authority to establish a surcharge on specific commercial development activities for the purpose of funding affordable housing. The legislature recently approved that home rule petition by passing H.2740 "An Act to establish a surcharge on specific commercial development activities for the purpose of funding the creation of community housing." The Governor signed the bill on January 8, 2025.

The Select Board is now required to set a linkage fee rate within a year. The Select Board authorized Town staff to commission a study funded under Article 36, to assess commercial development and housing inventory trends before recommending an appropriate range of linkage fee rates. Given that commercial development trends have slowed considerably since 2021, expectations for this source of funds are fairly modest. Any funds generated from the linkage fee would be transferred to the Affordable Housing Trust.

Another potential source of funding was not approved by the legislature. Lexington 2020 Special Town Meeting approved Article 6 to submit a home rule petition requesting legislative authority to establish a surcharge on residential development for the purpose of funding affordable housing. Unfortunately, the legislature took no action on that home rule petition during this or the previous legislative session. For that reason, that Article 6 home rule petition failed and can only be reconsidered by the legislature after another vote of Lexington Town Meeting.

Economic Development and Community Vitality Initiatives

In 2024-25 the Select Board continued to support initiatives which stimulate economic development and commercial expansion within the town, including revitalizing the downtown. Among the key strategies has been the formation of strong partnerships with local business

associations and individual businesses including through the Select Board's advisory committees, the Economic Development Advisory Committee and the Center Committee. Additionally, the Select Board Chair and Vice Chair continue to participate in the Quarterly Roundtable discussions organized by the Economic Development Department.

These are some highlights from economic development efforts in 2024-25.

Lex 250 and Tourism: The Visitor's Center has seen 60,000 visitors come through our doors since July 2024, compared to 51,000 travelers in the year prior. The increase in foot traffic stems from Lex250th promotion, advertising and marketing efforts with National Geographic, BBC, WCVB, and NYT which have reached at least 15 million people around the world to promote the 250th Celebrations in Lexington. Furthermore, Tour Lexington.us, Lexington's main tourism website, which was launched in January 2024, has hit over 100,000 users and over 300,000 page views. These efforts have led to increases in foot traffic, merchandise revenue and a 56% increase in revenue through online tour booking channels. The Lexington Visitors Center has received new merchandise to accommodate the influx of tourists who will come for Patriots' Day Weekend.

Local Economic Policy Enhancements: 2024 ATM passed article 39 Home Rule Petition to Adjust the Number of On-Premise Wine and Malt Alcohol Licenses. State Representative Michelle Ciccolo brought forward House Bill HD.4384 requesting our home rule petition which was filed with the House clerk on 2/25/2025 and is awaiting the next steps in the State process. At their June 24, 2024 meeting the Select Board voted for a revised Alcohol Beverage License Regulations updated to include the new zoning. This 2024 policy expands the scope to include event spaces and craft beverage establishments, not just restaurants, for eligibility for a License to serve Alcoholic Beverages. This includes locations such as Pinot's Palette, The Venue and Galaray House and Craft Foods who could apply for a liquor license to serve liquor as part of their operations.

Wayfinding Signs: In East Lexington, Wayfinding Signs have been installed at Bow Street to direct travelers to restaurants, coffee shops, and businesses. People who may not have known these options exist can now go enjoy a cup of coffee, buy a bagel, or find a new place to get their haircut. In addition to East Lexington, new signage is coming to Lexington Center. The ED Office is bringing a large kiosk at the Grain Mill Alley Bike Node next to the Solar bench to direct visitors and travelers to Lexington's historic amenities, businesses, and restaurants. Similar to East Lexington, these signs will appear along the Minuteman Bikeway. In addition to this initiative, work is being done in Lexington Center and in East Lexington to connect the Minuteman Bikeway to our business community.

Art Installations and Vibrancy efforts: Later this year, travelers on the bikeway may see new art installations at 55 Massachusetts Avenue, 131 Massachusetts Avenue, and the Shops at 135-145 Massachusetts Avenue. This work was funded through the American Rescue Plan Act and is part of the Rapid Recovery Plan that began during the COVID-19 pandemic. Finally, the ED Office is working with landscape Architects and the Department of Public Works to landscape that area to open up the space and install new benches. In addition to these signs, the ED Office is also working on bringing murals to businesses along the bikeway.

Additionally, there is a collaborative effort from Lexington Economic Development, the Lexington Center Committee, and the Lexington History Museum to bring art to Lexington Depot.

Commercial Development: Lexington welcomed more than six small businesses including new cafes in the Center and three large life sciences businesses in 2024. These cafes have transformed Lexington Center into a breakfast destination for all. Major vacancies have been filled including the former Starbucks which is now Revival Café, and the Bertucci's Pizza location which is now Tatte. Additionally, long-term vacancies in the Center and across Town have seen increased interest. More cafes and restaurants are slated to open their doors this summer and fall in Lexington Center. The current vacancy-rate for the lab market in Lexington is close to 19% which is like Cambridge's 18.8% vacancy. Burlington with 29.4% and Waltham with 22.3% are at a higher vacancy rate.

Center Revitalization: On December 16, 2024 the Economic Development Advisory Committee and Lexington Center Committee presented to the Select Board, a set of recommendations based on *Lexington Center: The Journey Forward*. The recommendations were the following:

- 1) Focus on ways to create more welcoming and inviting entryways from key access points (parking lots, bike path, Visitor Center)
- 2) Convene a forum of relevant municipal bodies and committees to ensure alignment around application of new bylaws
- 3) Evaluating options for supporting Lexington Center programming.
- 4) Prioritize decision(s) regarding use of town-owned land in Lexington Center.

The Select Board has made Center Revitalization a major goal to work on over the next two years.

2025: The 250th Anniversary of the Battle of Lexington

Preparations for Lexington's landmark 250th Anniversary of the Battle have been extensive and community-oriented, reflecting both historical reverence and inclusive celebration. Throughout the past year, the Select Board has actively engaged in a range of discussions, projects, and events designed to honor this momentous occasion thoughtfully and collaboratively.

Monument Project: Extensive deliberation occurred regarding the proposed 250th Anniversary Monument at Belfry Hill Park. Community discussions provided valuable insights and raised critical considerations about the monument's scale, symbolic design, ongoing maintenance, and site suitability. Despite thorough evaluation and dialogue, the Historic Districts Commission (HDC) ultimately denied the Certificate of Appropriateness, effectively concluding the project.

Inter Municipal Collaboration: Lexington continued strengthening historical and celebratory ties with neighboring communities through an Inter Municipal Agreement (IMA) with Arlington, Concord, and Lincoln, collectively allocating \$200,000 towards collaborative planning and event execution for the 250th celebration.

US Army Participation and Special Events: The Select Board received and considered a special request from the US Army Military District of Washington DC, involving several prestigious Army units, notably the Golden Knights Parachute Team, for participation in commemorative activities on April 19, 2025. Recognizing the exceptional historical significance of the anniversary, the Board granted a unique, one-time exemption to the Select Board's Battle Green Regulation, which typically prohibits parachuting onto the Battle Green. Careful consideration was given to

balancing the historical gravity and ceremonial appropriateness of these events against established town regulations and historical site protections.

Invitation to Dignitaries: The Select Board voted to approve the Semiquincentennial Commission (Lex250)'s recommendation to extend invitations to local, state, federal and international dignitaries to attend the 250th Anniversary celebrations. Board discussions surrounding this vote were comprehensive, underscoring an important consideration: ensuring the dignitary presence does not overshadow the celebration's primary focus – the Lexington community and its heritage. The Board emphasized thoughtful selection to maintain the event's community-centric spirit.

International Engagement – Antony, France: Recognizing Lexington's global historical connections, the Select Board strongly supported inviting our longstanding sister city, Antony, France, to participate in the anniversary celebrations. This international collaboration underscores our town's historical significance, celebrating longstanding international relationships and fostering meaningful cultural exchange.

As we approach the commemorative date, we acknowledge with gratitude the numerous volunteers, community groups, historical organizations, town staff, and regional partners working diligently toward a meaningful and memorable celebration. The Select Board remains committed to ensuring the 250th Anniversary of the Battle of Lexington is commemorated in a manner that honors our history, celebrates our vibrant community, and fosters connections both local and global.

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

2025 Annual Town Meeting - Select Board Article Presenters, Discussion and Positions

PRESENTER:

Board Discussion

ITEM NUMBER:

I.4

SUMMARY:

Category: Informing

The Board may take up discussion on the 2025 Annual Town Meeting Articles and/or Select Board article positions.

Town Website - 2025 Annual Town Meeting
2025 Annual Town Meeting

SUGGESTED MOTION:

n/a

FOLLOW-UP:

n/a

DATE AND APPROXIMATE TIME ON AGENDA:

3/24/2025

6:50pm

ATTACHMENTS:

Description	Type
☐ Select Board Working Document - Positions 2025 ATM	Backup Material
☐ Moderator's proposed schedule for 2025 Annual Town Meeting as of 3-19-25	Backup Material

Select Board Positions
Working Document

#	Article Name	PLACEHOLDER FOR AN UPDATE AT SELECT BOARD MTG	SELECT BOARD PRSNTR	Proposed CNSNT (PC)	IP	DL	JP	JH	MS	VK
1	Notice of Election									
2	Election of Deputy Moderator and Reports of Town Boards, Officers and Committees									
3	Appointments To Cary Lecture Series					Y	Y	Y	Y	Y
Financial Articles										
4	Appropriate FY2026 Operating Budget		DL			Y	Y	Y	Y	Y
5	Appropriate FY2026 Enterprise Funds Budgets		TBD			Y	Y	Y	Y	Y
6	Amend Fy2025 Operating, Enterprise And CPA Budgets		MS			Y	Y	Y	Y	Y
7	Sustainable Projects		JP			Y	Y	Y	Y	Y
8	Appropriate Funding To Construct a Playground In Fletcher Park (Citizen Petition)- IP	2/24/2025		PC	IP	Y	Y	Y	Y	Y
9	Establish and Continue Departmental Revolving Funds		JH			Y	Y	Y	Y	Y
10	Appropriate The FY2026 Community Preservation Committee Operating Budget And CPA Projects a. Cotton Farm/Community Center Connector – \$300,000 b. Simond’s Brook Conservation Area Trail Design & Engineering – \$75,000 c. Document Conservation – \$21,000 - Proposed Consent d. Hancock-Clarke House Roof Replacement – \$57,800 e. Affordable Housing Trust Funding– \$3,000,000 f. LexHAB Affordable Housing Support, Restoration, Preservation, and Decarbonization – \$494,140 g. Park and Playground Improvements – Center Playground – \$1,490,000 h. Park Improvements – Athletic Fields - Harrington – \$3,197,904* i. Lincoln Park Field Improvements #3 – \$1,950,000* j. Administrative Budget – \$150,000- Proposed Consent	1/27/2025	MS	PC		Y	Y	Y	Y	Y
11	Appropriate For Recreation Capital Projects		JH	PC		Y	Y	Y	Y	Y
12	Appropriate For Municipal Capital Projects And Equipment a) Transportation Mitigation b) Fire Pumper Truck c) Equipment Replacement									
				PC		Y	Y	Y		Y
						Y	Y	Y		Y
				PC		Y	Y	Y		Y

Select Board Positions
Working Document

#	Article Name	PLACEHOLDER FOR AN UPDATE AT SELECT BOARD MTG	SELECT BOARD PRSNTR	Proposed CNSNT (PC)	IP	DL	JP	JH	MS	VK
12 (cont.)	d) Sidewalk Improvements		JP	PC		Y	Y	Y		Y
	e) Hydrant Replacement			PC		Y	Y	Y		Y
	f) Street Improvements			PC		Y	Y	Y		Y
	g) Stormwater Management Program			PC		Y	Y	Y		Y
	h) New Sidewalk Installations - Study and Design					Y	Y	Y		Y
	i) Intersection Improvements - Adams St. at East St. & Hancock St.					Y	Y	Y		Y
	j) DPW Building Improvements					Y	Y	Y		Y
	k) Lincoln Park Parking Lot - Design					Y	Y	Y		Y
	l) Municipal Technology Improvement Program			PC		Y	Y	Y		Y
	m) Network Redundancy & Improvement Plan			PC		Y	Y	Y		Y
	13	Appropriate For Water System Improvements.				PC		Y	Y	Y
14	Appropriate For Wastewater System Improvements			PC		Y	Y	Y	Y	Y
15	Appropriate For School Capital Projects And Equipment			PC		Y	Y	Y		Y
16	Appropriate For Public Facilities Capital Projects		JP							
	a) Public Facilities Bid Documents			PC		Y	Y	Y		Y
	b) Public Facilities Interior Finishes			PC		Y	Y	Y		Y
	c) School Paving and Sidewalks			PC		Y	Y	Y		Y
	d) Municipal Building Envelopes and Associated Systems			PC		Y	Y	Y		Y
	e) Central Administration Building Demolition					Y	Y	Y		Y
	f) Estabrook Elementary School Nurse Bathroom Renovation					Y	Y	Y		Y
17	Appropriate To Post Employment Insurance Liability Fund		JP	PC		Y	Y	Y		Y
18	Rescind Prior Borrowing Authorizations			PC		Y	Y	Y		Y
19	Establish, Amend, Dissolve And Appropriate To And From Specified Stabilization Funds		TBD			Y	Y	Y		Y
20	Appropriate For Prior Years' Unpaid Bills - IP			PC	IP	Y	Y	Y	Y	Y
21	Appropriate For Authorized Capital Improvements. - IP			PC	IP	Y	Y	Y	Y	Y
General Articles										

Select Board Positions
Working Document

#	Article Name	PLACEHOLDER FOR AN UPDATE AT SELECT BOARD MTG	SELECT BOARD PRSNTR	Proposed CNSNT (PC)	IP	DL	JP	JH	MS	VK
22	Select Board To Accept Easements			PC		Y	Y	Y	Y	Y
23	Dispose Of 116 Vine Street	3/10/2025	MS			W	Y	Y	Y	W
24	Authorize The Town Of Lexington To Prohibit Or Restrict The Application Of Second Generation Anticoagulant Rodenticides (Citizen Petition)	2/3/2025	JH			Y	Y	Y	Y	Y
25	Amendment To Town Meeting Management Provisions In Town Bylaws (Citizen Petition)		DL			W	Y	W	Y	W
26	Local Voting Rights For Lawful Permanent Residents (Citizen Petition)	2/14/2025	JH			Y	Y	Y	Y	Y
27	Allow 16 Year Olds Voting Rights In Municipal Elections (Citizen Petition)	2/24/2025	DL			Y	Y	Y	Y	Y
28	Accurate Reporting On The Negative Aspects Of Lithium-Ion Batteries (Citizen Petition)	1/27/2025	MS			Y	Y	Y	W	W
Zoning Articles										
29	Amend Zoning Bylaw - Bicycle Parking - REFER BACK TO PB	3/10/2025	MS	PC		Y	Y	Y	Y	Y
30	Amend Zoning Bylaw - Inclusionary Housing For Special Residential Developments	3/10/2025	JH			W	Y	Y	W	Y
31	Amend Zoning Bylaw - National Flood Insurance (NFI) District	3/10/2025	DL			Y	Y	Y	Y	Y
32	Amend Zoning Bylaw And Map - Technical Corrections	3/10/2025	TBD			Y	Y	Y	Y	Y
33	Amend Zoning Bylaw - Accessory Uses	3/10/2025	JP			Y	Y	Y	Y	Y
34	Amend Section 7.5 Of The Zoning Bylaw To Reduce Multi-Family Dwelling Unit Capacity (Citizen Petition)					W	W	W	W	W

March 19, 2025

Hello Town Meeting members!

This email includes important information regarding:

(1) deadlines and instructions for submitting proposed amendments;

Best,

Deborah

The following proposed schedule is subject to change and will be updated after each session of Town Meeting:

Monday, March 24, 2025 - *deadline for proposed amendments: noon on Friday, March 21*

William Diamond Fife & Drum Corps

Article 2: Election of Deputy Moderator

Article 30: Amend Zoning Bylaw - Inclusionary Housing for Special Residential Developments

Article 31: Amend Zoning Bylaw - National Flood Insurance (NFI) District

Article 32: Amend Zoning Bylaw and Map - Technical Corrections

Article 33: Amend Zoning Bylaw - Accessory Uses

Time permitting:

Article 3: Appointments to Cary Lecture Series

Article 25: Amendment to Town Meeting Management Provisions in Town Bylaws

Wed., March 26, 2025 - *deadline for proposed amendments: noon on Monday, March 24*

Article 24: Authorize the Town of Lexington to Prohibit or Restrict the Application of Second Generation Anticoagulant Rodenticides (Citizen Petition)

Article 26: Local Voting Rights for Lawful Permanent Residents (Citizen Petition)

Article 27: Allow 16 Year Olds Voting Rights in Municipal Elections (Citizen Petition)

Article 28: Accurate Reporting on the Negative Aspects of Lithium-Ion Batteries (Citizen Petition)

Time permitting, continue unfinished business from March 24th.

Monday, March 31, 2025 No meeting; school holiday for Eid-al-Fitr

Wednesday, April 2, 2025 - deadline for proposed amendments: noon on Friday, March 28

Brief recess: TMMMA Recognition Awards

Article 2: Receive reports of Appropriation Committee; Capital Expenditures Committee; Recreation Committee

Article 2: Report of the Community Preservation Committee

Consent Agenda (Pending SB approval):

- *Article 8: Appropriate funding to Construct a Playground at Fletcher Park - (IP)*
- *Article 10: CPC - Funding “buckets”*
- *Article 10c: CPC - Document Conservation*
- *Article 10j: CPC - Administrative Budget*
- *Article 11: Appropriate for Recreation Capital*
- *Article 12a: Transportation Mitigation*
- *Article 12c: Equipment Replacement*
- *Article 12d: Sidewalk Improvements*
- *Article 12e: Hydrant Replacement*
- *Article 12f: Street Improvements*
- *Article 12g: Stormwater Management Program*
- *Article 12l: Municipal Technology Improvement Program*
- *Article 12m: Network Redundancy & Improvement Program*
- *Article 13: Appropriate for Water System Improvements*
- *Article 14: Appropriate for Wastewater System Improvements*
- *Article 15: Appropriate for School Capital Projects & Equipment*
- *Article 16a: Public Facilities Bid Documents*
- *Article 16b: Public Facilities Interior Finishes*
- *Article 16c: School Paving & Sidewalks*

- *Article 16d: Municipal Building Envelopes & Associated Systems*
- *Article 17: Appropriate To Post Employment Insurance Liability Fund*
- *Article 18: Rescind Prior Borrowing Authorizations*
- *Article 20: Appropriate for Prior Years' Unpaid Bills (IP)*
- *Article 21: Appropriate for Authorized Capital Improvements (IP)*
- *Article 22: Select Board to Accept Easements*
- *Article 29: Amend Zoning Bylaw - Bicycle Parking Facilities (refer to Planning Board)*

Article 10: Appropriate for the FY2026 Community Preservation Committee Operating Budget and CPA Projects **(Items not on Consent Agenda; 10h separated out for vote on April 9)**

Monday, April 7, 2025 - deadline for proposed amendments: noon on Wednesday, April 2

Recess: LPS/Minuteman Student Recognition

Article 2: Minuteman School Superintendent's Report

Article 2: Town Manager's Report

Article 2: LPS Superintendent's Report

Article 4: Appropriate FY2026 Operating Budget

Article 5: Appropriate FY2026 Enterprise Funds Budgets

Article 7: Sustainable Projects

Article 9: Establish & Continue Departmental Revolving Funds

Article 23: Dispose of 116 Vine Street

Wed., April 9, 2025 - deadline for proposed amendments: noon on Wednesday, April 2

Continue unfinished business from earlier session(s)

Article 12: **(Items not on Consent Agenda)**

Article 16: Appropriate for Public Facilities Capital Projects **(Items not on Consent Agenda)**

Article 10h: Park Improvements - Athletic Fields - Harrington

Article 19: Establish, Amend, Dissolve and Appropriate to & From Specified Stabilization Funds

Time permitting:

Article 34: Amend Section 7.5 of the Zoning Bylaw to Reduce Multi-Family Dwelling Unit Capacity

Article 6: Amend FY2025 Operating, Enterprise and CPA Budgets

Monday, April 14, 2025

Hold for unfinished business from previous session(s)

Wednesday, April 16, 2025

Hold for unfinished business from previous session(s)