

SELECT BOARD MEETING

Wednesday, April 9, 2025

Select Board Meeting Room, 1625 Massachusetts Avenue, Lexington, MA 02420 - Hybrid Participation*
6:30 PM

AGENDA

PUBLIC COMMENTS

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

SELECT BOARD MEMBER CONCERNS AND LIAISON REPORTS

1. Select Board Member Announcements and Liaison Reports

TOWN MANAGER REPORT

1. Town Manager Weekly Update

CONSENT AGENDA

1. Approve: Common Victualler License
 - Post 1917 - 27 Waltham Street
2. Approve Town Manager Reappointment
 - Board of Health - Dr. Jillian Tung
3. Approve Letter of Support for CW Lexington Woods LLC's Developer application to Housing and Liveable Communities for Lowell Street Parcel 68-44
4. Approve: One-Day Liquor License - Lexington Lodge of Elks, 959 Waltham Street
 - Annual Breast Cancer Fundraiser - Sunday, May 25, 2025
5. Approve: Battle Green Use Request - United States Air Force Promotion Ceremony
 - Thursday, May 1, 2025
6. Approve: Battle Green Use Request - St. Nicholas Greek Orthodox Church
 - Good Friday Procession - Friday, April 18, 2025
7. Approve and Sign Awards for Patriots' Day
 - Minuteman Cane Award
 - Pat Flynn Outstanding Youth Award

ITEMS FOR INDIVIDUAL CONSIDERATION

- | | |
|---|--------|
| 1. Update on Level 3 Electric Vehicle Charging Rates- NStar lot | 6:40pm |
| 2. 2025 Annual Town Meeting - Select Board Article Discussion and Positions | 6:55pm |

ADJOURN

1. Anticipated Adjournment

7:05pm

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 Monday, April 14, 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.


Recorded by LexMedia

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Select Board Member Announcements and Liaison Reports

PRESENTER:

ITEM NUMBER:

LR.1

SUMMARY:

Under this item, Select Board Members can provide verbal updates, make announcements, as well as comment on any additional points or concerns.

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

4/9/2025

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Select Board Liaison Report - Joe Pato-2025-04-09	Backup Material

Select Board Liaison Report – April 9, 2025

Joe Pato:

- **Revenue and Senior Means Tested Property Tax Exemption – call to advocate for these changes**

The Governor's proposed Municipal Empowerment Act includes several provisions designed to empower communities to generate additional local resources to support local needs and to provide targeted local property taxpayer relief. (<https://www.mass.gov/doc/municipal-empowerment-act-fiscal-staffing-stability/download>)

Of particular interest to Lexington are the following proposals for local option revenue enhancement:

- 1) increasing the maximum local lodging tax by 1 percent (from 6 percent to 7 percent)
- 2) increasing the ceiling for the local meals tax from .75 percent to 1 percent.
- 3) a new up to 5 percent local option Motor Vehicle Excise (MVE) surcharge that can be either dedicated to local stabilization funds or treated as general fund revenue.

For tax relief, the proposal includes a creating new property tax exemptions for seniors: the bill will allow cities and towns to adopt a new Senior Means Tested Property Tax Exemption for qualifying seniors and to increase existing senior property tax exemptions ("clause exemptions"). The bill also adds an option to provide an annual cost of living adjustment to help combat the effects of inflation, available for seniors as well as other groups that qualify for locally adopted exemptions.

Request for Select Board action. This is the second year that the Governor has proposed some of these changes, but the legislature has not yet acted to adopt these elements of the bill. The Select Board should reach out to our legislative delegation to make clear the need for the flexibility included in these proposals. In addition, we should lobby to make sure the proposed senior means tested property tax exemptions are appropriately flexible to account for Lexington's high property values.

If the tax relief elements of this bill fail to move forward in the legislature this year, we should pursue a home rule to allow Lexington to create its own senior means tested property tax exemption as recommended by the 2019 report of the Residential Exemption Policy Study Committee.

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Town Manager Weekly Update

PRESENTER:

**ITEM
NUMBER:**

TM.1

SUMMARY:

Under this item, the Town Manager can provide verbal updates, make announcements, as well as comment on any additional points or concerns.

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

4/9/2025

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Approve: Common Victualler License

PRESENTER:

Doug Lucente, Chair

ITEM NUMBER:

C.1

SUMMARY:

Category: Decision-making

PARC Restaurant Group LEX LLC, operating under the D/B/A **Post 1917**, located at 27 Waltham Street, is requesting approval of a Common Victualler License. The business will be managed by Jason Carron, who will serve as the on-site manager. The proposed hours of operation are:

- Tuesday through Thursday: 5:00pm – 12:00 am
- Friday and Saturday: 4:00 pm – 12:00 am

The applicant is working with the Building, Health and Fire Departments for their respective required permits and inspections.

SUGGESTED MOTION:

To approve a Common Victualler License for Post 1917, located at 27 Waltham Street, with on-site manager Jason Carron, for the hours and days of operation as indicated.

Move to approve consent.

FOLLOW-UP:

Select Board Office.

DATE AND APPROXIMATE TIME ON AGENDA:

4/9/2025

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Approve Town Manager Reappointment

PRESENTER:

Doug Lucente, Chair

ITEM NUMBER:

C.2

SUMMARY:

Category: Decision-Making

The Town Manager is requesting that the Select Board approve the reappointment of Dr. Jillian Tung to the Board of Health.

State Conflict of Interest Law online training is up-to-date for Dr. Tung.

SUGGESTED MOTION:

To confirm the Town Manager's reappointment of Dr. Jillian Tung to the Board of Health with a term set to expire April 30, 2028.

Move to approve the consent.

FOLLOW-UP:

Town Manager's Office

DATE AND APPROXIMATE TIME ON AGENDA:

4/9/2025

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Approve Letter of Support for CW Lexington Woods LLC's Developer application to Housing and Liveable Communities for Lowell Street Parcel 68-44

PRESENTER:

Doug Lucente, Chair

ITEM NUMBER:

C.3

SUMMARY:

Category: Decision-making

The Board is being asked to approve and sign the attached letter of support for inclusion in Causeway Development's (CW Lexington Woods) application to the State for a Project Eligibility Letter for the Comprehensive Permit application for the development the Lowell Street affordable housing.

The Lowell Street affordable housing will be permitted through the 40B Comprehensive Permit process by the Zoning Board of Appeals to create 40 subsidized affordable homes. This process begins with the developer applying to the Executive Office of Housing and Liveable Communities for a determination and a Project Eligibility Letter (PEL). The PEL application requires a letter of support from the Select Board. The LDA signed by the Town and Causeway February 5, 2025 outlines the financing, permitting, and site plan details. Causeway held its first community meeting in Lexington on March 6, 2025. This project aligns with the Select Board's goals to increase affordable housing in Lexington.

For Reference:

Copy of PEL Application

SUGGESTED MOTION:

Move to approve and sign the letter of support, as proposed, for inclusion in Causeway Development's (CW Lexington Woods) application to the Executive Office of Housing and Liveable Communities for a determination and a Project Eligibility Letter (PEL) for the Lowell Street Parcel 68-44 affordable housing project.

FOLLOW-UP:

Planning Office to provide signed letter to Causeway Development

DATE AND APPROXIMATE TIME ON AGENDA:

4/9/2025

ATTACHMENTS:

Description	Type
📎 Request for Letter of Support	Cover Memo
📎 Letter of Support	Backup Material



Town of Lexington

Land Use, Housing, and Development

Carol Kowalski, Assistant Town Manager for Development

Tel: (781) 698-4500 / Fax: (781) 861-2780



MEMO TO: Kim Katzenback
RE: Request to be on 4/9/25 Select Board agenda, for vote to send letter of support, CW
Lexington Woods PEL
DATE: March 11, 2025
Cc: Steve Bartha, Kelly Axtell
Attachment: Draft letter of Support

This is a request for agenda time and a vote during the April 9 Select Board Meeting to submit a letter of support for the application of Causeway Development (CW Lexington Woods) for their application to the state for a Project Eligibility Letter for the Comprehensive Permit application to development the Lowell Street affordable housing. This is an important step, consistent with the Land Disposition Agreement.

Vote of the Select Board is being requested? Yes.

Update on a previous item? No, but a next step on the Lowell Street housing and pursuant to the Land Disposition Agreement (LDA) the Board executed with the developer in February.

Summary explanation of what is being presented including costs and funding source, plan for public outreach, impact on department work/goals and any alignment with the Select Board goals:
The Lowell Street affordable housing will be permitted through the 40B Comprehensive Permit process by the Zoning Board of Appeals to create 40 subsidized affordable homes. This process begins with the developer applying to the Executive Office of Housing and Liveable Communities for a determination and a Project Eligibility Letter (PEL). The PEL application requires a letter of support from the Select Board. The LDA signed by the Town and Causeway February 5, 2025 outlines the financing, permitting, and site plan details. Causeway held its first community meeting in Lexington on March 6, 2025. This project aligns with the Select Board's goals to increase affordable housing in Lexington.

Timeline summary: The PEL application (forthcoming from Causeway no later than April 2), and the Select Board's letter of support, are to be submitted by Causeway in April 2025 to EOHLIC.

For items where action of the Board is being requested, a statement of the implications of taking the action vs. not taking the action. The consequences of not acting means the developer's application to the state will be delayed, and other important steps and deadlines will be missed, and the state could reject Causeway's application for being incomplete. This could result in significant delays, and therefore, potential cost over-runs.



Town of Lexington, Massachusetts

SELECT BOARD OFFICE

DOUGLAS M. LUCENTE, CHAIR
JOSEPH N. PATO
JILL I. HAI
MARK D. SANDEEN
VINEETA A. KUMAR

TEL: (781) 698-4580
FAX: (781) 863-9468

April 9, 2025

Executive Office of Housing and Livable Communities
100 Cambridge Street
Suite 300
Boston, MA 02114

To whom it may concern,

The Select Board is pleased to express support for the application by CW Lexington Woods LLC for a determination of Project Eligibility to pursue the Comprehensive Permit to create 40 units of 100% affordable rental homes on Lowell Street eligible for inclusion on the Subsidized Housing Inventory. The development will include a mix of 1, 2, and 3-bedroom apartments for households averaging 60% of Area Median Income.

The 3.12-acre parcel, 68-44, was a gift of land to the Town from the Commonwealth in 1979 for municipal purposes which Town Meeting had accepted the prior year for the purpose of conservation, recreation, or housing. Parcel 68-44, was proposed after considerable due diligence by the Town and the Affordable Housing Trust, including an existing conditions survey, wetlands delineation, and Phase I environmental assessment. CW Lexington Woods was the successful developer selected through the Town's 2024 request for proposals procurement to develop 100% affordable, SHI-eligible housing on the site. The Town and the developer negotiated a Land Disposition Agreement for the land to be sold to CW Lexington Woods to realize the Town's affordable housing goals for the property.

The Board is excited about this land transaction to create a tremendous amount of public benefit. This development puts the Town's values into action and helps advance the principles expressed in "LexingtonNext," the Town's 2022 adopted Comprehensive Plan. Lexingtonians take great pride in the vision and goals of "LexingtonNext," and in being first in the Commonwealth to comply with the State's MBTA Communities Act. Lexington's commitment to affordable housing is also demonstrated in its Affordable Housing Trust, which in just two years has funded the acquisition of three affordable homes, established a buy-down program for additional affordability in connection with MBTA Communities Act multi-family developments, and managed the process to achieve Town Meeting support for the disposition of the Lowell Street land and selecting the developer for CW Lexington Woods LLC.

The Board is proud of Lexington's progress in addressing the need for affordable housing, and is therefore in full support of the CW Lexington Woods application for a Project Eligibility Letter.

Sincerely,

DOUGLAS M. LUCENTE

MARK D. SANDEEN

JOSEPH N. PATO

VINEETA A. KUMAR

JILL I. HAI

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Approve: One-Day Liquor License - Lexington Lodge of Elks, 959 Waltham Street

PRESENTER:

Doug Lucente, Chair

ITEM NUMBER:

C.4

SUMMARY:

Category: Decision-Making

Lexington-Waltham Lodge of Elks #2204:

The Lexington Lodge of Elks #2204 is requesting a One-Day Liquor License to serve beer in the rear parking lot of the Lodge of Elks, 959 Waltham Street, for the purpose of a Breast Cancer Fundraiser on Sunday, May 25, 2025 from 1:00pm to 6:00pm. All drinks will be served and consumed in the rear parking lot of the Lodge of Elks.

SUGGESTED MOTION:

To approve a One-Day Liquor License for the Lexington Lodge of Elks #2204 to serve beer in the rear parking lot of the Lodge of Elks, 959 Waltham Street, for the purpose of a Breast Cancer Fundraiser on Sunday, May 25, 2025 from 1:00pm to 6:00pm.

Move to approve the consent.

FOLLOW-UP:

Select Board Office.

DATE AND APPROXIMATE TIME ON AGENDA:

4/9/2025

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Approve: Battle Green Use Request - United States Air Force Promotion Ceremony

PRESENTER:

Doug Lucente, Chair

ITEM NUMBER:

C.5

SUMMARY:

Category: Decision-Making

Hanalei Strege is requesting permission to use the Lexington Battle Green for a United States Air Force Promotion Ceremony on Thursday, May 1, 2025, from 3:00pm - 3:30pm. The ceremony will mark the promotion of a service member to Major, US Air Force.

The event will take place near the Battle Line Boulder and is expected to have approximately 25 spectators and 3 participants (the promoted individual, an officiant, and a presiding officer). No equipment will be needed, entire ceremony will be standing only.

No road closures on Massachusetts Avenue are required for this event. The Police Department, Department of Public Works, and Fire Department have reviewed the request and have no objections or concerns.

SUGGESTED MOTION:

Move to approve the request of Hanalei Strege to use the Lexington Battle Green near the Battle Line Boulder for a United States Air Force Promotion Ceremony on May 1, 2025, from 3:00pm - 3:30pm.

Move to approve consent.

FOLLOW-UP:

Select Board Office.

DATE AND APPROXIMATE TIME ON AGENDA:

4/9/2025

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Approve: Battle Green Use Request - St. Nicholas Greek Orthodox Church

PRESENTER:

Doug Lucente, Chair

ITEM NUMBER:

C.6

SUMMARY:

Category: Decision-making

St. Nicholas Greek Orthodox Church is requesting permission to use a portion of the Lexington Battle Green behind the Captain Parker statue for a brief commemorative stop during their annual Good Friday procession. The event will take place on Friday, April 18, 2025, at approximately 8:20pm, with an expected duration of 20 minutes.

This stop is one part of the larger procession route, which begins and ends at St. Nicholas Church and travels down Meriam Street. The church wishes to pause briefly on the Battle Green to honor the eight colonists who gave their lives in the Battle of Lexington, in recognition of its 250th anniversary. No equipment or facilities will be used. Approximately 200 participants are expected. No road closures on Massachusetts Avenue are required.

The Police Department, Department of Public Works, and Fire Department have reviewed the request and have no objections or concerns.

SUGGESTED MOTION:

Move to approve the Battle Green Use Request submitted by St. Nicholas Greek Orthodox Church to hold a brief 20-minute commemoration during their Good Friday procession on April 18, 2025, beginning at approximately 8:20pm.

FOLLOW-UP:

Select Board Office.

DATE AND APPROXIMATE TIME ON AGENDA:

4/9/2025

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Approve and Sign Awards for Patriots' Day

PRESENTER:

Doug Lucente, Chair

ITEM NUMBER:

C.7

SUMMARY:

Category: Decision-Making

2025 Minuteman Cane Award:

The Select Board is being asked to approve and sign a proclamation for the 2025 Minuteman Cane Award, which is being presented to Fred Johnson on Patriots' Day.

2025 Pat Flynn Outstanding Youth Awards:

The Select Board is being asked to approve and sign two proclamations for the 2025 Pat Flynn Outstanding Youth Award, which is being presented to Lexington High School Seniors _____ and _____.

SUGGESTED MOTION:

To approve and sign a proclamation for the 2025 Minuteman Cane Award.

To approve and sign two proclamations for the 2025 Pat Flynn Outstanding Youth Award.

Move to approve the consent.




FOLLOW-UP:

Select Board Office.

DATE AND APPROXIMATE TIME ON AGENDA:

4/9/2025

ATTACHMENTS:

Description		Type
	2025 Minuteman Cane Award	Backup Material
	2025 Pat Flynn Outstanding Youth Award - Siya Setty	Backup Material
	2025 Pat Flynn Outstanding Youth Award - Isabelle Barbesino	Backup Material

2025 MINUTEMAN CANE AWARD



The Select Board of the Town of Lexington, Massachusetts, hereby recognizes and presents the 2025 MINUTEMAN CANE AWARD to:

FRED JOHNSON

The Minuteman Cane Award Selection Committee is pleased to announce that the recipient of the 2025 award is Fred Johnson. He richly deserves this recognition for his decades of tireless and inspiring service to many facets of our town and for, as one of his many admirers has said, *"his selfless desire to see members of the Lexington Community succeed and thrive"*.

From his arrival in Lexington a little over 30 years ago, Fred has donated his time, expertise, wisdom, leadership talent and good cheer to a long list of organizations, including the Lexington Center Committee, the Lexington Symphony, the Lexington Chamber of Commerce, the Follen Community Church, LexMedia, Lexington History Museums (formerly Lexington Historical Society), the Tourism Committee, the Meriam Hill Association and Town Meeting. Particularly notable products of Fred's vision and perseverance include the refurbishment of Cary Hall, the creation of a new governing structure at Follen Church, and improvements to parking operations in the Center. Some of these board and committee engagements began 20 or more years ago and continue today, as Fred's perspective, creativity, and infectious enthusiasm remain in high demand as he approaches his 89th birthday.

Regardless of how they know Fred, admirers consistently speak about how kind, thoughtful, and generous he is. They also describe him as smart, articulate, passionate, curious, unflappable, a great listener, the adult in the room in stressful situations, and always adding joy. Uniformly they are inspired by what he does and how he does it. The words of some of his longtime collaborators say this and more:

"Fred is a leader, a joiner, a participant and gets things done." "He inspires anyone who comes into his circle."

"Fred doesn't just have opinions." "He was always willing to do the work to make productive change."

"He fosters friendships and comradery in ways few others can." "I think of the way Fred lives his life – offering his talents to others, giving back to his community, and creating rich friendships – and I find something to aspire toward in my own life."

"A model citizen, a community leader, a gentleman, a wise and loving elder – that's Fred Johnson." "I want to be like him."

Fred is the epitome of an active and inspiring resident of Lexington. It is therefore with great pleasure that we proclaim Fred Johnson to be the 2025 Minuteman Cane Award recipient. Congratulations!

Issued in grateful appreciation this seventh day of April 2025.

Select Board

Chair, Minuteman Cane Award Selection Committee



Town of Lexington, Massachusetts

SELECT BOARD OFFICE

2025 Pat Flynn Outstanding Youth Award

In recognition of exceptional service, leadership, and dedication to the Lexington community, the Select Board is honored to present the 2025 Pat Flynn Outstanding Youth Award, supported by the Charles E. Ferguson Youth Recognition Award Fund and the Pat Flynn Youth Fund, to Siya Setty.

SIYA SETTY

A senior at Lexington High School, Siya Setty embodies the spirit of this award through her compassionate leadership, unwavering volunteerism, and dedication to lifting others—especially the most vulnerable in our community.

Since middle school, Siya has contributed over 250 hours of community service across Lexington and surrounding areas. Her work has spanned hands-on care, advocacy, and organizing. Most notably, Siya has volunteered extensively at the Bedford VA Hospital's dementia unit, where she brought comfort and connection to veterans through music, conversation, and presence. Her empathy and respect for seniors reflect a core value of this award: honoring those who have served and cared for others.

In her leadership roles, Siya has shown how young people can be powerful agents of change. As co-leader of "Euphoria" A Cappella, she brought joy to the homes of Lexington residents battling illness and to local nursing facilities. She helped coordinate large-scale charitable efforts, including a regional clothing drive that collected over 10,000 bags of clothing and raised funds to support children with epilepsy. As Opinion Editor of The Musket, she gave voice to important student concerns and mentored new writers with insight and care.

Siya's commitment to inclusion is seen through her leadership in the LHS Transfer Peer Mentors program, where she supported new students—many facing language and cultural barriers—helping them find belonging in their new school. She has also shared her love of diplomacy as co-president of the Diamond Middle School Model UN Club, teaching younger students skills in advocacy and global citizenship.

Academically, Siya is among Lexington's most accomplished students. She is a National Merit Commended Scholar, an AP Scholar with Distinction, and a recipient of science and service honors, including the Rising Star Volunteer Award from the Bedford VA and the Gold Presidential Volunteer Service Award through EKAM USA.

Siya describes community service as something that has helped her "become a more assertive leader, optimistic thinker, and empathetic friend." Her humility, leadership, and impact have made Lexington a more connected, caring community.

The Select Board proudly presents the 2025 Pat Flynn Outstanding Youth Award to Siya Setty in recognition of her remarkable achievements, her commitment to service, and the lasting contributions she has made to the Town of Lexington. Congratulation, Siya.

DOUGLAS M. LUCENTE, CHAIR

JILL I. HAI

JOSEPH N. PATO

MARK D. SANDEEN

VINEETA A. KUMAR

Signed: April 9, 2025

Presented: Patriots' Day Award Ceremony, April 17, 2025



Town of Lexington, Massachusetts

SELECT BOARD OFFICE

2025 Pat Flynn Outstanding Youth Award

In recognition of exceptional service, leadership, and dedication to the Lexington community, the Select Board is honored to present the 2025 Pat Flynn Outstanding Youth Award, supported by the Charles E. Ferguson Youth Recognition Award Fund and the Pat Flynn Youth Fund, to Isabelle Barbesino.

ISABELLE BARBESINO

A lifelong Lexington resident and graduating senior at Lexington High School, Isabelle—known to many as “Izzy”—has devoted her high school years to uplifting others and strengthening her hometown through compassionate leadership and meaningful service. As Vice President of the Lexington Youth Commission, Izzy has been a steady and enthusiastic presence across a wide range of town service initiatives—from organizing food pantry drives and leading traffic island clean-up efforts, to delivering Thanksgiving meals and volunteering at Toys for Tots events. Her commitment has not only supported some of Lexington’s most vulnerable residents but also inspired a welcoming, inclusive culture within the Youth Commission itself.

At Lexington High School, Izzy serves as a Peer Leader and mentor to incoming students, helping freshmen feel seen, supported, and connected from their very first days. She brings this same generosity of spirit to everything she does—whether mentoring in classrooms, helping to plan cultural activities with the Lexington Italian Club, or leading her track and ski teams with positivity and purpose.

Isabelle is also an entrepreneur, a passionate learner, and a skilled communicator, earning national honors in Italian language and poetry. Her part-time work at a local restaurant reflects her deep ties to the community, and her ability to juggle academics, athletics, employment, and volunteerism with grace and dedication.

In her own words, “Community service is more than an obligation—it’s a commitment to others and to personal growth.” Through her work, Isabelle exemplifies the civic-mindedness and heartfelt compassion that defined the life and legacy of Pat Flynn.

The Select Board is proud to recognize Isabelle Barbesino with the 2025 Pat Flynn Outstanding Youth Award for her unwavering commitment to service, her leadership across generations, and the positive impact she continues to make on the Town of Lexington.

Congratulations, Isabelle, on your well-deserved recognition. Your exemplary service and leadership have made a lasting impact on the Lexington community.

DOUGLAS M. LUCENTE, CHAIR

JILL I. HAI

JOSEPH N. PATO

MARK D. SANDEEN

VINEETA A. KUMAR

Signed: April 9, 2025

Presented: Patriots’ Day Award Ceremony, April 17, 2025

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Update on Level 3 Electric Vehicle Charging Rates- NStar lot

PRESENTER:

Maggie Peard, Sustainability and
Resilience Officer

ITEM NUMBER:

I.1

SUMMARY:

Informing:

The Level 3 electric vehicle charging stations have been installed in the NSTAR parking lot, and will be operational as soon as Verizon installs a new pole, and Eversource delivers power to the stations. Before we can open the chargers to the public, the Board needs to set a rate for charging.

The attached memo outlines the previous discussion on this topic during an October 2024 meeting. Maggie Peard will refresh the Board's previous presentation and discussion and present the final decisions that need to be made. Staff asks that the Board be prepared to make a final decision by the April 28th meeting.

SUGGESTED MOTION:

FOLLOW-UP:

Town Manager's office will offer rates for the Board to consider and vote on a rate at their April 28, 2025 meeting.

DATE AND APPROXIMATE TIME ON AGENDA:

4/9/2025

6:40pm

ATTACHMENTS:

Description

Type

To: Select Board

From: Maggie Peard, Sustainability & Resilience Officer

Date: April 3, 2024

Re: Level 3 Electric Vehicle (EV) Charging Station Rate

After receiving MassEVIP grant funding in 2022, the Town is moving forward with installing Level 3 Electric Vehicle Chargers (“fast chargers”) in the Grant Street—or NStar—parking lot in the Town Center. The stations have been installed, but we are waiting on a new telephone pole before Eversource can deliver power to the stations. Staff seeks a decision from the Select Board on how to set charging rates at the new stations.

What is a Level 3 Charger?

There are three levels of electric vehicle charging stations: Level 1, Level 2, and Level 3. These levels refer to the power output of a charging station. Level 1 chargers are plugged into a standard 120V electrical outlet, just like one you could find in your home. Level 2 charging stations use a 240V electrical outlet. Due to their higher power output, Level 2 charging stations charge EVs at a faster rate than Level 1 chargers—typically in around 4-5 hours. Level 3 charging stations use direct current (DC) to charge EVs. Often called "DC chargers", Level 3 chargers are much faster than Level 1 and Level 2 chargers and can often fully charge an EV in under an hour.

The Lexington charger will have two ports that will charge at a max of 62.5kW individually. If no one is at the other port, a vehicle can receive a max of 125kW.

How to Set an Appropriate Rate?

Because Level 3 chargers fully charge a car significantly faster than Level 2 chargers, we tend to see higher charging rates set for Level 3 chargers in the market. There is substantial variation on rates at Level 3 chargers. Some have flat per kilowatt hour rates, while others have rates that vary based on time of day. Some have idle fees to keep cars turning over. The rate structure we set depends in part on the goals of having the charger in town. The goal could be to recoup the cost of operation, to encourage EV adoption, to discourage on peak charging, to attract visitors to the town center, or some combination these priorities. Below are some of the considerations that should go into setting a rate structure.

- **Competitive Rate:** Customers have choices when it comes to where and when to charge. There are many apps and websites where EV drivers can compare charging prices. Having a competitive rate will help attract customers to the charger.
- **Flat rate vs. time of day rates.** Flat rates have a per kilowatt hour rate that remains constant. Flat rates bring simplicity and predictability for users. Time of day rates incentivize charging during off peak hours in order to avoid demand charges and strain on the electric grid.

- **Idle Fee.** Some EV chargers set idle fees to avoid having cars sitting idle after charging, preventing other users from using the charger. An idle fee is an effective tool to maximize use of the charger and share the benefit of having a fast charger in town across many users.
- **Connection Fee.** A connection fee would be another tool that could be used to recoup costs if needed.

Previously Proposed Options

Based on market research and conversations with staff in other communities with Level 3 chargers, Town staff proposed two options for the Select Board to consider at an October 2024 meeting. Those options are presented again below as a refresher.

Option 1 – Time of Use Rates

	Hours	Rate
Off Peak	Saturday – Sunday, all day Monday – Friday, 8 PM – 3 PM	\$0.30/kWh
On Peak	Monday- Friday, 4 PM – 8 PM	\$0.55/kWh

Idle fee: \$1.00/minute after a 10-minute grace period for a car that has been parked for more than 2 hours.

Option 2 – Flat Rate

Flat rate of \$0.45/kWh.

Idle fee: \$1.00/minute after a 10-minute grace period for a car that has been parked for more than 2 hours.

Feedback

At the October 2024 meeting, the Board provided the following feedback:

- Suggested limiting max charge to 100kW instead of 125 kW in order to stay on a non-demand rate, avoiding large demand charges. Mark Sandeen estimates savings of over \$50,000/year.
 - Our vendor has confirmed this is possible, but did note that they have never been asked to do this for a customer before because it will increase the charge time.
 - One possibility would be to restrict the charger to 100kW, analyze the average charge time data, and lift the restriction if the charge time is much longer than desired.
- Liked the simplicity of a flat rate
- Noted that time of day is more impactful for communities with municipal light plants because they have higher rates at peak times. In Lexington, we are not charged higher rates at peak hours, so time of day may not be necessary to pursue.

- General support for an idle fee. Mixed feelings on whether the \$1.00/minute rate after 2 hours (with a 10-minute grace period) was too high or appropriate.
 - An alternative could be \$0.50/minute fee starting 10 minutes after the car stops charging.

Next Steps

Staff would like to hear the Board's thoughts on the following:

- Are they comfortable going with the flat rate of \$0.45/kWh?
- What rate/structure would they like to use for an idle fee?
- Would they like to restrict the charge to a max of 100kW to prevent demand charges, or allow the chargers to charge at their full speed capacity?
- Does the Board need any more information to make these decisions?

The Board will be asked to make a final decision on this topic at the April 28th meeting.

Because this will be Lexington's first Level 3 charger, staff will monitor use and cost/revenue once the charger is operational and propose adjustments as needed to meet our goals.

Appendix: Market Research

A sampling of other rate structures at both public and private chargers will help provide context for the proposed options.

Tesla Super Chargers

The rates at Tesla chargers vary considerably, but tend to be within the range of \$0.25 - \$0.60/kWh.

Acton

Flat rate of \$0.45/kWh

Concord

	Hours	Rate
Off Peak	Saturday – Sunday, all day Monday – Friday: 8 PM – 6 AM	\$0.30/kWh
Mid Peak	Monday – Friday, 6 AM – 4 PM	\$0.40/kWh
On Peak	Monday – Friday, 4 PM – 8 PM	\$0.60/kWh

Idle fee: \$1.00/minute after a 5-minute grace period

Falmouth

\$1.00 connection fee

Flat rate of \$0.50/kWh.

Idle fee: \$1.00/minute after a post session 10-minute grace period.

Wellesley

	Hours	Rate
Off Peak	Saturday – Sunday, all day Monday – Friday: 9 PM – 6 AM	\$0.25/kWh
Mid Peak	Monday – Friday, 6 AM – 4 PM	\$0.50/kWh
On Peak	Monday – Friday, 4 PM – 9 PM	\$0.75/kWh

Idle fee: \$1.00/minute after a 10-minute grace period for a car that has been parked for more than 2 hours.

Comparison to Gasoline Costs

E-Gallon Calculator	
Estimated cost equivalencies between charging and gasoline	
EV charger rate	Gasoline rate
\$0.15/kWh	\$1.13/gallon
\$0.25/kWh	\$1.88/gallon
\$0.30/kWh	\$2.25/gallon
\$0.50/kWh	\$3.66/gallon
\$0.60/kWh	\$4.51/gallon
\$0.75/kWh	\$5.64/gallon

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

2025 Annual Town Meeting - Select Board Article Discussion and Positions

PRESENTER:

Board Discussion

ITEM NUMBER:

I.2

SUMMARY:

Category: Informing

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

Town Website - Annual Town Meeting 2025.

<https://lexingtonma.gov/2266/2025-Annual-Town-Meeting>

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

4/9/2025

6:55pm

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Select Board Working Document - Positions 2025 ATM	Backup Material
<input type="checkbox"/> Moderator's Proposed 2025 ATM article schedule	Backup Material

Art 30 reconsideration motion

Art 34 revised motion redlined

Art 34 revised motion

Backup Material

Backup Material

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		VK			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		VK			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 <						

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.)	c) Equipment Replacement		JP	PC		Y	Y	Y	Y	Y
	d) Sidewalk Improvements			PC		Y	Y	Y	Y	Y
	e) Hydrant Replacement			PC		Y	Y	Y	Y	Y
	f) Street Improvements			PC		Y	Y	Y	Y	Y
	g) Stormwater Management Program			PC		Y	Y	Y	Y	Y
	h) New Sidewalk Installations - Study and Design					Y	Y	Y	Y	Y
	i) Intersection Improvements - Adams St. at East St. & Hancock St.					Y	Y	Y	Y	Y
	j) DPW Building Improvements					Y	Y	Y	Y	Y
	k) Lincoln Park Parking Lot - Design					Y	Y	Y	Y	Y
	l) Municipal Technology Improvement Program			PC		Y	Y	Y	Y	Y
	m) Network Redundancy & Improvement Plan			PC		Y	Y	Y	Y	Y
13	Appropriate For Water System Improvements			PC		Y	Y	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	Y
16	Appropriate For Public Facilities Capital Projects		JP							
	a) Public Facilities Bid Documents			PC		Y	Y	Y	Y	Y
	b) Public Facilities Interior Finishes			PC		Y	Y	Y	Y	Y
	c) School Paving and Sidewalks			PC		Y	Y	Y	Y	Y
	d) Municipal Building Envelopes and Associated Systems			PC		Y	Y	Y	Y	Y
	e) Central Administration Building Demolition					Y	Y	Y	Y	Y
	f) Estabrook Elementary School Nurse Bathroom Renovation					Y	Y	Y	Y	Y
17	Appropriate To Post Employment Insurance Liability Fund		JP	PC		Y	Y	Y	Y	Y
18	Rescind Prior Borrowing Authorizations			PC		Y	Y	Y	Y	Y
19	Establish, Amend, Dissolve And Appropriate To And From Specified Stabilization Funds		VK			Y	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

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
General Articles										
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	Y
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	W	Y	W
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	JP			Y	Y	Y	N	Y
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	VK			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)		VK			Y	W	Y	W	W

The following is an update to the proposed schedule of articles, as of 4/8/2025.

Best,

Deborah

Wed., April 9, 2025 - *deadline for proposed amendments has passed*

- 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 **[DATE CERTAIN]**
- Article 23: Dispose of 116 Vine Street

Time permitting:

- Article 10g: Community Preservation; Park and Playground Improvements - Center Playground
- Article 10i: Community Preservation; Lincoln Park Field Improvements

Monday, April 14, 2025

- Article 2: Overview report of the Planning Board
- Article 34: Amend Section 7.5 of the Zoning Bylaw to Reduce Multi-Family Dwelling Unit Capacity ***(deadline for proposed amendments has passed)***
- Article 19: Establish, Amend, Dissolve and Appropriate to & From Specified Stabilization Funds
- Article 6: Amend FY2025 Operating, Enterprise and CPA Budgets
- Unfinished business from previous session, if any
- ***Motion to reconsider*** - Article 30: Amend Zoning Bylaw - Inclusionary Housing For Special Residential Developments

Wednesday, April 16, 2025 - Hold for unfinished business

Town of Lexington
Motion
2025 Annual Town Meeting

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

MOTION:

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

1. Amend § 135-6.9.8 as follows:

1. Inclusionary Dwelling Units.

a. At least ~~15%~~ **17%** of the total gross floor area of all dwelling units other than inclusionary dwelling units ~~sum of (1) the total area of all lots in the proof plan multiplied by 0.16 and (2) 4,550 square feet multiplied by the number of lots shown on the proof plan~~ shall be incorporated into inclusionary dwelling units, as defined by regulations promulgated by the Planning Board pursuant to § 6.9.8.5 (the "inclusionary GFA"). At least two-thirds of the inclusionary GFA shall be incorporated into dwelling units eligible for inclusion on the Town's Subsidized Housing Inventory as determined by the ~~Massachusetts Department of Housing and Community Development~~ EOHLC and shall remain affordable in perpetuity.

6. A special residential development with six or fewer market-rate dwelling units shall be permitted to meet the requirements of this section by making a payment to the Town's Affordable Housing Trust in an amount equal to the estimated construction cost of **17%** ~~15%~~ of the total gross floor area of all dwelling units other than inclusionary dwelling units ~~GFA permitted under the proof plan submitted pursuant to § 6.9.4~~, as determined in accordance with regulations to be promulgated by the Planning Board.

(Reconsideration Amendment 4/8/2025)

Town of Lexington
Motion
Annual Town Meeting 2025

**ARTICLE 34 AMEND SECTION 7.5 OF THE ZONING BYLAW TO REDUCE MULTI-FAMILY
DWELLING UNIT CAPACITY (Citizen Petition)**

MOTION

That the Zoning Bylaw, Chapter 135 of the Code of the Town of Lexington, and Zoning Map be amended as follows, where ~~struck through~~ text is to be removed and underlined text is to be added, and further that non-substantive changes to the numbering of this bylaw be permitted to comply with the numbering format of the Code of the Town of Lexington:

A. Amend §135-7.5.5.6 as follows:

6. The minimum required front yard in feet is the lesser of that required in the underlying zoning district or 15 feet, except that where 50% or more of the façade facing the public way is occupied by nonresidential principal uses in the VO District, ~~no the minimum required~~ front yard is required 10 feet. Minimum required front yard areas shall be used as amenity space available for occupants and semi-public uses such as landscaping, benches, tables, chairs, play areas, public art, or similar features. Parking spaces are not permitted in the minimum required front yard.

B. Amend §135-7.5.5.10.b as follows:

- b. VO Height Bonus. In the VO District, the maximum height is 50 feet and 4 stories when at least 33% of the gross floor area of the street floor level or buildings' footprint, whichever is greater, of the entire development is occupied by nonresidential principal uses pursuant to §7.5.4.4, ~~and no more than the greater of 20% or 20 feet of the street floor frontage on a public way is dedicated to residential uses, and the floor to floor height of the street floor level is at least 14 feet.~~

C. Amend §135-7.5.9.1 as follows:

1. Transition areas, as specified under §5.3.4 (Transition Areas), are required only along the boundary of the Village Overlay Districts and shall have a depth of at least 20 feet on developments containing a building with a height greater than 40 feet in the VO District, containing a building with a height greater than 40 feet or at least five (5) feet otherwise.

(~~34/327~~/2025)

Town of Lexington
Motion
Annual Town Meeting 2025

**ARTICLE 34 AMEND SECTION 7.5 OF THE ZONING BYLAW TO REDUCE MULTI-FAMILY
DWELLING UNIT CAPACITY (Citizen Petition)**

MOTION

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(4/3/2025)