

AGENDA

Lexington Planning Board

Wednesday, March 5, 2025

Remote on Zoom: [https://www.lexingtonma.gov/377/Access-](https://www.lexingtonma.gov/377/Access-Virtual-Meetings)

Virtual-Meetings

6:00 PM

Development Administration

- 1. 231 Bedford Street - Public Hearing - Applicant request continuance**
Continued public hearing for a major site plan review for a multi-family development in the village overlay district (continued from 9/11, 11/20, 1/15, 1/30). *Applicant request continuance to April 10*
- 2. 217, 229, 233, 241 Massachusetts Ave. - Public Hearing - Applicant Request Continuance**
Continued public hearing for a major site plan review proposal for mixed-use multi-family development in the village overlay district (continued from 9/25 & 11/20, 1/30). *Applicant request continuance to April 10*
- 3. 11 Larchmont Lane - Preliminary Subdivision**
Public meeting for a preliminary subdivision to subdivide the property into 4 lots on a cul-de-sac.
- 4. 3-4-5 Militia Drive – Public Hearing**
Continued public hearing on the application of 3-5 Militia Redevelopment MM LLC, for approval of a major site plan review proposal for a mixed-use and multi-family development in the Village Overlay district.

Town Meeting Articles

- 1. Public Hearing: Special Town Meeting Article 2 & Annual Town Meeting Article 34 to Amend Section 7.5 to Reduce Multi-Family Dwelling Unit Capacity in the Village & Multi-Family Overlay Districts**
Special Town Meeting Article 2 & Annual Town Meeting Article 34 to Amend Section 7.5 to Reduce Multi-Family Dwelling Unit Capacity in the Village & Multi-Family Overlay Districts
- 2. Review draft recommendation reports for Articles 29, 30, 31, 32, 33 and presentation assignments**
Review draft recommendation reports for Articles 29, 30, 32, 33 and

presentation assignments

Board Administration

- 1. Board Member & Staff Updates**
- 2. Upcoming Meetings**
Wednesday 3/12; Thursday 3/27, 4/10; Wednesday 5/7.

Adjourn

- 1. Adjourn – The meeting will continue until all items are finished. The estimated adjournment time is 10:00 pm.**

Zoom Details

- 1. Zoom Details - <https://www.lexingtonma.gov/377/Access-Virtual-Meetings>**

Topic: Planning Board Meeting

Time: Mar 5, 2025 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

[https://lexingtonma.zoom.us/j/86722156916?](https://lexingtonma.zoom.us/j/86722156916?pwd=JLy1V3eENHeX6QO3TmwBQh5nGoqmJy.1)

pwd=JLy1V3eENHeX6QO3TmwBQh5nGoqmJy.1

Meeting ID: 867 2215 6916

Passcode: 855105

Dial by your location

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Meeting broadcast by LexMedia

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

231 Bedford Street - Public Hearing - Applicant request continuance

PRESENTER:

Board Discussion

ITEM NUMBER:

SUMMARY:

Continued public hearing on the application of 231 Bedford St LLC, for approval of a major site plan review under Zoning Bylaw §135-7.5 [Village & Multi-Family Overlay Districts] and §9.5 [Site Plan Review], and Stormwater Management review under Article VI of §181-71. Application is for a three-story residential building with 7 dwelling units with parking underneath, landscaping, and stormwater management improvements.

Application material may be viewed here (click files tab): <https://lexingtonma.portal.opengov.com/records/88897>

Applicant request continuance to April 10

SUGGESTED MOTION:

Move to accept the Applicant's request to continue the public hearing for the proposal at 231 Bedford Street to **Thursday, April 10, 2025** in the Select Board meeting room in the Town Office Building, 1625 Mass. Ave. at or after 6:00 pm and on Zoom.

Move to accept the Applicant's request to extend the final action deadline to April 24, 2025.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/5/2025

ATTACHMENTS:

Description	Type
☐ Continuance request from the Applicant for 231 Bedford Street	Cover Memo



Town of Lexington

PLANNING BOARD

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

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

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

February 25, 2025

Lexington Planning Board

Re: Request for public hearing continuance and final action deadline extension

Project Address: 231 Bedford Street (PLAN-24-10)

To the Lexington Planning Board:

I am hereby requesting the continued public hearing scheduled for the major site plan review application submitted on May 14, 2024 by 231 Bedford Street, LLC agrees to further continue the public hearing to the Planning Board's March 5, 2025 meeting. Further, the applicant agrees to extend the final action deadlines as follows to allow more time to submit requested materials (primarily peer review consultant fees to complete the stormwater review and base flood elevation analysis).

Current meeting date: March 5, 2025 to April 10, 2025

Extension Decision deadline date: from March 21, 2025 to April 24, 2025

Respectfully,


Signature of Applicant or Applicant's representative

231 Bedford Street LLC

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

217, 229, 233, 241 Massachusetts Ave. - Public Hearing - Applicant Request Continuance

PRESENTER:

Board Discussion

ITEM NUMBER:

SUMMARY:

Continued public hearing on the application of North Shore Residential Development, Inc., for approval of a major site plan review under §135-7.5 [Village & Multi-Family Overlay Districts] and 9.5 [Site Plan Review] of the Zoning Bylaw and Article VI of §181-71 Stormwater Management Regulations. Proposal also request a special permit, pursuant to Section 5.1.14 and 5.1 [Off-Street Parking and Loading]. Application is to construct a 44-unit five-story mixed-use building with first floor commercial parking spaces, landscaping, and stormwater management improvements.

Application materials may be viewed here (click Files tab): <https://lexingtonma.portal.opengov.com/records/94025>

Applicant requested continuance to April 10, 2025

SUGGESTED MOTION:

Move to accept the Applicant's request to continue the public hearing for the proposal at 217-241 Massachusetts Avenue to **Thursday, April 10, 2025** in the Select Board Meeting Room, Town Office Building 1625 Mass. Ave. at or after 6:00 pm and on Zoom.

and

Move to accept the Applicant's request to extend the final action deadline to April 24, 2025.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/5/2025

ATTACHMENTS:

Description

Type

- Continuance request from the Applicant for 217-241 Massachusetts Avenue Cover Memo



Town of Lexington

PLANNING BOARD

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

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

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

Date: February 26, 2025

Lexington Planning Board

Re: Request for Extension of Final Action Date:

Project Address: 217, 229, 233, 241 Massachusetts Avenue (PLAN-24-19)

To the Lexington Planning Board:

I am hereby requesting that the final action deadline be continued as follows to allow more time to update plans to submit requested material to confirm compliance with the Stormwater Management Regulations and Board's Zoning Regulations.

Hearing Date: From March 5, 2025 to April 10, 2025

Decision deadline date: From April 1, 2025 to April 24, 2025

Respectfully,

Signature

Print Name:

Mary T. Vaughan, attorney for Applicant

Applicant

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

11 Larchmont Lane - Preliminary Subdivision

PRESENTER:

Applicant: Tropeano Realty Company,
LLC

ITEM NUMBER:

SUMMARY:

The Lexington Planning Board will hold a virtual meeting on the application of for approval of a preliminary subdivision plan under §175-5.0 of the Planning Board's Subdivision Regulations. Application proposes construction of a cul-de-sac and subdividing the property into 4 lots.

Property is located at 11 Larchmont Lane, otherwise known as Map 64, Lot 98A.

Application materials may be viewed online at <https://lexingtonma.portal.opengov.com/records/101104>

SUGGESTED MOTION:

Staff recommends approval with conditions in the draft decision to be incorporated into a definitive subdivision submission.

Move to approve the preliminary subdivision approval for 11 Larchmont Lane with the conditions of approval to be incorporated into the definitive subdivision submission.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/5/2025

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

3-4-5 Militia Drive – Public Hearing

PRESENTER:

Applicant: 3-5 Militia Redevelopment
MM LLC

ITEM NUMBER:

SUMMARY:

The Planning Board will re-open the public hearing on the application of 3-5 Militia Redevelopment MM LLC, for approval of a major site plan review under Zoning Bylaw §135-7.5 [Village & Multi-Family Overlay Districts] and §9.5 [Site Plan Review], and Stormwater Management Regulations pursuant to §181-71. Application is for a mixed-use development for commercial space and 292 dwelling units in two buildings, a structured parking garage, bicycle parking spaces, landscaping, and stormwater management improvements. The properties are located at 3, 4, & 5 Militia Drive in the Village Overlay (VO) District. Application material may be viewed: <https://lexingtonma.portal.opengov.com/records/96318>

The applicant will summarize changes since the last meeting, staff and the peer review consultant will summarize their memos, and Board members will ask questions and discuss. The Chair will then open the hearing up to public comments.

Staff and peer review memos are attached.

At the end of the evening staff will recommend the Board close the hearing as all outstanding items have been addressed. The Board will begin to deliberate and may vote on the application.

SUGGESTED MOTION:

If the Board is not ready to vote staff recommends the hearing be closed this evening and continue the vote to March 12 to allow staff time to prepare a draft approval decision on March 12.

Move to close the public hearing for the major site plan review application for 3-4-5 Militia Drive. The Board will deliberate and vote on Wednesday, March 12 at or after 6:00 pm on Zoom.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/5/2025

ATTACHMENTS:

Description	Type
📎 Peer Review Memo - 3-5 Miltia Drive	Cover Memo
📎 Staff Memo 3.3.2025	Cover Memo
📎 Final Peer Review Memo Rev 3.4.25	Cover Memo



Professional Civil Engineering • Professional Land Surveying • Land Planning

150 Longwater Drive, Suite 101
Norwell, MA 02061
Tel: 781-792-3900
Fax: 781-792-0333
www.mckeng.com

February 25, 2025

Ms. Abby McCabe, AICP
Planning Director
Town of Lexington
1625 Massachusetts Avenue
Lexington, MA 02420

Via: E-Mail to amccabe@lexingtonma.gov
mmcnamara@lexingtonma.gov

Re: **Engineering Peer Review
Proposed Mixed-Use Development
3, 4, & 5 Militia Drive, Lexington, MA**

Dear Abby,

McKenzie Engineering Group, Inc. (MEG) has reviewed the revised documents prepared by Howard Stein Hudson (HSH) in regards to the proposed Mixed-Use Development at 3, 4, & 5 Militia Drive for compliance with the Town of Lexington General Bylaws Chapter 176 - Planning Board Zoning Regulations Section 12.9 Utilities, Chapter 181 Article VI - Stormwater Management Regulations, and Chapter 130 - Wetland Protection and Section 5, Paragraphs (2) and (5) - Performance Standards of the Rules Adopted By The Lexington Conservation Commission Pursuant to the Code of the Town of Lexington for Wetland Protection, Chapter 130 (Wetlands Regulations), and the Mass. DEP Stormwater Management Regulations.

The following documentation was received and served as the basis for our review:

- Plans entitled "Proposed Mixed-Use Development, 3-5 Militia Drive, Lexington, MA 02421, Middlesex County," prepared by Howard Stein Hudson dated September 23, 2024 and revised February 12, 2025. (Site Plans).
- The stormwater management report entitled "Supplemental Data Report, Proposed Mixed-Use Development, 3-5 Militia Drive, Lexington, Massachusetts" prepared by Howard Stein Hudson dated September 2024 and revised February 2025 (Stormwater Report).
- Response to Peer Review letter dated February 12, 2025 prepared by Howard Stein Hudson (Response Letter).
- DRAFT Stormwater Pollution and Prevention Plan entitled "3-5 Militia Drive, Lexington" prepared by Howard Stein Hudson (SWPPP).
- Construction Management Plan for the project prepared by SGL Development.

The Applicant, 3-5 Militia Redevelopment MM LLC, is proposing a mixed-use development for 292 dwelling units with commercial uses, and a structured parking garage for 450 parking spaces on the 4.5-acre properties in the Village Overlay zoning district (The Project). This Major Site Plan Review Application has been filed under Sections 7.5 (Village & Multi-Family Overlay District) and Section 9.5 (Site Plan Review) and is subject to a Major Site Plan Review application.

The scope of the project remains materially the same, the stormwater design has been revised to incorporate an overflow for subsurface infiltration system #1, and new stormwater features which include subsurface infiltration system #2, subsurface infiltration system #3, subsurface infiltration #4, and subsurface detention system #1.

As a result of our review of the revised submittal, we have included HSH response to only the outstanding comments and final status of each item incorporated in our **Third Peer Review** in this letter. In our opinion all of the remaining comments could be included as a condition of approval.

Outstanding items from previous Peer Review:

Town of Lexington Code Chapter 181 – Article VI Stormwater Management Regulations

As submitted, the Site Plans and Drainage Report complies with the requirements except as noted herein.

Sec. 181.73 Performance Standards

A. Minimum Performance Standards. Except as expressly provided, runoff from all above-threshold projects shall meet Standards 1-10 of the MassDEP SMR.

B.(2)(c) The twenty-four-hour rainfall amounts shall be based on NRCC Atlas (rounded to nearest one-tenth).

The Applicant does not specify where rainfall data was obtained from. The Applicant should provide the NRCC Atlas data sheet for the project location and update calculations accordingly.

HSH: Rainfall data maps have been provided as an Appendix in the Supplemental Data Report in Appendix K

Per the Lexington Stormwater Management Regulations the NRCC Atlas of Precipitation Extremes” 14 rainfall data shall be used, found here: (<https://precip.eas.cornell.edu/>) Based on this data , 1-yr 2.6 inches, 2-yr 3.2 inches, 10-yr 4.8 inches, 25-yr 6.1 inches, 100-yr 8.7 inches. Please revise calculations and incorporate these numbers into Appendix K.

HSH: HydroCAD analysis has been updated with the above rainfall data.

Comment Addressed

MassDEP Stormwater Management Regulations

The following Section describes the 10 Standards for Compliance with MassDEP Stormwater Management Regulations and the status of the submittal relative to each Standard.

In the Post-Development Drainage Map a significant portion of the site is roof area from the proposed structures. A detailed roof plan modeling subcatchments for each roof drain should be provided, and these roof drains should be incorporated into the design plans and calculations.

HSH: Roof areas are being captured by internal roof drains and will be designed and provided within the final architectural drawings

This shall be included as a condition of approval. It is noted within the Stormwater Report that design point AP2: Northern Abutter, does result in a minor increase in peak flow and volume, all sources of potential stormwater runoff should be accounted for as part of an approval and accounted for within the construction documents.

HSH: The increase of peak flow to all abutters has been eliminated in all storms.

Comment AddressedStandard 3 – Recharge to Groundwater

This Standard requires that a minimum, the annual recharge from the post-development condition shall approximate the annual recharge from pre-development conditions based on soil type.

A Mounding Analysis has been provided as less than 4 feet of separation to groundwater is proposed. The analysis indicates a 1.78' maximum mound which does not extend into the bottom of system.

HSH: Agreed. A revised mounding analysis has been provided within the Supplemental Data Report

Revised mounding Sys 1 = 2.48', Sys 2 = 1.13', Sys 3 = 1.40', Sys 4 = 0.73'.

Sys 1 mounding reaches 0.46' into the infiltration system. This should be addressed so the mound does not extend into the system.

For Sys 2, 3, & 4, please revise the duration to 2.0 days similar to Sys 1.

HSH: Revised mounding analysis have been completed and provided within the SDR. The bottom of system 1 has been raised from the original submission, to provide 2.5' of groundwater separation and account for mounding.

Comment AddressedStandard 4 – 80% Total Suspended Solids (TSS) Removal

This Standard requires that stormwater management systems be designed to remove 80% of Total Suspended Solids (TSS).

The Stormwater Report notes individual treatment streams for stormwater discharges are all in excess of 80%, with an average of 81.2% total TSS removal but Lexington Stormwater Management Regulations Ch. 181 B.(2)(m) requires removal of 90% of the average annual load of total suspended solids.

HSH: Calculations have been updated to show greater than 90% TSS removal and 60 Phosphorus removal

Comment addressed.

Town of Lexington Conservation Commission Wetland Regulations - Chapter 130 Section 5.2 & 5.6

Section 5. Performance Standards

(2) Increase in runoff

The project does not propose an increase in the peak rates of surface runoff. The proposed pool is modeled as an impervious surface. However, full compliance with this requirement cannot be confirmed until the Applicant demonstrates compliance with Standard 2.

HSH: Please see above response regarding the pool. The increase in the flow and volume to the northern abutter known as Greeley Village considered de-minimus and is due to the reduced area of 'A' soils and reduced flow path that is discharging north. In the current state, water run off from the west flows down into the parking lot behind 5 Militia Drive. The runoff from the hill and the parking lot flow offsite towards Greeley Village (approximately 39,719 SF of contributing area, with 46.4% being impervious), in a conservative method of adjusting all pavement to be considered grass, the run-off is close to zero. In the post- condition the contributing area that will discharge toward the north is approximately 16,025 SF, with only 6% being impervious. We believe our design will decrease the actual discharge to Greeley Village and the increase that is being shown here can be considered de-minimus and is designed to the maximum extent practicable

As HSH notes, The supplemental data report indicates a minor increase in peak flow and volume design point AP2: Northern Abutter, we agree that this increase is de-minimus to the overall scope and meets the intent of the regulations.

An increase in volume is noted to design point A1: Militia Drive, this does comply with the Lexington Stormwater Management Regulations as it proposes a decrease in volume for the 1-yr storm event.

HSH: The increase of peak flow to all abutters has been eliminated in all storms.

Comment Addressed

(6) Pre-Development Conditions

The Applicant shall revise the Pre-development HydroCAD model to incorporate for existing structures, impervious ground cover on the site that are to be demolished and removed to be modeled as open space in good condition.

HSH: The pre-development HydroCAD has been revised to model impervious areas as open space (grass) in good condition

Comment addressed.

Conditions of Approval for consideration of the Board:

1. MEG recommends a condition of approval that water and sewer permits be obtained prior to the issuance of a building permit.
2. MEG recommends a condition of approval that prior to connection to existing stormwater infrastructure owned by the Town of Lexington, existing infrastructure shall be evaluated and connections approved by Lexington DPW & Engineering.
3. MEG recommends a condition of approval that the applicant shall provide a Construction Phasing Plan, and Construction Phase BMP Operation and Maintenance Plan that address the management of construction phase stormwater runoff prior to demolition.
4. MEG recommends a condition of approval that all proposed work (sidewalk and roadway replacement, utility modifications, street lighting, and landscaping) within the Militia Drive Right-of-Way be approved by the Town of Lexington DPW & Engineering.
5. MEG recommends a condition of approval that shop drawings of final stormwater infiltration system design and shop drawings of all Outlet Control Structures (to be completed by Ferguson Waterworks) shall be submitted to the Planning Board for review to ensure compliance with the approved design model.

Outstanding Comments per review of February 12, 2025 Plans and Supporting Documents:

1. CDS-1 (proprietary treatment unit) proposed within the Militia Drive Right-of-Way should be relocated on the property. All required pretreatment of stormwater shall be provided on the property prior to overflow.
2. Connect AD-1 and AD-2 Area Drains into Subsurface System #2 to not create a point source discharge as is assumed in the HydroCAD calculations.
3. Provide additional area drain for subcatchment S203, S207, S209 to handle channel flow conditions.
4. Lexington Engineering does not allow Inserts (Flexstorm Pure Inlets) into Exist. CB-120 & 121 within Militia Drive. Please remove.

We thank you for the opportunity to assist the Lexington Planning Board with the engineering review of this Project. Should you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,

MCKENZIE ENGINEERING GROUP, INC.



Austin Charter, PE, LEED GA
Project Manager



Bradley C. McKenzie, P.E.
President

Cc: Lexington Planning Board



TOWN OF LEXINGTON
PLANNING OFFICE

1625 Massachusetts Avenue
Lexington, Massachusetts 02420
Tel: 781-698-4560
planning@lexingtonma.gov
www.lexingtonma.gov/planning

Abby McCabe, Planning Director
Meghan McNamara, Assistant
Planning Director
Aaron Koepper, Planner
Carolyn Morrison, Planning
Coordinator



To: Lexington Planning Board

From: Meghan McNamara, Assistant Planning Director

Re: Site Plan Review for 3-5 Militia Drive; Village and Multi-Family Overlay District (Memo #3)

Date: February 28, 2025, revised March 3, 2025

The Applicant submitted the following material in advance of the March 5, 2025 Planning Board meeting: construction mgmt. plan (not dated), architectural plans appendix (dated 2/12/25), bike rack details and building elevations (dated 2/12/25), architectural plans (dated 2/12/25), perspective renderings (dated 2/12/25), response to Bicycle Advisory Committee comments, draft SWPPP, ANG and elevations forms (dated 2/11/25), major SPR checklist Sec. 9, major SPR checklist Sec 12, response to engineering comments (dated 2/12/25), response to planning staff memo #2, stormwater analysis memo (dated 2/12/25), supplemental data report (Rev. Feb 2025), civil planset (rev. 2/12/25), and response memo to A. McCabe email (dated 2/12/25).

The Applicant submitted and received approval from the Planning Board for a preliminary subdivision plan for 3, 4 and 5 Militia Drive at the Feb 12, 2025 Planning Board meeting. If a Definition Subdivision Plan is submitted to the Planning Board within 7 months, the zoning for the 3 parcels will be considered “frozen” at the time the Preliminary Subdivision Plan was submitted.

A third memo from peer review consultant, Austin Charter, PE of McKenzie Engineering, dated 2/25/2025 is provided as a separate letter. A total of 4 outstanding comments remain that the applicant is working to address.

Applicant filed a Request for Determination of Applicability (RDA) with the Lexington Conservation Commission for the proposed connection to the municipal drainage system. The hearing was opened on February 24, 2025 and continued to March 10, 2025.

Staff have performed a thorough review of the Site Plan Review application and confirm that the proposal complies with the Zoning Bylaw and Planning Board’s Zoning Regulations. No Special Permits or Waivers are required. The following comments are not outstanding, and rather included as a point of information:

Staff Comments:

- Proposed unit count has decreased from 300 to 292, and the Inclusionary Dwelling Unit (IDU) count has decreased from 45 to 43. Staff encourage the Applicant to round up the number of IDU’s as 15% of the total unit count is 43.8
- Proposal complies with building setbacks (zero-foot front yard and 15-foot side and rear yard)
- Building Commissioner has reviewed the proposed building height. The proposed height of the East Building is 59-feet 9-inches and the proposed height of the West Building is 59-feet 11.25-inches. Building height will be reviewed again prior to building permit issuance. This complies

with the 60-foot maximum height. As documented in the architectural plans (rev. through 2/19/25), the Applicant proposes 30.03% of the ground floor level as non-residential. [28,501 SF non-residential GFA/94,883 SF building footprint GFA=30.03%]. Per [§135 7.5.5.10\(a\)](#) they meet the criteria for the height bonus.

- Applicant has committed to providing outdoor grills with timers.
- Applicant states that they are evaluating the request to provide parking spaces at a 60% discount for the Inclusionary Dwelling Units, and has not committed to this.
- Applicant states that all snow will be hauled off site to an approved location. No snow storage is proposed on site.
- Appreciate the Applicant providing more short-term bike parking spaces than required to accommodate commercial users and visitors of the playground. Applicant states that no e-bike charging stations will be installed in the bike storage room, and instead bike charging is encouraged in individual units for safety and insurance reasons. Long-term bike storage complies with required amount and dimensions; however, staff continue to advocate for more large-sized spaces, and this can be met by providing a combination of at-grade and lift-assist spaces, similar to other developments.
- Applicant states that there will be no phasing, and all construction activities will occur simultaneously. The development team has communicated with Grace Chapel and will be coordinating the use of 1 Militia and the church parking lot for construction vehicles.
- A memo from Wright-Pierce dated 12/6/24 reviews the proposed developments water usage and static pressure. A memo dated 2/20/25 from Weston & Sampson reviews the proposed developments impacts on existing hydraulic capacity and sewer pump station capacity, and in summary, the total hydraulic capacity throughout the flow path remains generally high and consistent, and there is capacity available at the pumps station.
- The Applicant proposes the east building to be addressed as 3 Militia and the West Building as 5 Militia, however final address assignments will be determined by Town Staff and Public Safety.
- The dimensions and maneuverability of the loading zone complies with the Zoning Bylaw; however, staff continue to be concerned that trucks are required to reverse direction into the garage entrance drive.
- Applicant proposes to remove 354" DBH of trees within the setback area, which requires 786" DBH of replacement tree planting. A total of 828" DBH is proposed to be planted and complies. Five trees within the cul-de-sac island are proposed for removal. While labeled hazardous, Applicant shall be required to submit a Tree Removal Permit and receive approval for removal of street trees. Given the recently updated requirements under the Tree Bylaw, staff recommend the Planning Board not waive jurisdiction of the Tree Bylaw, and require the Applicant to file a separate Tree Removal Permit prior to issuance of building permits.

Proposed Unit Count: *revised from previous submission*

Unit-Type	Total Number	Market-Rate	IDU/Affordable	# of Bedrooms	% of Unit Total
Studio	35	30	5	35	12%
1-Bedroom	71	60	11	71	24.3%
1-Bedroom + Den	79	67	12	79	27.1%
2-Bedroom	57	51	6	114	19.5%
2-Bedroom + Den	20	17	3	40	6.8%
3-Bedroom	17	13	4	51	5.8%
3-Bedroom + Den	13	11	2	39	4.5%

**Unit sizes range from 482-1521 SF*

Vehicle and Bicycle Parking: *revised from previous submission*

Parking Type	Amount Required		Amount Provided	Notes
Residential Long-Term Bike Storage ¹	1.5 per unit	438	438	In Compliance, 6 larger sized spaces located one level 1
Residential Short-Term Bike Storage	0.1 per unit	30	42	In Compliance
Residential Vehicle Parking (Garage)	1 Per Residential Unit	292	Staff count 444 parking spaces in the garage; Van = 2 Standard= 374 EV = 20 Compact = 38 Accessible = 10	In compliance, however: -minor inconsistencies with applicant provided parking counts (450 spaces) versus staff (444 spaces). Applicant may provide revised parking garage plans prior to March 5, 2025 meeting
Commercial Vehicle Parking (Garage) ²	Eating Establishment: 1 per 5 seats or 1 per 200 SF of Net Floor Area ⁴ , whichever is greater	114		
	Retail: 1 per 600 SF of Net Floor Area ⁴	38		
Vehicle Parking (Surface)	None Required – not for a specific use		2 Standard Sized “Live Loading Spaces”	5-10-minute parking only for ride-share, deliveries, etc.
EV Vehicle Charging (Garage) ³	Min 4%	18	20	In Compliance
Loading Bay	1 per 15k-50k SF of commercial use	1	1	In compliance

¹ Commercial Bike Parking is only required for office, manufacturing, research or laboratory spaces. If any of these uses are proposed, a minimum of two bicycle parking spaces shall be provide, and one additional bicycle parking space shall be provided for each motor vehicle parking spaces (135-5.1.8)

² Per 135-7.5.6.2: the parking factor for all other uses shall be the same as in § 5.1.4 (Table of Parking Requirements) for the CB District

³ Per 135-5.1.13(11): the parking lot (garage) shall be constructed with appropriate conduits and space for transformers and switchgear to allow for future installation of EV charging stations for a minimum 50% of total off-street parking spaces

⁴ See Ch. 135 (Zoning Bylaw) Section 10.0 for definition of Net Floor Area. In brief, net floor area is the total square feet of occupiable or habitable area in a building determined by using 80% GFA. Applicant proposes 28,501 SF of non-residential GFA, or 22,800.8 SF of net floor area.

Staff Recommended Findings/Conditions of Approval (draft):

1. Any changes within the ROW, including but not limited to landscaping, lighting, roadway painting and signage, will require review and approval from the Select Board.
2. Applicant to coordinate and receive approval from Engineering/DPW to install curb ramps along abutting Militia Drive entrances to create a more accessible route to Worthen Road.
3. Applicant will not charge for parking in the garage for commercial users, however may impose time limits on commercial spaces, and will forbid overnight parking by non-residents in commercial spaces. Per 135-5.1.13.5(a) – no fee or other charge to the parker, in addition to a lease or purchase agreement applicable to occupants generally, shall be made for a parking space or loading bay required to serve a use, building, or establishment.
4. Applicant will come to an agreement with Grace Chapel to provide parking to their congregants on Sunday morning. These spaces will be specifically designated in the garage.
5. Applicant to become a member of the 128 Business Council TMA
6. While developing the site, must have a Pest Management Plan in place submitted to the health department prior to construction.

7. Will need to submit a swimming pool plan review application for approval of the swimming pool from the Health Department.
8. Applicant is required to provide any mitigation necessary to support public utility connections.
9. The elevated walkway over the sewer easement must maintain an elevation of 30 FT + above ground level.
10. As a condition of any approval, Planning Board should require an ANR Plan to combine the property into one lot.
11. The Applicant will hire a Certified Lottery Agent and work with the Regional Housing Services Office (RHSO) to ensure the unit mix and proposal meets the requirements and needs of the community.
12. Prior to issuance of a CO, Applicant shall conduct a noise study and receive approval from the Building Commissioner to confirm that post-construction the noise level at the property line(s) is not increased by over 10 dBA from the existing (pre-construction) ambient noise level.
13. Signage shall comply with [§ 5.2.6](#) as amended through 2024 Annual Town Meeting, standing signs a maximum of 15 SF in sign area, max. of two standing signs totaling 30 SF for property, not more than 5 ft. in height, downlit only, set-back 5 ft. from edge of road's pavement. Applicant shall submit a signage package to the Planning Board for approval prior to issuance of a building permit.
14. Applicant to install signs on posts along the shared property boundary with Lot 66B on Map 57 to indicate the parcel as a Private Conservation Restricted Area and No Public Access/Trespassing permitted. The signs shall remain in perpetuity, unless the terms of the Conservation Restriction are amended by the owner and Conservation Commission and State to allow public access. Final signage wording, amount and location to be reviewed and approved by the Conservation Director and signs to be installed prior to final Occupancy.

Important Dates/Timelines	
Public Meeting	November 6, 2024 and continued to January 15, 2025 and March 5, 2025
Filed with Town Clerk	October 7, 2024
Decision Deadline (150 days)	March 6, 2024, extended to March 14, 2025



Professional Civil Engineering • Professional Land Surveying • Land Planning

150 Longwater Drive, Suite 101
Norwell, MA 02061
Tel: 781-792-3900
Fax: 781-792-0333
www.mckeng.com

March 4, 2025

Ms. Abby McCabe, AICP
Planning Director
Town of Lexington
1625 Massachusetts Avenue
Lexington, MA 02420

Via: E-Mail to amccabe@lexingtonma.gov
mmcnamara@lexingtonma.gov

Re: **Engineering Peer Review
Proposed Mixed-Use Development
3, 4, & 5 Militia Drive, Lexington, MA**

Dear Abby,

McKenzie Engineering Group, Inc. (MEG) has reviewed the revised documents prepared by Howard Stein Hudson (HSH) in regards to the proposed Mixed-Use Development at 3, 4, & 5 Militia Drive for compliance with the Town of Lexington General Bylaws Chapter 176 - Planning Board Zoning Regulations Section 12.9 Utilities, Chapter 181 Article VI - Stormwater Management Regulations, and Chapter 130 - Wetland Protection and Section 5, Paragraphs (2) and (5) - Performance Standards of the Rules Adopted By The Lexington Conservation Commission Pursuant to the Code of the Town of Lexington for Wetland Protection, Chapter 130 (Wetlands Regulations), and the Mass. DEP Stormwater Management Regulations.

The following documentation was received and served as the basis for our review:

- Plans entitled "Proposed Mixed-Use Development, 3-5 Militia Drive, Lexington, MA 02421, Middlesex County," prepared by Howard Stein Hudson dated September 23, 2024 and revised February 28, 2025. (Site Plans).
- The stormwater management report entitled "Supplemental Data Report, Proposed Mixed-Use Development, 3-5 Militia Drive, Lexington, Massachusetts" prepared by Howard Stein Hudson dated September 2024 and revised March 2025 (Stormwater Report).
- Response to Peer Review letter dated February 12, 2025 prepared by Howard Stein Hudson (Response Letter).
- DRAFT Stormwater Pollution and Prevention Plan entitled "3-5 Militia Drive, Lexington" prepared by Howard Stein Hudson (SWPPP).
- Construction Management Plan for the project prepared by SGL Development.

The Applicant, 3-5 Militia Redevelopment MM LLC, is proposing a mixed-use development for 292 dwelling units with commercial uses, and a structured parking garage for 450 parking spaces on the 4.5-acre properties in the Village Overlay zoning district (The Project). This Major Site Plan Review Application has been filed under Sections 7.5 (Village & Multi-Family Overlay District) and Section 9.5 (Site Plan Review) and is subject to a Major Site Plan Review application.

The scope of the project remains materially the same, the stormwater design has been revised to incorporate an overflow for subsurface infiltration system #1, and new stormwater features which include subsurface infiltration system #2, subsurface infiltration system #3, subsurface infiltration #4, and subsurface detention system #1. Additional area drains have been proposed over the infiltration system to ensure stormwater runoff is captured in all storm events as is assumed with the hydraulic model. The stormwater design provides 23,470 cu. Ft. of recharge volume, which is in excess of the required 10,207 cu. Ft. required by the Lexington Stormwater Management Regulations.

As a result of our peer review it is our opinion that the design complies with the Town of Lexington General Bylaws Chapter 176 - Planning Board Zoning Regulations Section 12.9 Utilities, Chapter 181 Article VI - Stormwater Management Regulations, and Chapter 130 - Wetland Protection and Section 5, Paragraphs (2) and (5) - Performance Standards of the Rules Adopted By The Lexington Conservation Commission Pursuant to the Code of the Town of Lexington for Wetland Protection, Chapter 130 (Wetlands Regulations), and the Mass. DEP Stormwater Management Regulations.

The applicant has addressed our comments and based on our review the design, as proposed, meets or exceeds both the Town of Lexington and MassDEP design requirements. We recommend the Board consider the following conditions of approval which were generated as part of our peer review process and based on correspondence with the applicant.

Conditions of Approval for consideration of the Board:

1. MEG recommends a condition of approval that water and sewer permits be obtained prior to the issuance of a building permit.
2. MEG recommends a condition of approval that prior to connection to existing stormwater infrastructure owned by the Town of Lexington, existing infrastructure shall be evaluated and connections approved by Lexington DPW & Engineering.
3. MEG recommends a condition of approval that the applicant shall provide a Construction Phasing Plan, and Construction Phase BMP Operation and Maintenance Plan that address the management of construction phase stormwater runoff prior to demolition.
4. MEG recommends a condition of approval that all proposed work (sidewalk and roadway replacement, utility modifications, street lighting, and landscaping) within the Militia Drive Right-of-Way be approved by the Town of Lexington DPW & Engineering.

5. MEG recommends a condition of approval that shop drawings of final stormwater infiltration system design and shop drawings of all Outlet Control Structures (to be completed by Ferguson Waterworks) shall be submitted to the Planning Board for review to ensure compliance with the approved design model.

We thank you for the opportunity to assist the Lexington Planning Board with the engineering review of this Project. Should you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,

MCKENZIE ENGINEERING GROUP, INC.



Austin Charter, PE, LEED GA
Project Manager



Bradley C. McKenzie, P.E.
President

Cc: Lexington Planning Board

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Public Hearing: Special Town Meeting Article 2 & Annual Town Meeting Article 34 to Amend Section 7.5 to Reduce Multi-Family Dwelling Unit Capacity in the Village & Multi-Family Overlay Districts

PRESENTER:

Proponents: Carol Sacerdote and working group

ITEM NUMBER:

SUMMARY:

This article would limit the amount of multi-family housing in the current Village and Multi-Family Overlay districts by removing districts and limiting the number of dwelling units permitted in the remaining areas to 15 dwelling units per acre. Proposal last update February 24 is attached.

The following areas are proposed to be removed from the Overlay Districts on the Zoning Map: Bedford Street/Worthen Road, Bedford Street/Reed Street, Bedford Street/Bike Path, Marrett Road/Waltham Street, and Marrett Road/Spring Street from the VO District; Lexington Center and Bedford Street North from the MFO District; and Hartwell Avenue/Westview Street, Maguire Road, and Hartwell Avenue/Wood Street from the VHO District. The Village Overlay Districts proposed to remain are in East Lexington and Waltham Street/Concord Avenue, and at the locations where developments have been submitted to the Planning Board prior to January 1, 2025. The areas to be removed, added, or maintained may change during the course of the public hearing and additional locations in the Overlay Districts may be considered.

Board will re-open the continued hearing. Planning staff and two Planning Board members are meeting with the proponents on March 4 to try to come to a compromise on a zoning amendment proposal to bring forward to Town Meeting. An update will be provided on March 5. Staff memo attached with summary of March 4 meeting.

Below are presentations from the proponents and staff from February 12 & February 26 hearings.

Feb. 26 Proponent Presentation

Feb. 26 Staff Presentation

Feb. 26 Video

Feb. 12 Presentation from Petitioners

Feb. 12 Staff Presentation

Feb. 12 video

Project details for Lexington's MBTA Zoning: www.LexingtonMA.gov/MBTAZoning
Special Town Meeting Zoning Amendment wepabge

SUGGESTED MOTION:

If there are no further changes to the proponent's zoning amendment, the Planning Board can close the public hearing for Special Town Meeting Article 2. Board members should each weigh in on their recommendation to Town Meeting so that staff can prepare the draft recommendation report. Staff recommends continuing the public hearing for Annual Town Meeting Article 34 to Thursday, March 27 at or after 6:00 pm on Zoom.

Suggested Motions:

Move to close the public hearing on Special Town Meeting Article 2 to amend the Zoning Bylaw Section 7.5 and Zoning Map for the Village & Multi-Family Overlay Districts for MBTA Communities.

Move to continue the public hearing for Annual Town Meeting Article 34 to amend the Zoning Bylaw Section 7.5 for the Village & Multi-Family Overlay Districts for MBTA Communities to **Thursday, March 27 at or after 6:00 pm.**

Planning Board members should each weigh in on their recommendation to Town Meeting. Staff can then prepare the Board's written report with a recommendation to Town Meeting to be reviewed and voted on by the Board on March 12. After March 12 the recommendation will be forwarded to Town Meeting.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/5/2025

ATTACHMENTS:

Description	Type
☐ Site Coverage for Submitted Projects	Exhibit
☐ MBTA Project Density Stats-Scenerios	Exhibit
☐ Proponents Zoning Amendment Rev 2.24.25	Exhibit
☐ Staff Memo 3.5.25	Cover Memo
☐ Staff DRAFT Substitute Zoning Amendment	Exhibit
☐ Staff Memo for Article 34 Annual Town Meeting	Cover Memo
☐ Staff Presentation 3.5.25	Presentation

Address	Status (as of 2/28/25)	Total Units	IDU	Lot Area SF	Building Footprint*	Site Coverage	Percentage (Approximate)	Notes
5-7 Piper Road	Approved by Planning Board	46	6	72273	31000	0.428929199	42.8929199	includes underground garage with courtyard above
89 Bedford Street	Approved by Planning Board	30	4	68229	23575	0.345527562	34.55275616	includes main building, bike shed, and historical house
231 Bedford Street	Submitted to Planning Board, pending site plan review	7	0	13541	4682	0.345764715	34.57647146	12/2/24 planset
331 Concord Avenue	Approved by Planning Board	200	30	271543	86240	0.317592426	31.75924255	includes courtyard since parking underneath
17 Hartwell Avenue	Approved by Planning Board	312	47	228690	107500	0.470068652	47.00686519	does not include courtyard sf, does include parking garage and retail building
217-241 Massachusetts Avenue	Submitted to Planning Board, pending site plan review	44	6	30886	17500	0.566599754	56.65997539	1/9/2025 plans
3,4,5 Militia Drive	Submitted to Planning Board, pending site plan review	292	43			49%	49	
185, 187-189 Bedford Street	Approved by Planning Board	25	3	23149	10627	0.459069506	45.90695062	
7 Hartwell Avenue	Submitted to Planning Board, pending site plan review	130	20	69999	31700	0.452863612	45.28636123	includes garage underneath courtyard
952 Waltham Street		9	0	24359	6750	0.277104971	27.71049715	

* Approximate measurements that include building overhang
Prepared 2/28/2025

MBTA Projects Submitted (not all yet approved)

Density Scenerios:

Project #	Address Official Projects	Sq Feet (GIS)	Acres (GIS)	Pct of total MBTA Acres	Units	Units per Acre (UPA)	Density Scenerios:			
							Units IF 15 UPA used	Units if 17 UPA	Units if 20 UPA	
1	331 Concord Ave	264674	6.08	0.027	200	32.9	91	103	122	Mixed Use
2	89 Bedford St	69310	1.59	0.007	32	20.1	24	27	32	
3	231 Bedford St	14000	0.32	0.001	7	21.9	5	5	6	
4	5-7 Piper Rd	68711	1.58	0.007	44	27.8	24	27	32	
5	17 Hartwell Ave	228690	5.26	0.023	312	59.3	79	89	105	
6	217-241 Massachusetts Ave	30928	0.71	0.003	44	62.0	11	12	14	Mixed Use
7	3,4,5 Militia Dr	196019	4.5	0.020	292	64.9	68	77	90	Mixed Use
8	185, 187, 189 Bedford St	23216	0.54	0.002	25	46.3	8	9	11	
9	7 Hartwell	70131	1.61	0.007	130	80.7453	24	27	32	
10	952 Waltham St	24359	0.56	0.002	9	16.0714	8	10	11	
	Totals	990038	22.75	10.0%	1095		341	387	455	

Town of Lexington
Motion
Special Town Meeting 2025-1

ARTICLE 2

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

MOTION

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

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

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

Map 64 Lot 161 located at 89 Bedford St.

Map 57 Lot 135 located at 3 Militia Dr.

Map 57 Lot 133A located at 4 Militia Dr.

Map 57 Lot 134 located at 5 Militia Dr.

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

Map 64 Lot 73A located at 185 Bedford St.

Map 64 Lot 72 located at 187 Bedford St.

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

Map 71 Lot 33 located at 231 Bedford St.

d. Marrett Road/Waltham Street

e. Marrett Road/Spring Street

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

f. Lexington Center

g. Bedford Street North

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

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

Map 84 Lot 81 located at 7 Hartwell Avenue

Map 84 Lot 80A located at 17 Hartwell Avenue

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

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

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

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

b) That the Town adopt the following resolution:

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

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

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

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

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

WHEREAS responsible planning for Lexington's future growth requires careful consideration of the consequences of any such significant increase in housing; and

WHEREAS it would be prudent for the Town to limit the capacity for the as-of-right creation of multifamily housing under Section 7.5 for a sufficient time to permit the Town to evaluate the impacts of developments already approved, in the permitting pipeline, or that may be proposed in the future under Section 7.5.

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

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



Town of Lexington

PLANNING BOARD

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

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

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

To: Planning Board Members

From: Abby McCabe, Planning Director

Date: Revised March 5, 2025

Re: Update on the Zoning Amendments to the Village & Multi-Family Overlay Districts

On March 4, 2025, Ms. Thompson, Mr. Horning, and Ms. McCabe met with the proponent working group between the hours of 1:00pm and 6:00pm. The intent of the meeting from the Planning Board's perspective was to try to reach a compromise alternative to bring to Special Town Meeting.

The Planning Board's working group, offered to support the removal of 7 Overlay Districts so that only 4-5 of the Overlay Districts would remain as follows (map on next page):

- Lexington Center (potential, to be discussed by full Board)
- East Lexington
- Marrett Street / Waltham Street
- Marrett Street / Spring Street
- Bedford Street / Worthen Street modified to remove the Walgreens, Stop & Shop, and Qdoba lots from the VO District entirely *or* to add those lots to the MFO District, which requires first floor to be commercial to encourage mixed-use and maintain the commercial tax base.
- Keep the current zoning at the scattered subdistricts for the 10 development project sites in the pipeline remain with the current VHO and VO zoning.

Planning also offered the following recommended changes to the current zoning:

- Reduce the maximum height for mixed-use projects from 60 ft. to 52 ft.
- Add a maximum story limit of 4 stories.
- Add a site coverage limit of 26% (building and required parking could not exceed 26% of the lot)
- Add in requirement that residential projects are limited to **15-19¹** dwelling units per acre but no specific density limit for mixed-use projects.

¹ 15 units per acre limit is EOHLIC Compliant if all 4 Districts are included. If more districts are removed a higher density limit is needed to Compliance with EOHLIC's minimum gross density requirements for districts.

The proponent working group was amenable to the zoning bylaw changes to the height, a density limit, and a site coverage limit but was not agreeable to expanding the Overlay Districts beyond the Waltham St./Concord Ave. area and the East Lexington districts.

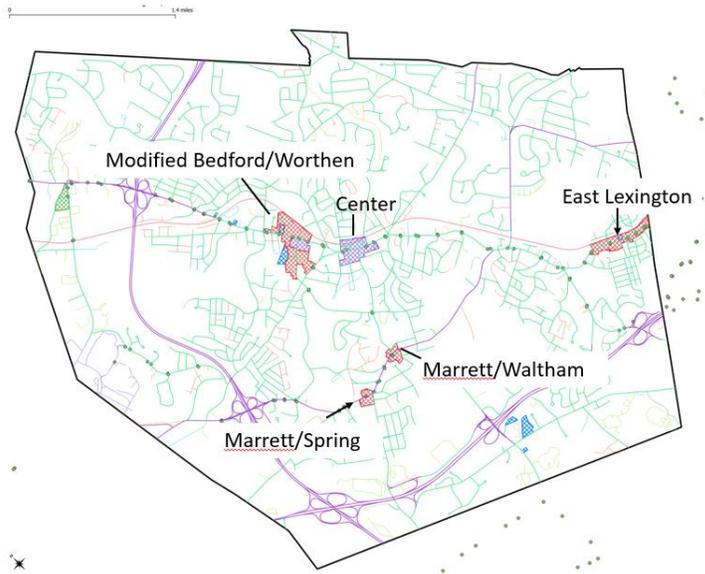
Planning Board Proposal:

Green = Maintains existing VHO zoning at 7 & 17 Hartwell

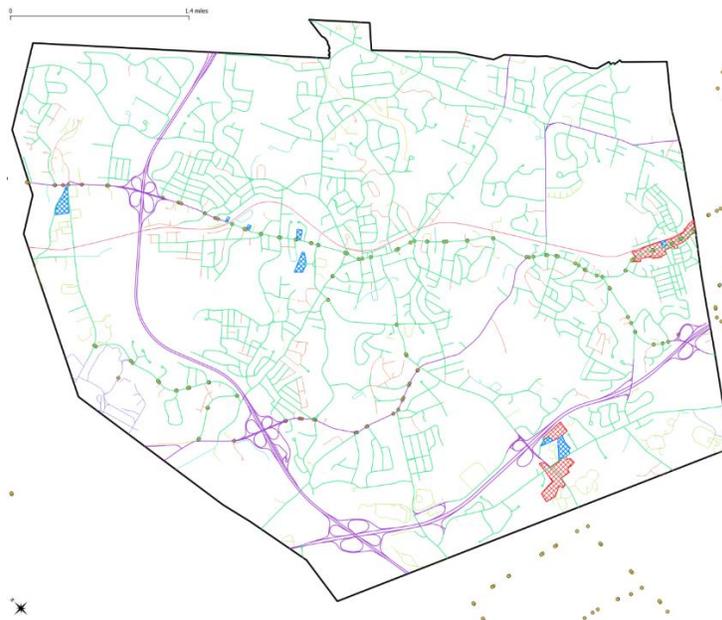
Blue = Maintains existing VO zoning at 8 projects pipeline projects submitted to Planning Board

Purple = MFO (max. height 52-ft. & first floor commercial)

Red = Modified VO districts



Petitioner Proposed Map:



Red: Districts retained

Blue: Districts retained with no density limit

Town of Lexington
DRAFT Planning Board Recommended Substitute Motion
Special Town Meeting 2025-1

ARTICLE 2 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, and further that non-substantive changes to the numbering of this bylaw be permitted to comply with the numbering format of the Code of the Town of Lexington:

1. Amend §135-2.2.5 to add a new row:

VLO	Village Legacy Overlay
-----	------------------------

- 1) Amend the Zoning Map to delete the following areas shown on maps on file with the Town Clerk from the VO District:
 - a. Bedford Street/Bike Path except move the following properties from the VO District to the VLO District:
Map 71 Lot 33 located at 231 Bedford St.
 - b. Bedford Street/Reed Street except move the following properties from the VO District to the VLO District:
Map 64 Lot 73A located at 185 Bedford Street
Map 64 Lot 72 located at 187 Bedford Street
 - c. Concord Avenue/Waltham Street except move the following properties from the VO to the VLO District:
Map 10 lot 19A at 952 Waltham Street
 - d. Amend the Bedford Street/Worthen Road district to delete the following properties or change to MFO District:
Map 57, Lot 79 at 60 Bedford Street
Map 57, Lot 14F at 32 Bedford Street
Map 57, Lot 14A at 46 Bedford Street
- 2) Amend the Zoning Map to delete the following areas shown on maps on file with the Town Clerk from the MFO District:
 - e. Bedford Street North
- 3) Amend the Zoning Map to delete the following areas shown on maps on file with the Town Clerk from the VHO District:
 - f. Hartwell Avenue/Westview Street
 - g. Maguire Road
 - h. Hartwell Avenue/Wood Street

4) Amend subsection §135-7.5.5.9 as follows:

9. In the MFO district where the underlying zoning is the CB District, the site coverage is not restricted. In the VO districts, the total site coverage of buildings and required vehicle parking spaces shall not exceed 26% of the total lot area of the development.

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

“7.5.15 Number of dwelling units. The maximum number of dwelling units in any development under this section shall be **fifteen (15)** times the area of the development in acres, rounded to the nearest whole number. There is no specific dwelling unit density limit for mixed use developments in the MFO District and developments under § 135-7.5.5.10.a except that this provision shall not apply to the following

properties:

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

6) Amend § 135-7.5.5.10 as follows:

7) Except as noted below, the maximum height in feet of buildings is:

District	MFO	VO & VLO	VHO
Height in feet	52	40*	70*

a. *In the VO District, when the underlying zoning district is a Commercial District, the maximum height is ~~60~~ 52 feet when at least 30% of the gross floor area of the street floor level or buildings’ footprint, whichever is greater, of the entire development is occupied by commercial principal uses, not including associated parking, shown in Table 1 §3.4 Permitted Uses and Development Standards as permitted in the underlying district in the following categories:

8) Amend § 135-7.5.5.11 as follows:

The number of stories is limited to four. ~~not restricted.~~

- 9) The amendments above shall not apply to any development projects for which an application for site plan review under §7.5.3 or special permit under §5.1 was filed with the Planning Board and Town Clerk before February 12, 2025.

DRAFT



Town of Lexington

PLANNING BOARD

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

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

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

To: Planning Board Members

From: Abby McCabe, Planning Director

Date: March 5, 2025

Re: Update for Article 34 - Zoning Amendments to the Village & Multi-Family Overlay Districts

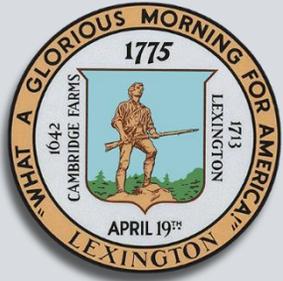
On March 4, 2025, Ms. Thompson, Mr. Horning, and Ms. McCabe met with the proponent working group between the hours of 1:00pm and 6:00pm. The intent of the meeting from the Planning Board's perspective was to try to reach a compromise alternative to bring to Special Town Meeting.

On Monday, March 3, I raised the following additional ideas to amend the Zoning Bylaw to address many of the concerns. I communicated these ideas to the proponents and two Planning Board members. However, time ran out and all of the following were not fully vetted. Below are my suggested zoning amendments that could be considered for an alternate substitute motion by the Planning Board in Article 34 with Annual Town Meeting. These are beyond the scope of the Special Town Meeting Article 2 public hearing notice so a new public hearing and legal advertisement is required. I recommend the Board discuss these ideas on March 5 and continue the public hearing for Article 34 to Thursday, March 27.

- Require a 7 ft. front yard setback for mixed use in VO districts (not in the Center MFO district). (no front yard setback is required now). Add language to require this front yard to be an active amenity space with benches, tables, seating, landscaping.
- Add site coverage limit.
- Lower the height bonus/max. height for mixed-use projects to 52 ft. and add a limit to the number of stories to 4. (Down from 60-ft. & no story limit)
- Prohibit vehicle parking in front of the principal building and the street.
- Increase the minimum required parking spaces to 1.25 parking spaces for projects with less than 30 units. (*currently 1 space is required*)
- Increase the Overlay District landscape transition area buffer around the boundaries of the districts from 5 ft. to 20 ft. in width.
- Change the rounding **down** to rounding **up** for the affordable units when 15% of a project's units are required to be affordable.
- Add language to allow for the affordable units to be less than 80% Area Median Income (AMI) with an approved economic feasibility study.

- Require the commercial space to be at least 14 ft. floor to floor height (*this is would be more likely to be leased to retail and restaurants*)
- Add language to measure height differently than our current definition to allow for it to be based on the average grade of the roof's slope when the roof is pitched. This will encourage more than flat roofs.

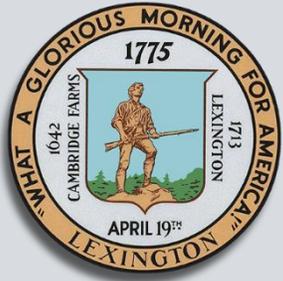
I recommend repeating the height reduction and the site coverage limit in this article to be safe since it was not in the original public hearing notice. The height reduction and site coverage is recommended to match Special Town Meeting Article 2.



Planning Board Continued Hearing

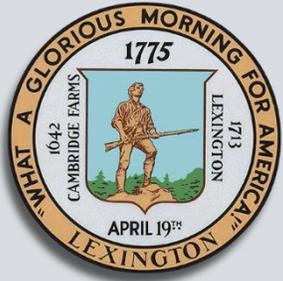
March 5, 2025

Amend Section 7.5 of the Zoning Bylaw to Reduce Multi-family
Dwelling Unit Capacity
Planning Staff Presentation



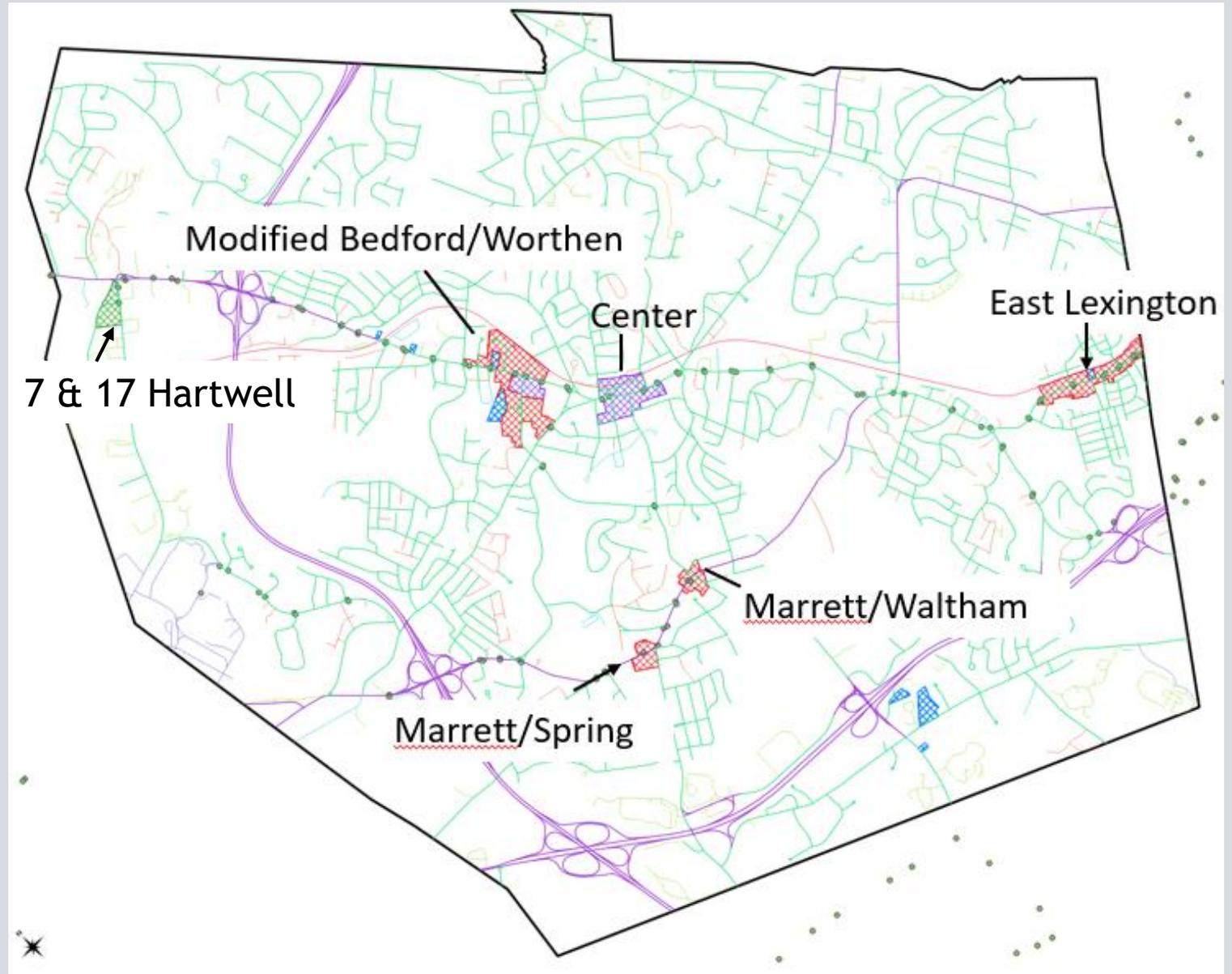
Zoning Amendment Process

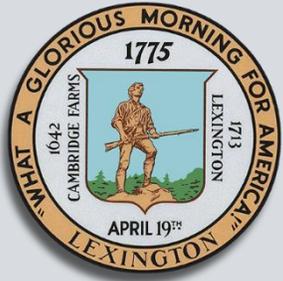
- Citizen Petition Submitted Dec. 23
- ➔ • Planning Board Public Hearings (Feb. 12, Feb. 26 & March 5)
- Planning Board *Recommendation* to Town Meeting (March 12)
 - Approval;
 - Disapproval;
 - Referral to Planning Board; or
 - Substitute Motion by Amendment
- Town Meeting vote (Special Town Meeting Article 2 March 17)
- Annual Town Meeting Article 34, March 24 - April



Proponents & 2 Board Members Met on March 4

- **Green** = Maintains existing VHO zoning at 7 & 17 Hartwell
 - **Blue** = Maintains VO zoning at 8 projects pipeline
 - **Purple** = MFO district or remove from Overlay Districts entirely (*max. height 52-ft. & first floor commercial*)
 - **Red** = Modified VO districts
- ★ Does not include zoning freeze plans



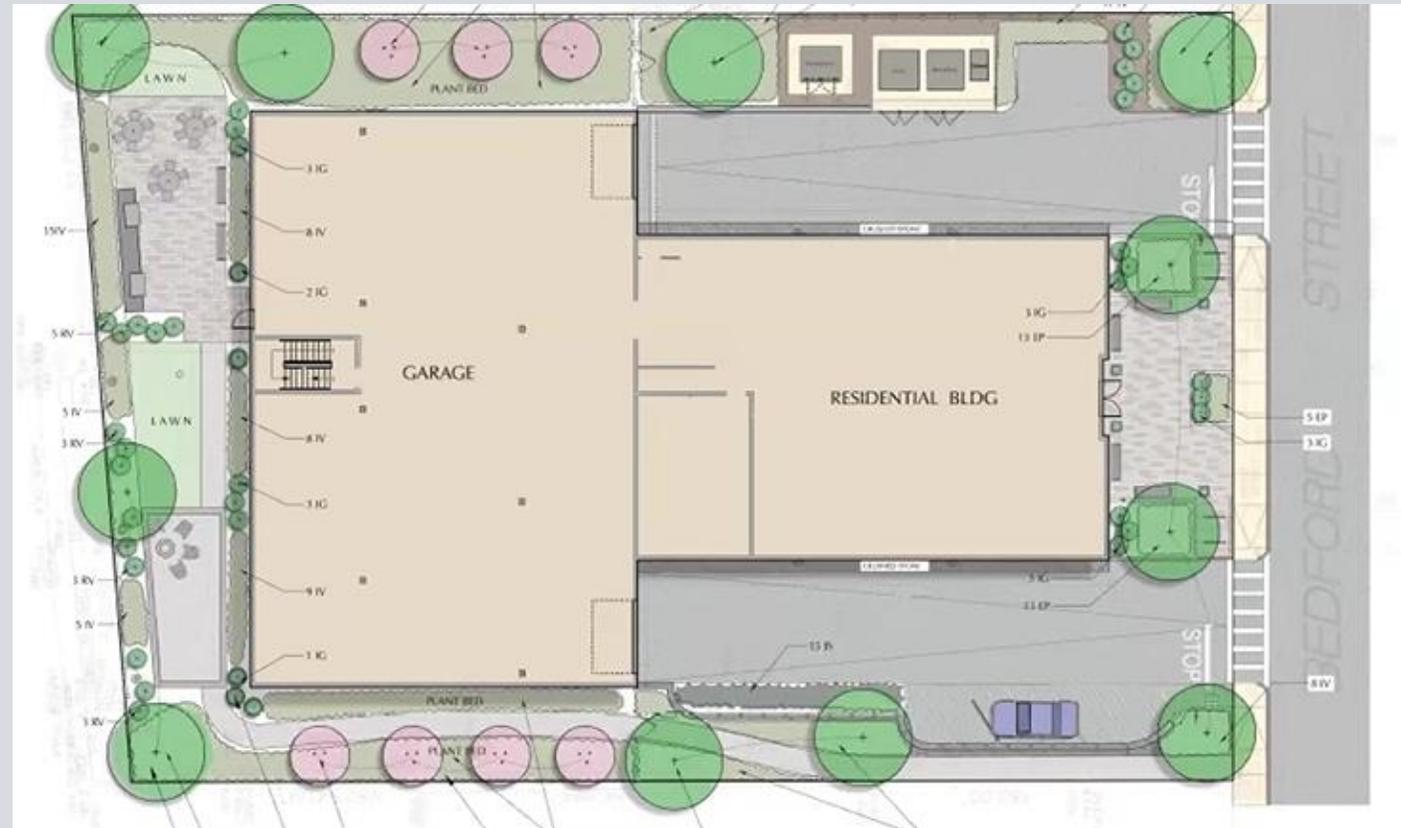


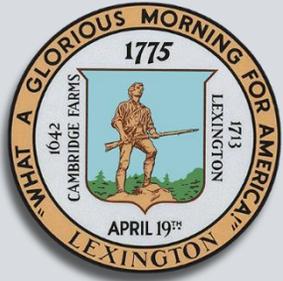
Site Coverage



	Max. site coverage
Petitioner Proposal	No limit
Alternative	26%

185-189 Bedford Street	
Lot Area	23,149 SF
Building Footprint	10,627± SF
Site Coverage	46%
Site Coverage	
3-4-5 Militia Dr.	49%
217-241 Mass. Ave.	57%

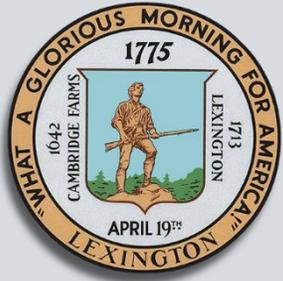




Zoning Amendment Suggestions

For Special Town Meeting Article 2:

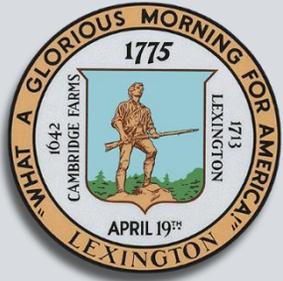
- Reduce the max. height to 52 ft. and 4 story limit (from 60 ft. & no story limit)
- Add a max. site coverage limit (26% to maintain required gross density)
- Include unit per acre density limit for residential projects (15-19 units/acre) depends on the number of Districts
- No specific unit density limit for mixed-use projects



Zoning Amendment Suggestions

For Annual Town Meeting Article 34:

- Front yard setback from 0 ft. to 7 ft. for mixed-use projects
- Require front yard to be outdoor amenity space
- Prohibit vehicle parking in the front yard
- Add a max. building front yard setback
- Increase min. required parking for developments with <30 dwelling units to 1.25 per unit from 1
- Increase landscape screening area around District Boundaries from 5 ft. wide to 20 ft.



Zoning Amendment Suggestions

- Required Affordable Housing:

For projects with 14 or more dwellings:

- 15% of the proposed dwellings shall be affordable, rounding up for any fractional units
- Add language to require some of the affordable units at lower incomes with an updated economic feasibility study (currently not less than 80% of Area Median Income is in the zoning)
- Maintain reduced height limit and density limit in Special Town Meeting



Board Discussion

March 5 - Final Zoning Proposal Needed from Proponents & Board input on recommendation

March 12 - Planning Board Written Recommendation Report

March 17 - Special Town Meeting

March 27 - Planning Board hearing for additional changes in Article 34

Sign up for [Planning Board Notifications!](#)

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Review draft recommendation reports for Articles 29, 30, 31, 32, 33 and presentation assignments

PRESENTER:

Board Discussion

ITEM NUMBER:

SUMMARY:

On February 12 and February 26, the Planning Board opened and closed the public hearings on the following zoning amendment articles submitted for Annual Town Meeting. The Board will review and vote on the recommendation reports to send to Town Meeting.

Article 29: Amend Bicycle Parking - Board recommended referral back to Planning Board

Article 30: Inclusionary Housing for Special Residential Developments - Board recommend favorable action by Town Meeting

Article 31: National Flood Insurance (NFI) District - Board recommended favorable action

Article 32: Technical Corrections - Board recommend favorable action by Town Meeting

Article 33: Accessory Uses - Board recommend favorable action by Town Meeting

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/5/2025

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Board Member & Staff Updates

PRESENTER:

**ITEM
NUMBER:**

SUMMARY:

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/5/2025

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Upcoming Meetings

PRESENTER:

**ITEM
NUMBER:**

SUMMARY:

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/5/2025

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Adjourn – The meeting will continue until all items are finished. The estimated adjournment time is 10:00 pm.

PRESENTER:

**ITEM
NUMBER:**

SUMMARY:

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/5/2025

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

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

PRESENTER:

**ITEM
NUMBER:**

SUMMARY:

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/5/2025