

JOINT SELECT BOARD AND SCHOOL COMMITTEE MEETING

Monday, June 30, 2025

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

AGENDA

ITEMS FOR INDIVIDUAL CONSIDERATION

1. Lexington High School Project Vote Timeline and Article 97 Update

ADJOURN

1. Anticipated Adjournment 7:30pm

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, July 7, 2025 at 6:30pm via hybrid person participation.

Hearing Assistance Devices Available on Request

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

LexMedia
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AGENDA ITEM SUMMARY

LEXINGTON JOINT SELECT BOARD AND SCHOOL COMMITTEE MEETING

AGENDA ITEM TITLE:

Lexington High School Project Vote Timeline and Article 97 Update

PRESENTER:

Board Discussion

ITEM NUMBER:

I.1

SUMMARY:

Category: Discussion & Decision-making

The Board will receive an update from members of the Project Team regarding Article 97 and the overall project timeline, including anticipated Special Town Meeting and Referendum dates.

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

6/30/2025

ATTACHMENTS:

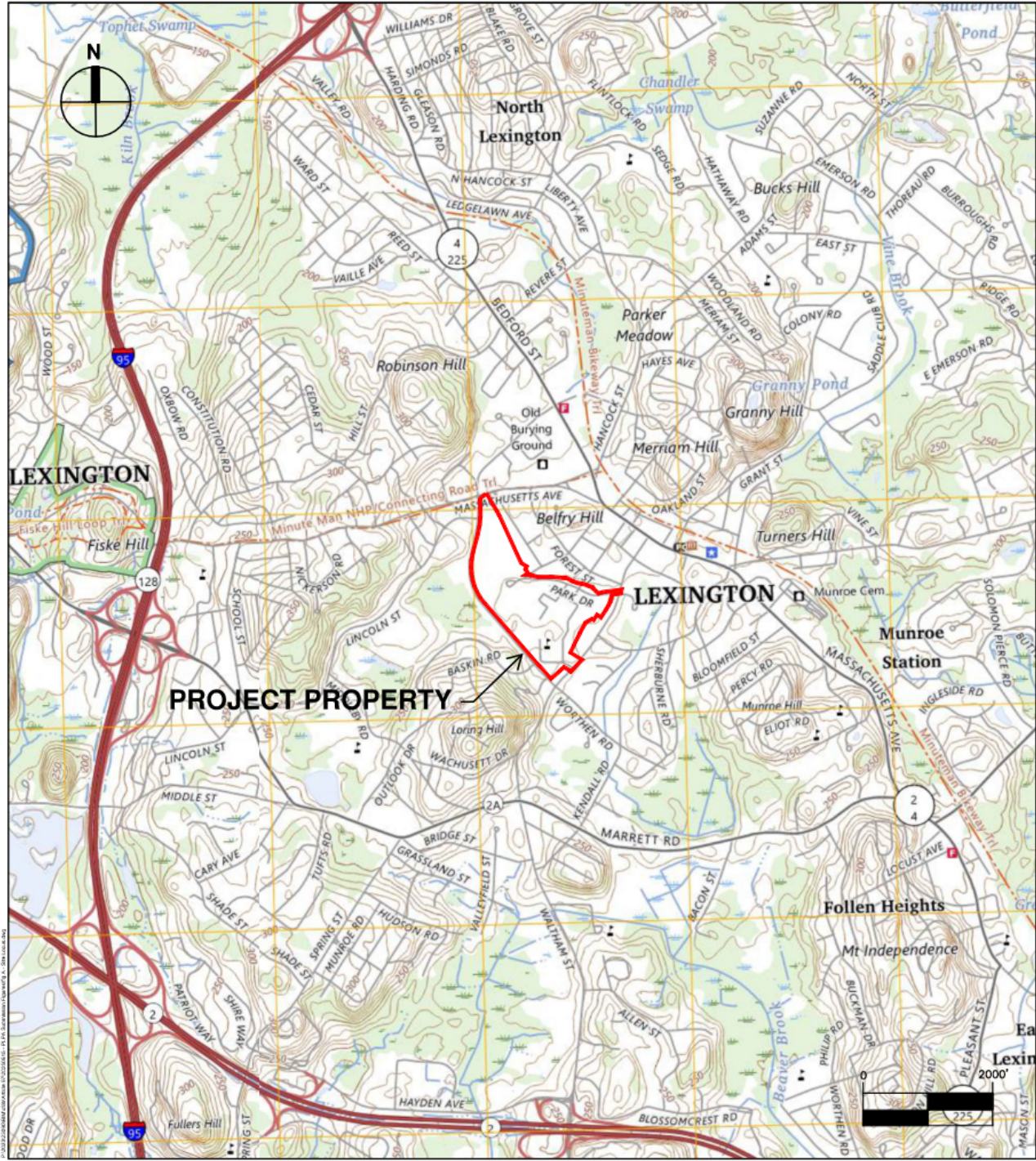
Description	Type
 Article 97 Presentation and Project Timeline	Backup Material

Article 97

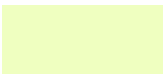









Article 97 of the Amendments to the Massachusetts Constitution, approved by the voters in 1972, established a right to a clean environment including its natural, scenic, historical, and aesthetic qualities for the citizens of the Commonwealth.

To authorize the change in use of Article 97 land, the Town must secure a two-thirds vote of Lexington Town Meeting, a two-thirds roll call vote of both houses of the Legislature, and a determination and finding from the Secretary of the Executive Office of Energy and Environmental Affairs (EOEEA) following submission of required documents to their office.

Locus Map



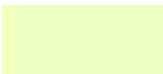


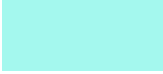






Existing Protected Area of Land Use

LEGEND		
	PLAYFIELD	12.8 AC
	PLAYGROUND	0.3 AC
	WOODED	2.3 AC
	WETLAND	4.5 AC
	VEHICULAR CIRCULATION	2.5 AC
	PARKING	0.9 AC
	HIGH SCHOOL BUILDING	0.6 AC
	RECREATION FACILITY*	4.5 AC
	OTHER**	8.4 AC
	EXISTING PROTECTED LAND	36.8 AC

AREA INFORMATION IS APPROXIMATE

- * CONTAINS TRACK, BASKETBALL COURTS, TENNIS COURTS, SKATE PARK, AND POOL
- ** CONTAINS PEDESTRIAN CIRCULATION AND MISC. OPEN SPACE

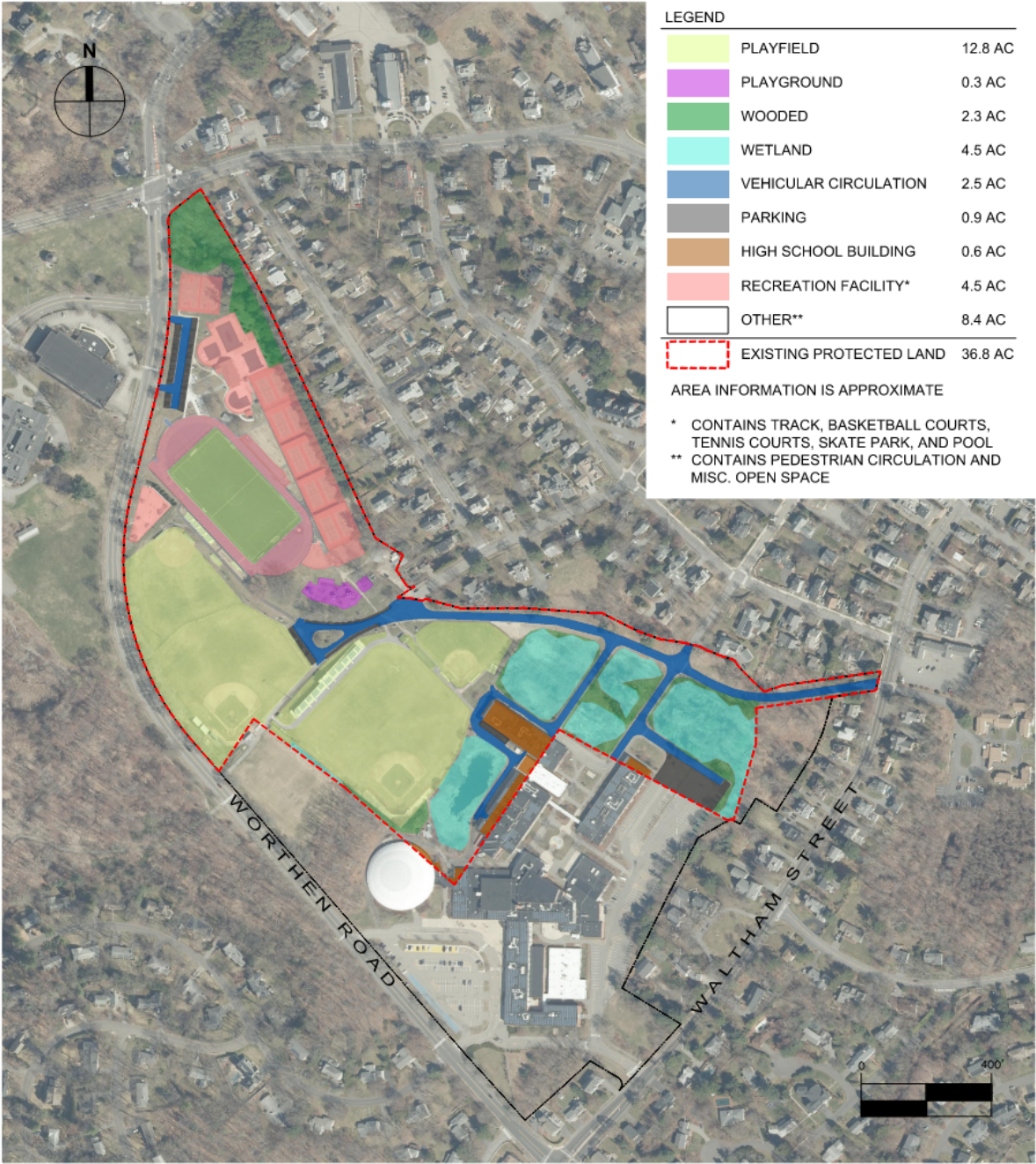
Proposed Protected Area of Land Use

LEGEND		
	PLAYFIELD	13.6 AC
	PLAYGROUND	0.3 AC
	WOODED	2.1 AC
	WETLAND	3.7 AC
	VEHICULAR CIRCULATION	2.5 AC
	PARKING	0.5 AC
	HIGH SCHOOL BUILDING	0.0 AC
	RECREATION FACILITY*	4.5 AC
	OTHER**	9.6 AC
	PROPOSED PROTECTED LAND	36.8 AC

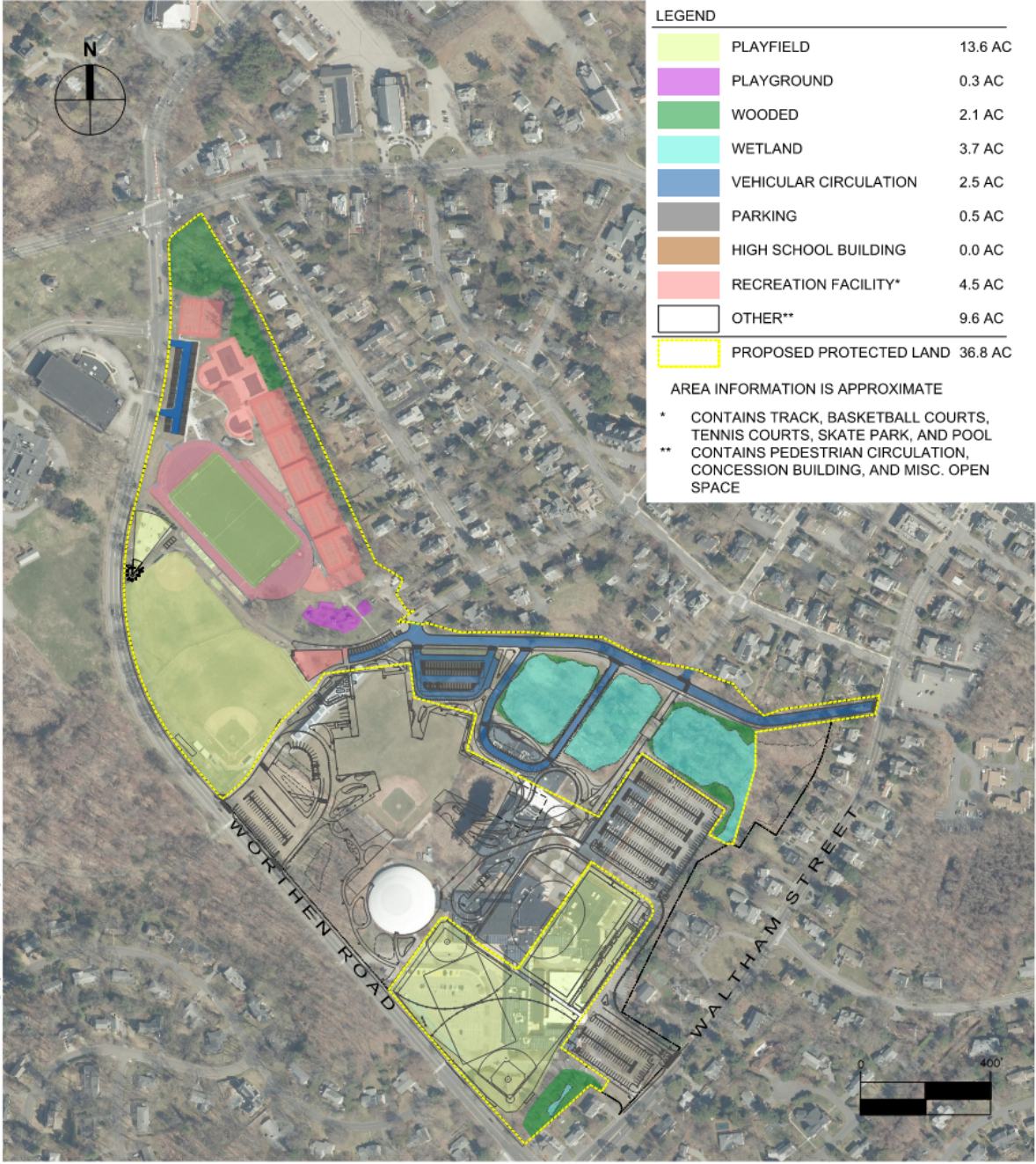
AREA INFORMATION IS APPROXIMATE

- * CONTAINS TRACK, BASKETBALL COURTS, TENNIS COURTS, SKATE PARK, AND POOL
- ** CONTAINS PEDESTRIAN CIRCULATION, CONCESSION BUILDING, AND MISC. OPEN SPACE

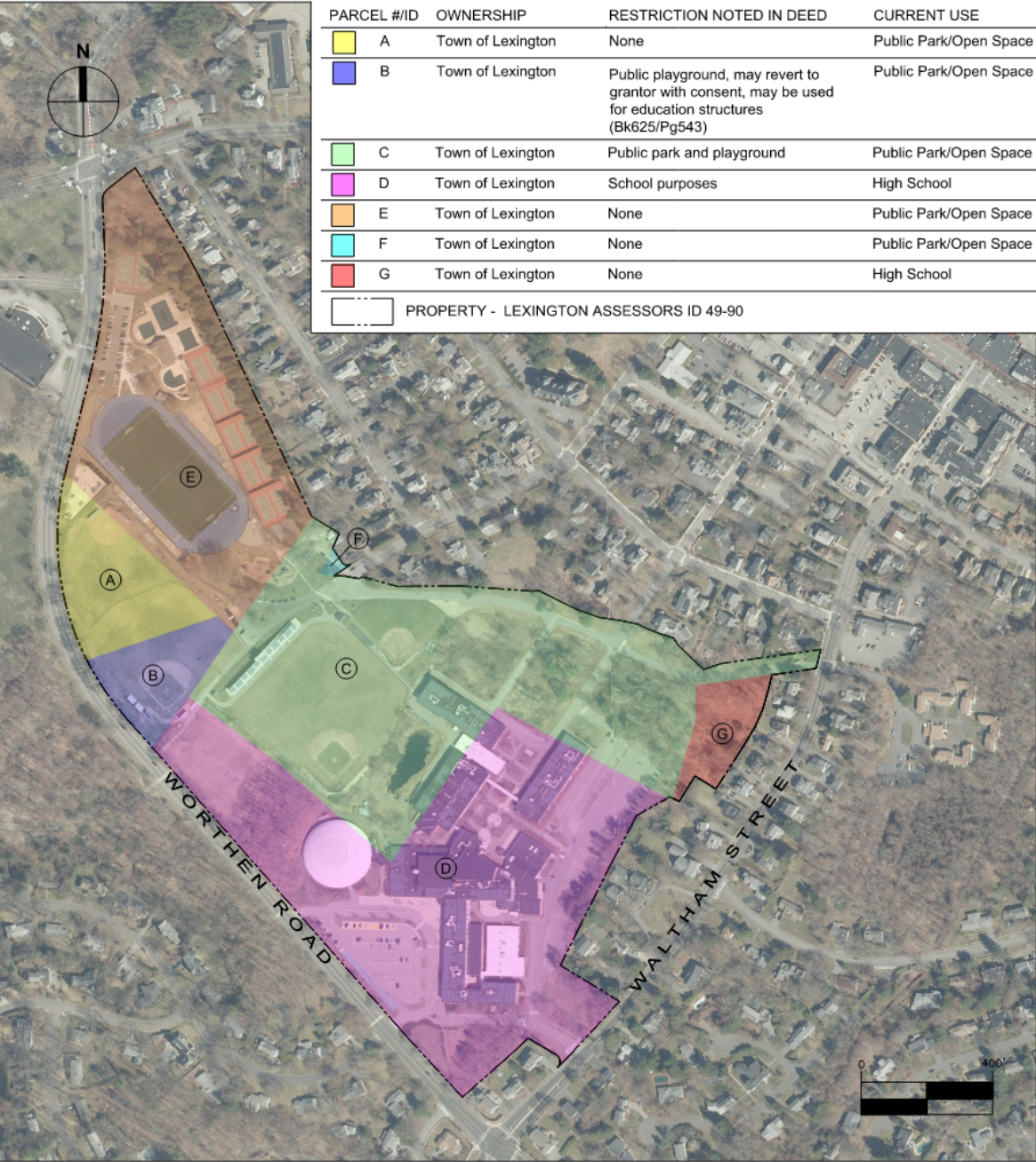
Existing Protected Land Use



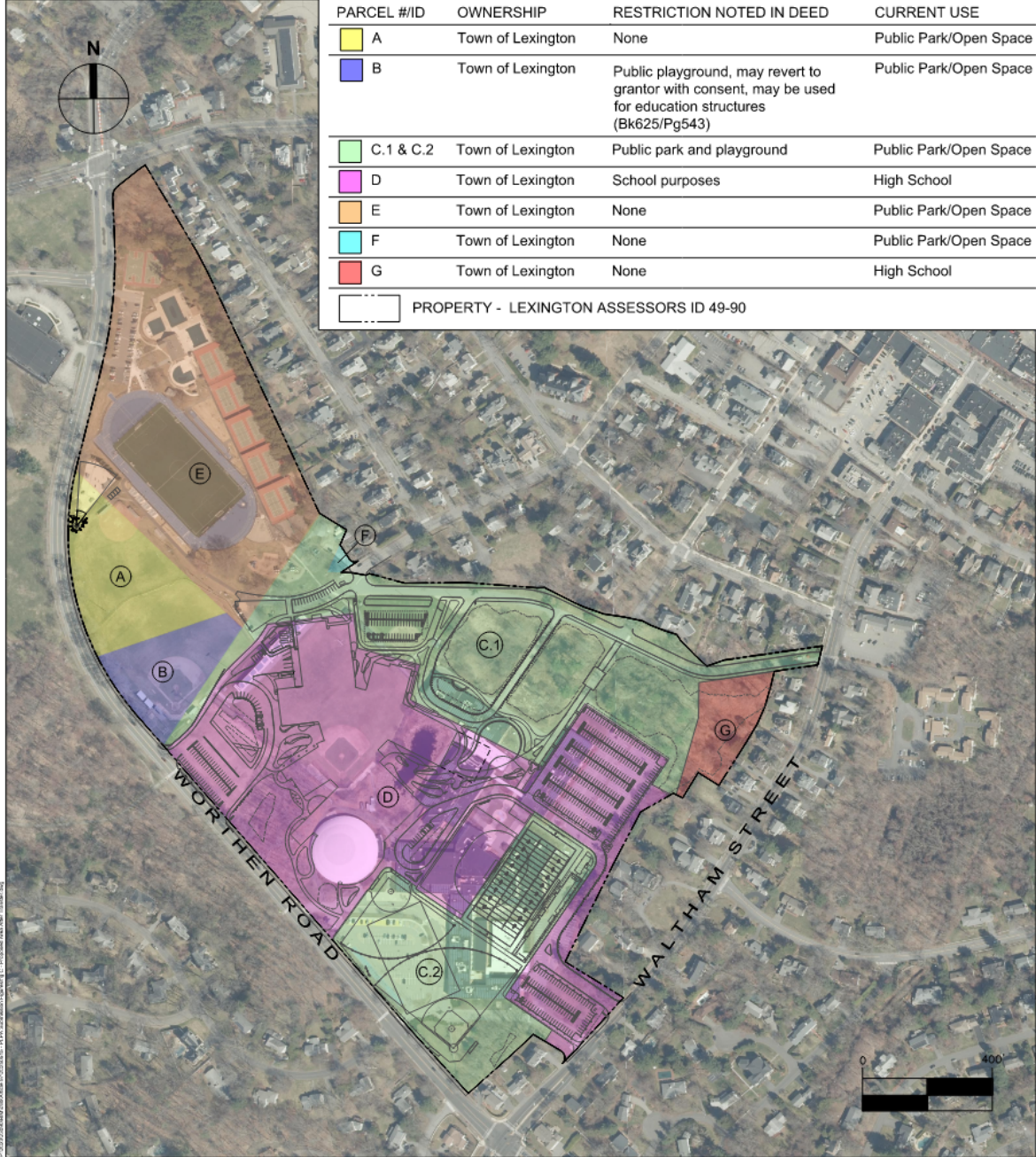
Proposed Protected Land Use



Existing Area Before Transfer



Proposed Area After Transfer

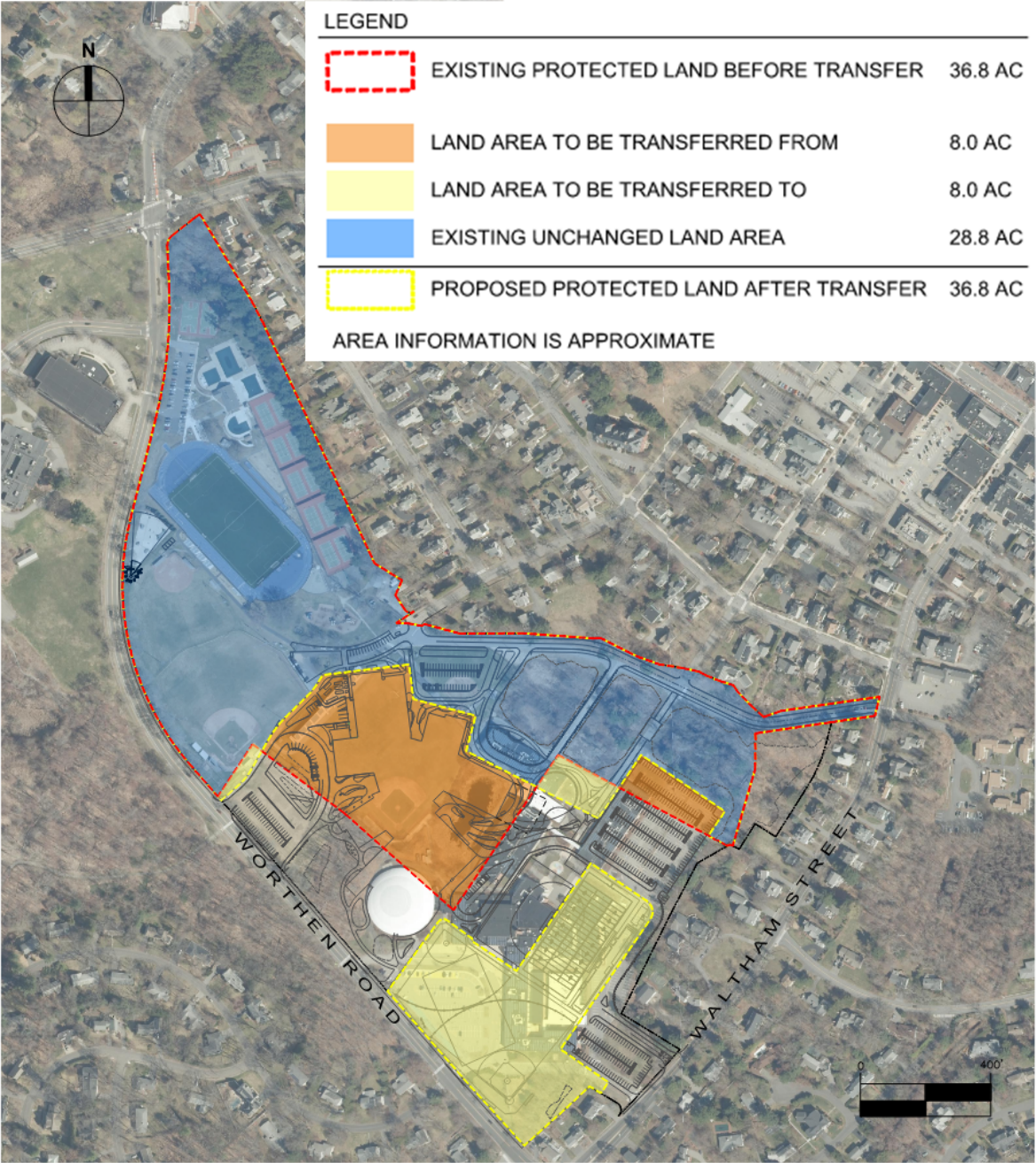


Proposed Land Delineations After Transfer

This map identifies the limits of land that protected under Article 97 before and after land swap.

Area with no color overlay is existing land for school use not protected under Article 97 that has not changed.

Area with blue color overlay is existing land protected under Article 97 that has not changed.



Area with orange color overlay is existing land that will be changed to “not protected under Article 97”.

Area with yellow color overlay is existing land that will be changed to “protected under Article 97”.

What is the Article 97 Process?

An Act Preserving Open Space in the Commonwealth, known as the Public Lands Preservation Act (PLPA), codified in November 2022, establishes process for Legislature to authorize change in protected land.

PLPA process:

1. Notify public and EOEEA and conduct alternatives analysis demonstrating all other options to avoid or minimize Article 97 disposition have been explored and no other alternatives exist or are feasible
2. Submit alternatives analysis to EOEEA via PLPA portal and make analysis public
3. Identify replacement land that is of equal or greater in value as determined by an appraisal
4. Dedicate the replacement land in perpetuity

Article 97 & Project Timeline

January 02, 2024

Initial project introduction call with Massachusetts Environmental Policy Office (MEPA)

March 15, 2024

Initial project introduction call with Executive Office of Energy and Environmental Affairs (EOEEA)

May 15, 2024

Follow up call with EOEEA for project update and PLPA portal process discussion

July 30, 2025 (to be confirmed)

Community Meeting for Environmental Justice (EJ) Discussion

August 13, 2025

Community Meeting to Discuss Project Budget

Article 97 & Project Timeline

August 2025

Lexington to submit application to Executive Office of Energy and Environmental Affairs (EOEEA) through PLPA portal

Submission includes:

- an explanation of why the proposed change in use is necessary;
- an alternatives analysis;
- maps and descriptions of the impacted land;
- maps and descriptions of the proposed replacement land;
- a description of the current Article 97 uses and natural resource value;
- an appraisal report;
- approvals by public agencies; and
- submission of the draft authorizing legislation.

August 18, 2025

SBC must vote to submit Schematic Design submission (includes design, schedule and budget) to MSBA (for October MSBA meeting)

August 28, 2025

Schematic Design Submission to MBSA

Article 97 & Project Timeline

September 8, 2025

Team will present Schematic Design to Select Board per Integrated Building Design and Construction Policy

September 2025 TBD

Community Meeting

Mid-September

Select Board votes to call for referendum and Special Town Meeting (per law, referendum must be called by LSB at least 35 days out)

October 29, 2025

MSBA Board meeting to accept Schematic Design Submission and approval of the Project Scope and Budget

October 2025 TBD

Community Meeting

Article 97 & Project Timeline

November 3-4, 2025

Lexington Special Town Meeting – 2/3 vote required for both Exclusion & Article 97

November 17, 2025

Debt Exclusion Referendum

Fall/Winter 2025/2026

Anticipated timing of EOEEA issues decision on proposed change in use

Fall/Winter 2025/2026

Lexington will file a bill with the Legislature following Special Town Meeting approval and EOEEA determination.

Winter/Spring 2026

Anticipated timing of Legislative action on proposed bill

July 2026

Break ground

See the Project Website for additional FAQ's related to this topic: [LHS Website](#)