

AGENDA

Lexington Planning Board

Wednesday, December 10, 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. **1834-1840 Massachusetts Avenue & 7-9, 11-13 Muzzey Street - Definitive Subdivision Public Hearing**

Public hearing for a definitive subdivision to create 3 lots.

2. **329 Massachusetts Avenue - Definitive Subdivision Public Hearing**

Public hearing for a definitive subdivision to create 2 lots.

3. **162 Bedford Street & 5 Reed Street - Definitive Subdivision Public Hearing**

Public hearing for a definitive subdivision to create 3 lots.

Board Administration

1. **Zoning Amendment Warrant Article Discussion**

Board members will discuss zoning amendment warrant article requests to submit for the 2026 Annual Town Meeting.

2. **Board Member & Staff Updates**

3. **Review of Draft Meeting Minutes: 10/8; 10/22**

4. **Upcoming Meetings**

Wednesdays 1/7, 1/21, 2/4, 2/25

Adjourn

1. **Adjourn – The meeting will continue until all items are finished. The estimated adjournment time is 8:30 pm.**

Zoom Details

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

Planning is inviting you to a scheduled Zoom meeting.

Topic: Planning's Zoom Meeting

Time: Dec 10, 2025 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

[https://lexingtonma.zoom.us/j/82401204982?](https://lexingtonma.zoom.us/j/82401204982?pwd=tBWjNnlkGIvJuQUIbtRrCD8Ni53TWt.1)

[pwd=tBWjNnlkGIvJuQUIbtRrCD8Ni53TWt.1](https://lexingtonma.zoom.us/j/82401204982?pwd=tBWjNnlkGIvJuQUIbtRrCD8Ni53TWt.1)

Meeting ID: 824 0120 4982

Passcode: 773277



Meeting broadcast by LexMedia

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

1834-1840 Massachusetts Avenue & 7-9, 11-13 Muzzey Street - Definitive Subdivision
Public Hearing

PRESENTER:

ITEM NUMBER:

SUMMARY:

The Planning Board will hold a virtual public hearing on the application of Todd Cataldo for approval of a definitive subdivision plan under §175-6.0 of the Planning Board's Subdivision Regulations. Application proposes subdividing the properties into 3 lots on a cul-de-sac. A preliminary subdivision, filed under 9 Muzzey Street, was approved on May 7, 2025. *This application is intended as a zoning freeze under MGL c.40A §6 and not proposed to be constructed.*

The properties are located at 1834-1840 Massachusetts Avenue, 7-9 Muzzey Street, and 11-13 Muzzey Street, Lexington, MA also known as Map 49, Lots 74, 75, 70A, and 69 in the CB (Central Business) zoning district. The properties are also in the Battle Green Historic District; any exterior renovations will be subject to Historic Districts Commission approval.

Application materials may be viewed online at <https://lexingtonma.portal.opengov.com/records/110942>.

Process:

The applicant will present their proposed subdivision plans, staff will provide any comments, and the Board will be reviewing the proposed subdivision for compliance with bylaws and regulations. The Chair will then take public comments on the proposed subdivision before the Board votes to close or continue the hearing.

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

12/10/2025

ATTACHMENTS:

Description		Type
	Staff Memo	Cover Memo



TOWN OF LEXINGTON
PLANNING OFFICE

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Abby McCabe, Planning Director
Meghan Roche, Asst. Planning Director
Aaron Koepper, Planner
Carolyn Morrison, Planning Coordinator

To: Lexington Planning Board

From: Aaron Koepper, Planner

**Re: Project Review for 1834 Massachusetts Avenue, 7-9 Muzzey Street & 11-13 Muzzey Street:
Definitive Subdivision**

Date: November 28, 2025

Property Information	
Project Address	1834 Massachusetts Avenue, 7-9 Muzzey Street & 11-13 Muzzey Street
Applicant / Owners	Bow Street Ventures LLC 7 Muzzey Street Realty Trust Caz Realty Trust Thomas J Cataldo Trustee
Type of Review	Definitive Subdivision
Permit Number	PLAN-25-51
Parcel ID	Map 49, Lots 69, 70A & 74-75
Zoning District	CB – Central Business & previously in the MFO – Multi-Family Overlay
Property Size	29,010 SF or ±0.67 Acres

Land Conditions	
Existing Conditions	The ±0.67-acre group of properties are currently improved by one (1) commercial office building, one (1) commercial bank building, and one (1) commercial retail building. The interior of the lots are paved to allow for shared parking. Landscaping and exterior lighting surround the property boundaries. The project site is located within the Battle Green Historic District.
Environmental Conditions	The site is flat, with a minor slope from north to south. No resource or buffer areas presently identified.

Dates & Deadlines	
Filed with Town Clerk	October 16, 2025
Filed with Health	October 16, 2025
Public Hearing Date	December 10, 2025

Action Deadline	January 14, 2025
Action Required	Approve with or without conditions and waivers; OR disapprove with reasons stated in detail where the plan does not comply with the subdivision regulations.
Appeal Period	20 days after decision filing with Town Clerk

Waivers Needed and/or Requested	
Ch. 175 § 6.1.D(2)	The Applicant requests a waiver from c. 175 § 6.1.D(2) for the submission of soil surveys, test pits, and test borings . The Applicant requests that the required information be postponed and provided as a condition of approval.
Ch. 175 § 6.1.D(11)	The Applicant requests a waiver from c. 175 § 6.1.D(11) for draft documents providing for the operation and maintenance of landscaping, streets, and utilities by the property owners . The Applicant requests that the required document be postponed and provided as a condition of approval.
Ch. 175 § 6.1.D(12)	The Applicant requests a waiver from c. 175 § 6.1.D(12) for Phasing . The Applicant requests that the required phasing documents be postponed and provided as a condition of approval.
Ch. 175 § 7.2.E(1)(b)	The Applicant requests a waiver from c. 175 § 7.2.E(1)(b) for Other Design Elements/Criteria . The Applicant proposes to reduce the minimum intersection rounding radius (feet) from 25 to 15.
Ch. 175 § 7.2.E(7)(c)[1]	The Applicant requests a waiver from c. 175 § 7.2.E(7)(c)[1] for Dead-end street turnaround design standards . The Applicant proposes to have the dead-end street terminate with a 58-foot radius rather than the required 60-foot radius.

Project Summary
<p>The Applicant is requesting approval of a definitive subdivision plan which proposes three (3) lots on a ~150-foot-long roadway with a cul-de-sac. The three lots front on the new road and Lots A and B also on Massachusetts Avenue.</p> <p>The Applicant submitted a preliminary subdivision plan with the Town Clerk on March 17, 2025, in order to preserve the Zoning Bylaw in effect at that time, in which this property was included in the MFO (Multi-Family Overlay) District. The Planning Board granted approval of the preliminary subdivision plan on May 7, 2025.</p> <p>Per Massachusetts state law, submission of a preliminary subdivision plan can freeze the zoning on a parcel of land for eight years if a definitive subdivision plan is also submitted within 7 months.</p>

The Applicant is continuing the subdivision process and has applied for a definitive subdivision plan, freezing the Zoning Bylaw and Zoning Map on the property. On March 17, 2025, Special Town Meeting (STM 2025-1) approved Article 2 – Amend Section 7.5 of the Zoning Bylaw to Reduce Multi-Family Dwelling Unit Capacity, removing the MFO overlay district. If this Definitive Plan is approved and endorsed by the Planning Board, the full Zoning Bylaw and Zoning as of March 17, 2025, can be applied to the property for eight years from the date of the plan's endorsement.

Staff Comments

The Applicant has provided a written response to staff comments and conditions on the Preliminary Subdivision approval, dated October 15, 2025.

The Board of Health received the application on October 17, 2025, and does not have any concerns.

The Fire Department does not have any concerns.

The properties are located within the Battle Green Historic District, and any proposed demolition or new construction trigger review by the Historic Districts Commission.

The applicant is requesting relief from providing the 25-foot rounding at the intersection for intersection radii to be 15 feet. During the preliminary review the Board waived this requirement, finding the proposal acceptable to provide clear distances.

A waiver request was submitted to provide a 3 ft. wide planting strip instead of 4 ft. but plans show a 4.5 ft. planting strip. Waiver does not appear to be needed.

Staff recommends approval. A draft definitive subdivision approval for the Board's review and consideration will be provided to the applicant and board members.

Staff recommend a condition of approval pertaining to the Applicant's responsibility for obtaining and necessary approvals from, or any other permits, licenses or approvals as necessary including any required application to the Conservation Commission.



AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

329 Massachusetts Avenue - Definitive Subdivision Public Hearing

PRESENTER:

Applicant: Fredrick Gilgun

ITEM NUMBER:

SUMMARY:

The Planning Board will hold a virtual public hearing on the application of Frederick Gilgun for approval of a definitive subdivision plan under §175-6.0 of the Planning Board's Subdivision Regulations. Application proposes subdividing property into 2 lots. A preliminary subdivision was disapproved on April 17, 2025. *This application is intended as a zoning freeze under MGL c.40A §6 and not proposed to be constructed.*

The property is located at 329 Massachusetts Avenue, Lexington, MA also known as Map 13, Lot 360 in the CRS (Retail Shopping) and VO (Village Overlay) zoning districts.

Application materials may be viewed online at <https://lexingtonma.portal.opengov.com/records/110204>

The applicant will present their proposed subdivision plans, staff will provide any comments, and the Board will be reviewing the proposed subdivision for compliance with bylaws and regulations. The Chair will then take public comments on the proposed subdivision before the Board votes to close or continue the hearing.

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

12/10/2025

ATTACHMENTS:



Description

Staff Memo

Type

Cover Memo



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Abby McCabe, Planning Director
Meghan Roche, Asst. Planning Director
Aaron Koepper, Planner
Carolyn Morrison, Planning Coordinator

To: Lexington Planning Board

From: Aaron Koepper, Planner

Re: Project Review for 329 Massachusetts Avenue: Definitive Subdivision

Date: November 28, 2025

Property Information	
Project Address	329 Massachusetts Avenue
Applicant / Owner	M & E Realty LLC
Type of Review	Definitive Subdivision
Permit Number	PLAN-25-50
Parcel ID	Map 13, Lot 360
Zoning District	CRS – Retail Shopping & VO – Village Overlay
Property Size	12,600 SF or ±0.29 Acres

Land Conditions	
Existing Conditions	The ±0.29-acre property is currently improved by one (1) two-story commercial office building, surface parking for nineteen (19) vehicles, and landscaping. Site is located at the intersection of Massachusetts Avenue and Fottler Avenue and abuts the Minuteman Commuter Bikeway.
Environmental Conditions	A 10 ft sewer easement runs across the property in the rear, parallel to Massachusetts Avenue and the Minuteman Bikeway.

Dates & Deadlines	
Filed with Town Clerk	October 3, 2025
Filed with Health	October 3, 2025
Public Hearing Date	December 10, 2025
Action Deadline	January 1, 2026
Action Required	Approve with or without conditions and waivers; OR disapprove with reasons stated in detail where the plan does not comply with the subdivision regulations.
Appeal Period	20 days after decision filing with Town Clerk

Waivers Needed	
Ch. 175 § 6.1.D(1)	The Applicant requests a waiver from c. 175 § 6.1.D(1) for the providing of hydrologic and drainage analysis . The Applicant requests that the required information be waived because no new buildings are proposed and no increase in impervious surface area is proposed.
Ch. 175 § 6.1.D(2)	The Applicant requests a waiver from c. 175 § 6.1.D(2) for the providing of soil surveys, test pits, and test borings . The Applicant requests that the required information be provided as a condition of approval.
Ch. 175 § 6.1.D(11)	The Applicant requests a waiver from c. 175 § 6.1.D(11) for draft documents providing for the operation and maintenance of landscaping, streets, and utilities by the property owners . The Applicant requests that the required document be provided as a condition of approval.
Ch. 175 § 6.1.D(12)	The Applicant requests a waiver from c. 175 § 6.1.D(12) for Phasing . The Applicant requests that the required document be provided as a condition of approval.

Project Summary
<p>The Applicant is requesting approval of a definitive subdivision plan which proposes to subdivide the existing lot into two (2) lots on an approximate 0.29-acre property. No buildings, no new paved areas, nor new water or sewer connections are proposed. Proposal is to create a second lot.</p> <p>The Applicant submitted a preliminary subdivision plan with the Town Clerk on March 10, 2025, in order to preserve the Zoning Bylaw in effect at that time. The Planning Board disapproved the preliminary subdivision plan on April 17, 2025. A disapproval does not preclude the applicant from proceeding with the definitive subdivision submission. The Board disapproved the preliminary subdivision due to the proposed road off of Fottler Ave design being unsafe. The applicant has redesigned the proposal to create two lots under the VO district fronting on Massachusetts Avenue without a new road proposed.</p> <p>Per Massachusetts state law, submission of a preliminary subdivision plan can freeze the zoning on a parcel of land for eight years if a definitive subdivision plan is also submitted within 7 months.</p> <p>The Applicant is continuing the subdivision process and has applied for a definitive subdivision plan, freezing the Zoning Bylaw and Zoning Map on the property. On March 17, 2025, Special Town Meeting (STM 2025-1) approved <u>Article 2 – Amending Section 7.5 of the Zoning Bylaw to Reduce Multi-Family Dwelling Unit Capacity</u>. If this Definitive Plan is approved and endorsed by the Planning Board, the full Zoning Bylaw and Zoning Map as of March 10, 2025, can be applied to the property for eight years from the date of the plan’s endorsement.</p>

Staff Comments

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

162 Bedford Street & 5 Reed Street - Definitive Subdivision Public Hearing

PRESENTER:

Applicant: Robert Phelan

ITEM NUMBER:

SUMMARY:

The Planning Board will hold a virtual public hearing on the application of Robert Phelan for approval of a definitive subdivision plan under §175-6.0 of the Planning Board's Subdivision Regulations. Application proposes subdividing the properties into 3 lots. A preliminary subdivision was approved May 7, 2025. *This application is intended as a zoning freeze under MGL c.40A §6 and not proposed to be constructed.*

The properties are located at 162 Bedford Street and 5 Reed Street, Lexington, MA also known as Map 64, Lots 66 and 65 in the RS (One Family Dwelling) and CN (Neighborhood Business) zoning districts.

Application materials may be viewed online at <https://lexingtonma.portal.opengov.com/records/110335>

The applicant will present their proposed subdivision plans, staff will provide any comments, and the Board will be reviewing the proposed subdivision for compliance with bylaws and regulations. The Chair will then take public comments on the proposed subdivision before the Board votes to close or continue the hearing.

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

12/10/2025

ATTACHMENTS:



Description

Staff Memo

Type

Cover Memo



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Abby McCabe, Planning Director
Meghan Roche, Asst. Planning Director
Aaron Koepper, Planner
Carolyn Morrison, Planning Coordinator

To: Lexington Planning Board

From: Aaron Koepper, Planner

Re: Project Review for 162 Bedford Street & 5 Reed Street: Definitive Subdivision

Date: November 28, 2025

Property Information	
Project Address	162 Bedford Street & 5 Reed Street
Applicant / Owner	MTM LLC
Type of Review	Definitive Subdivision
Permit Number	PLAN-25-49
Parcel ID	Map 64, Lots 65 & 66
Zoning District	CN – Neighborhood Business, and a portion of 5 Reed is in the RS – One Family Dwelling district
Property Size	20,940 SF or ±0.48 Acres

Land Conditions	
Existing Conditions	The 0.48-acre pair of properties are currently improved by one (1) single-story commercial building, surface parking for twelve (12) vehicles, one (1) two-story residential home, a detached garage, and landscaping.
Environmental Conditions	No easements presently found on the property. The site is mostly flat, with a minor slope running from south to north. No resource or buffer areas have been identified within the project area.

Dates & Deadlines	
Filed with Town Clerk	October 3, 2025
Filed with Health	October 3, 2025
Public Hearing Date	December 10, 2025
Action Deadline	January 1, 2026
Action Required	Approve with or without conditions and waivers; OR Disapprove with reasons stated in detail where the plan does not comply with the subdivision regulations.
Appeal Period	20 days after decision filing with Town Clerk

Waivers Needed or Requested	
Ch. 175 § 6.1.D(1)	The Applicant requests a waiver from c. 175 § 6.1.D(1) for the providing of hydrologic and drainage analysis . The Applicant requests this be waived because no new buildings and no increase in impervious area is proposed.
Ch. 175 § 6.1.D(2)	The Applicant requests a waiver from c. 175 § 6.1.D(2) for the providing of soil surveys, test pits, and test borings . The Applicant requests this be waived no new buildings and no increase in impervious area is proposed.
Ch. 175 § 6.1.D(11)	The Applicant requests a waiver from c. 175 § 6.1.D(11) for draft documents providing for the operation and maintenance of landscaping, streets, and utilities by the property owners . The Applicant requests no new buildings and no increase in impervious area is proposed and this is not applicable.
Ch. 175 § 6.1.D(12)	The Applicant requests a waiver from c. 175 § 6.1.D(12) for Phasing . The Applicant requests this be waived because no phasing is required for this proposal.

Project Summary
<p>The Applicant is requesting approval of a definitive subdivision plan which proposes dividing the existing two lots into three (3) lots on an approximate 0.48-acre pair of properties. The subdivision proposes to create Lot 1 with 4,283 SF that will include the garage with 81.80 feet of frontage on Reed Street, Lot 2 with 3,621 SF in area with 19 feet of frontage on Reed Street to include the house, and Lot 3 with an area of 12,909 SF and 186 feet of frontage on Bedford Street containing the commercial building. The proposed includes new water and sewer connections to serve the existing garage but no new building and no new impervious area are proposed. Section 7.5 of the Zoning Bylaw does have a minimum lot area or minimum lot frontage for the VO District.</p> <p>The Applicant submitted a preliminary subdivision plan with the Town Clerk on March 6, 2025, in order to preserve the Zoning Bylaw in effect at that time. The Planning Board granted approval of the preliminary subdivision plan on May 7, 2025.</p> <p>Per Massachusetts state law, submission of a preliminary subdivision plan can freeze the zoning on a parcel of land for eight years if a definitive subdivision plan is also submitted within 7 months.</p> <p>The Applicant is continuing the subdivision process and has applied for a definitive subdivision plan, freezing the Zoning Bylaw and Zoning Map on the property. On March 17, 2025, Special Town Meeting (STM 2025-1) approved <u>Article 2 – Amending Section 7.5 of the Zoning Bylaw to Reduce Multi-Family Dwelling Unit Capacity</u> and removed this property from the VO District. If this Definitive Plan is approved</p>

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Zoning Amendment Warrant Article Discussion

PRESENTER:

Board Discussion

ITEM NUMBER:

SUMMARY:

Board members will discuss zoning amendment warrant article requests to submit for the 2026 Annual Town Meeting. Discussion will focus on, but is not limited to, the following sections of the Zoning Bylaw:

- Amend §135-6.7 Accessory Apartments to comply with new state requirements adopted in the 2024 Affordable Homes Act and EOHLC Regulations
- Amend §135-6.9 Special Residential Developments
- Amend the rounding calculation in the Village Overlay Districts §135-7.5.12.1 when the result is a fractional dwelling unit
- Technical Corrections to fix any errors

The Board members will review and discuss what article request they wish to submit to the Annual Town Meeting warrant and may then review proposed draft amendment language. Attached is a draft list of articles and draft changes to be reviewed by the Board members.

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

12/10/2025

ATTACHMENTS:

Description

Type

❏	DRAFT list of ATM articles	Cover Memo
❏	DRAFT ADU zoning changes	Exhibit
❏	DRAFT ADU Presentation	Presentation
❏	DRAFT Special Residential Bylaw Changes	Exhibit
❏	DRAFT VO Inclusionary Rounding Changes	Exhibit
❏	DRAFT SRD Changes Presentation	Presentation



Town of Lexington

PLANNING BOARD

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

Memorandum

To: Select Board Members
Steve Bartha, Town Manager
Kelly Axell, Deputy Town Manager
Kim Katzenback, Executive Clerk to the Select Board

Copy: Carol Kowalski, Assistant Town Manager for Development
James Kelly, Building Commissioner
Olivia Lawler, Zoning Administrator

From: Abby McCabe, Planning Director
Planning Board Members

Date: December , 2025 (After 12/10 PB Mtg)

Re: Zoning Amendment Request for 2026 Annual Town Meeting

At the Planning Board's meeting on December 10, 2025, the Board voted to request the following zoning amendment articles be placed on the warrant for Annual Town Meeting. After the Select Board has reviewed the warrant list, please refer the zoning amendment articles to the Planning Board to schedule public hearings pursuant to M.G.L. Chapter 40A, Section 5. Thank you.

ARTICLE: AMEND ZONING BYLAW – ACCESSORY DWELLING UNITS

To see if the Town will vote to amend Section 6.7 [Accessory Apartments] and related sections of the Zoning Bylaw to comply with state law and corresponding regulations relative to accessory dwelling units; rename accessory apartments as accessory dwelling units; permit accessory dwelling units by right; remove restrictions on accessory dwelling units; limit the floor area of new accessory dwelling units; prohibit bed-and-breakfast units within accessory dwelling units; or act in any other manner in relation thereto.

DESCRIPTION: This article would amend the Zoning Bylaw in response to the statutory changes made in the Affordable Homes Act, Chapter 150 of the Acts of 2024, and the corresponding Regulations of Protected Use Accessory Dwelling Units (760 CMR 71.00) finalized by the Executive Office of Housing & Livable Communities (EOHLC) in February 2025. The legislation allows accessory dwelling units as-of-right in single-family residential districts; prohibits various restrictions including owner-occupancy requirements, minimum parking requirements within one half mile from public transportation, lot size limits, and occupancy limits; and prohibits regulations that do not serve legitimate municipal interests or ones that would impose excessive costs.

ARTICLE: AMEND ZONING BYLAW – SPECIAL RESIDENTIAL DEVELOPMENTS

To see if the Town will vote to amend Section 6.9 of the Zoning Bylaw relative to Special Residential Developments to add a site coverage limit; to modify the maximum allowable gross floor area; to add a requirement for a landscape screening transition area; to reduce the maximum average size of dwelling units; to reduce the maximum dwelling unit size; modify aspects of the common open space; or act in any other manner in relation thereto.

DESCRIPTION: This article modifies various aspects of the special residential bylaw to reduce the size of new dwellings, limit the average dwelling unit size, and add requirements to create more usable open space and landscape screening areas.

ARTICLE: AMEND ZONING BYLAW – ROUNDING FOR FRACTIONAL DWELLING UNITS IN THE VILLAGE OVERLAY DISTRICTS

To see if the Town will vote to amend the rounding for the inclusionary dwelling units when the result of the required calculation in Section 7.5.12.1 of the Zoning Bylaw is a fractional dwelling unit to be rounded to the nearest whole number in the Village Overlay Districts.

DESCRIPTION: This article modifies the rounding when the inclusionary dwelling unit calculation results in a fractional unit. The current zoning rounds the fractional inclusionary dwelling unit number down; this proposal rounds to the nearest whole number.

ARTICLE: AMEND ZONING BYLAW – TECHNICAL CORRECTIONS

To see if the Town will vote to approve certain amendments to the Zoning Bylaw that are clerical in nature to correct any typographical errors, create consistency, or other non-substantive changes, or act in any other manner in relation thereto.

DESCRIPTION: This article would not change the Zoning Bylaw in any substantive way, but would correct any typos, changes to section references for consistency, correct any numbering errors or any errors discovered during the public hearing process.

ARTICLE ADU

AMEND ZONING BYLAW ACCESSORY DWELLING UNITS

To see if the Town will vote to amend the Zoning Bylaw of the Town of Lexington to comply with state law relative to accessory dwelling units; rename accessory apartments as accessory dwelling units; remove restrictions on accessory dwelling units; limit the floor area of accessory dwelling units; prohibit bed-and-breakfast units within accessory dwelling units; or act in any other manner in relation thereto.

(Inserted by the Select Board at the request of the Planning Board)

DESCRIPTION:

This article amends the Zoning Bylaw to comply with Chapter 150 of the Acts of 2024 (Affordable Homes Act) and 760 CMR 71.00 (Protected Use Accessory Dwelling Units) by:

- renaming accessory apartments as accessory dwelling units (ADUs);
- prohibiting new ADUs with gross floor area (GFA) greater than 1,000 SF (1,200 SF for accessible dwelling units), not including porches and garages;
- prohibiting bed-and-breakfast units within ADUs;
- consistently treating all ADUs as Protected Use ADUs under state law;
- permitting ADUs by right;
- not restricting the exterior appearance of or number of bedrooms in ADUs;
- not requiring dedicated parking for ADUs;
- not counting ADUs in dwelling and dwelling unit density calculations;
- permitting ADUs in the RT and CN districts; and
- not requiring owner occupancy of lots with ADUs.

PROPOSED 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, except where otherwise stated below, and further that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Lexington:

1. In §135-10.0, amend definitions as follows:

ACCESSORY APARTMENT DWELLING UNIT (ADU)

A ~~second~~ dwelling unit subordinate in size to the principal dwelling unit on a lot, located in either the principal dwelling or an accessory structure. ~~The apartment is constructed so as to maintain the appearance and essential character of a one-family dwelling and any accessory structures.~~

2. In §135-3.4, Table 1, Permitted Uses and Development Standards, amend rows as follows:

		GC	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM	CSX
A.2.02	Basic-Accessory apartment dwelling unit (ADU)	N	Y	Y	<u>N Y</u>	<u>N Y</u>	SP	SP	SP	SP	SP	SP	SP
<u>A.2.03</u>	<u>Expanded-accessory apartment</u>	<u>N</u>	<u>SP</u>	<u>SP</u>	<u>N</u>	<u>N</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>
<u>A.2.04</u>	<u>Accessory structure apartment</u>	<u>N</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>

3. Amend the table in §135-5.1.4 (Table of Parking Requirements) as follows:

Type of Use	Parking Factor
Residential Uses	

Type of Use	Parking Factor
Dwelling unit, accessory apartment , rooming unit, bed-and-breakfast unit	1 per apartment or unit
<u>Accessory dwelling unit</u>	<u>None required</u>

4. Amend §6.2.4.3 as follows:
 3. Modify the standards for bed-and-breakfast homes (§6.5), and congregate living facilities (§6.6), ~~and accessory apartments (§6.7)~~;
5. Replace “accessory apartments” with “accessory dwelling units” in §3.2.2 (Limit on Size of Accessory Uses) and §6.10.3.2.b.
6. Add a new §6.5.2.5 as follows:
 5. Bed-and-breakfast units shall not be located within an accessory dwelling unit.
7. Amend §135-6.7 as follows:

6.7 ACCESSORY ~~APARTMENTS~~ DWELLING UNITS (ADUS).

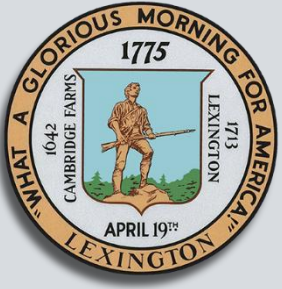
- 6.7.1** Purpose. ~~This section authorizing the provision of accessory dwelling units is~~ Accessory dwelling units (ADUs) are intended to:
1. Increase the number of small dwelling units available in the Town;
 2. Increase the range of choice of housing accommodations;
 3. Encourage greater diversity of population ~~with particular attention to young adults and senior citizens~~; and
 4. Encourage a more economic and energy-efficient use of the Town's housing supply while maintaining the appearance and character scale of the Town's ~~one-family residential~~ neighborhoods.
- 6.7.2** General. ~~An accessory apartment is a second dwelling unit subordinate in size to the principal dwelling unit on a lot, located in either the principal dwelling or an accessory structure.~~
1. ADUs meeting the requirements below shall be treated as Protected Use ADUs as defined under state law and regulations.
 2. Accessory apartments under previous zoning for which a special permit or variance was issued shall be treated as Protected Use ADUs and shall not be subject to any previously imposed restrictions or conditions inconsistent with state law and regulations.
 3. ADUs shall be permitted by right notwithstanding the provisions of §4.2 (Dimensional Regulations) and §8.0 (Nonconforming Uses and Structures).
 4. ADUs shall not be considered in dwelling or dwelling unit density calculations.
 5. The gross floor area, excluding porches and garage parking areas, of an ADU shall not be considered under §4.4.
- 6.7.3** Conditions and Requirements; ~~General. The following standards shall apply:~~
1. There shall be no more than one ~~accessory apartment~~ ADU on a lot.
 2. ADUs not meeting the definition of “Accessory Dwelling Unit (ADU)” in 760 CMR 71.02 shall have a gross floor area as defined in this bylaw, excluding porches and garage parking areas, not exceeding 1,000 SF, or 1,200 SF if the ADU complies with 521 CMR 9.4 (Group 2 Dwelling Units).
 3. ~~An owner of the property on which the accessory apartment is to be created shall occupy one or the other of the dwelling units as a primary residence, except for temporary absences as provided herein.~~

- ~~4. Temporary absence of owner. An owner of a property containing an accessory apartment who is to be absent for a period of less than two years may rent the owner's unit as well as the second unit during the temporary absence provided:
 - ~~a. Written notice thereof shall be made to the Building Commissioner on a form prescribed by him.~~
 - ~~b. The owner shall be resident on the property for at least two years prior to and between such temporary absences.~~~~
- ~~6.7.4 Conditions and Requirements; Exterior Appearance. The accessory apartment shall be designed to maintain the appearance and essential character of a one-family dwelling with accessory structures, subject further to the following conditions and requirements:
 - ~~1. All stairways to second or third stories shall be enclosed within the exterior walls of the dwelling.~~
 - ~~2. Where two or more entrances exist on the front facade of a dwelling, one entrance shall appear to be the principal entrance and other entrances appear to be secondary.~~~~
- ~~6.7.5 Basic Accessory Apartment. A basic accessory apartment shall be permitted if the following criteria are met:
 - ~~1. The apartment shall be located in the principal dwelling.~~
 - ~~2. The gross floor area of the apartment shall not exceed 1,000 square feet.~~
 - ~~3. There shall not be more than two bedrooms in the apartment.~~~~
- ~~6.7.6 Expanded Accessory Apartment. The SPGA may grant a special permit for an expanded accessory apartment if the following criteria are met:
 - ~~1. The gross floor area of the apartment shall not exceed 40% of the gross floor area of the dwelling, excluding areas of the structure used for parking.~~
 - ~~2. The apartment shall be located in the principal dwelling.~~
 - ~~3. The size of the dwelling is consistent with typical nearby dwellings.~~~~
- ~~6.7.7 Accessory Structure Apartment. Notwithstanding the prohibition against having more than one dwelling on a lot, the SPGA may grant a special permit to allow the construction of an accessory apartment in an accessory structure on the same lot as a one-family dwelling if the following criteria are met:
 - ~~1. The gross floor area of the apartment does not exceed 1,000 square feet.~~
 - ~~2. The SPGA determines that the exterior appearance of the accessory structure is compatible with the principal dwelling on the same lot and with dwellings and accessory structures on adjoining lots.~~~~



DRAFT Zoning Changes for Accessory Dwelling Units

Charles Hornig
November 19, 2025



Accessory Dwelling Unit (ADU)

A dwelling unit subordinate in size to the principal dwelling on a lot, located in either the principal dwelling or an accessory structure

Also known as an accessory apartment, in-law apartment, basement apartment, cottage, 'ohana dwelling, au pair suite, etc.





Lexington ADU Zoning Timeline

1924	Multi-family dwellings restricted to limited areas of Town One-family dwelling may be converted to multi-family by special permit
1979-1982	Accessory apartment changes fail to pass Town Meeting
1983	Distinguish attached 'accessory apartments' from 2-family dwellings, allowed by right with restrictions, limited amnesty
1988	Relax restrictions, expand amnesty
2005	Relax restrictions Permit expanded and detached accessory apartments by special permit Disallow conversions to 2-family dwelling
2016	Relax restrictions
2025	Affordable Homes Act takes effect
2026	->we are here<-



MA - Affordable Homes Act

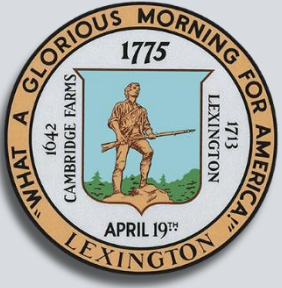
One 'Protected Use ADU' must be permitted by right, independent of most Zoning Bylaw restrictions:

- Includes (but is not limited to) ADUs with GFA less than both 900 SF and $\frac{1}{2}$ of the GFA of the principal dwelling, calculated using a unique definition of GFA
- Located within, attached to, or detached from the principal dwelling
- Same setback, height, and exterior appearance restrictions as a one-family dwelling or accessory structure (whichever is less restrictive)
- No limit on lot size
- No restriction on number of bedrooms
- No required parking for lots within $\frac{1}{2}$ mile of a bus stop or route
- Not counted in dwelling and dwelling unit density calculations
- Permitted in any zoning district where one-family dwellings are permitted
- No owner occupancy restrictions
- Other permits (building, wetland, stormwater, tree, etc.) apply as for a one-family dwelling



Zoning Change Goals

- Comply with the Affordable Homes Act
- Permit only one ADU on a lot
- Preserve existing ADUs
- Encourage accessible ADUs
- Simplify zoning language



What Changes?

- Replace ‘accessory apartments’ with ‘accessory dwelling units’
- Prohibit new ADUs with GFA >1,000 SF
 - >1,200 SF for fully accessible ADUs
- Treat all new and existing ADUs as Protected Use ADUs under state law
 - Limits lots to only one ADU
- Remove restrictions not permitted for Protected Use ADUs
- Prohibit bed-and-breakfast units within ADUs



Restrictions Removed

- By right instead of special permit
 - even on nonconforming lots, lots with nonconforming structures, or lots with historic structures
- Don't include porches when calculating ADU GFA
 - Largest difference between State and Lexington definitions
- Don't restrict exterior appearance or number of bedrooms
 - We don't restrict these for one-family dwellings
- Don't require dedicated parking
 - Almost all lots in Lexington are within ½ mile of a bus stop or route
- Don't count ADUs in dwelling and dwelling unit density calculations
- Permit ADUs in the RT and CN districts
- Don't require owner occupancy



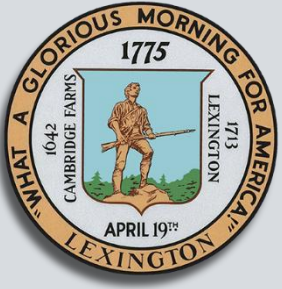
What does not change

- ADU gross floor area remains limited
- Existing ADUs remain conforming
- Only one ADU is allowed on a lot
- Short term rental of an ADU is not permitted
- ADUs in historic districts are subject to Historic Districts Commission review
- Other permits (building, wetland, stormwater, tree, etc.) apply as for a one-family dwelling



Comparison

	Current			Proposed
Name	Basic Accessory Apartment	Expanded Accessory Apartment	Accessory Structure Apartment	Accessory Dwelling Unit (ADU)
Location	Attached	Attached	Detached	Either
Max. GFA	1,000 SF	40% of principal dwelling	1,000 SF	1,000 SF (1,200 SF if accessible)
Permitting	By right	Special permit	Special permit	By right
Owner Occupancy	Either principal dwelling or accessory apartment			No requirement
Min. parking spaces	1			0
Max. bedrooms	2	No requirement	No requirement	No requirement
Exterior appearance	<ul style="list-style-type: none"> • Appearance and character of one-family dwelling or accessory structure • Stairways enclosed • Second entrance must be secondary 			No requirement
Districts	RO, RS			RO, RS, RT, CN
Nonconforming lots or structures	Finding or special permit			By right

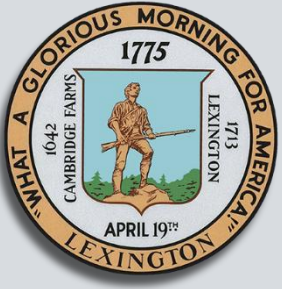


Backup



Gross Floor Area Definitions

- [Describe differences between Lexington and state definitions...]



Parking

10/24/2025 draft 6.9 SRD

6.9 Special Residential Developments DRAFT Amendment

6.9.1. Purposes. This section is intended to:

1. Encourage greater diversity of housing opportunities to meet the needs of a diverse population with respect to income, ability, accessibility needs, number of persons in a household and stage of life;
2. Encourage the development of inclusionary housing;
3. Promote development proposals designed with sensitivity to the characteristics of the site;
4. Permit different types of structures and residential uses to be combined in a planned interrelationship that promotes an improved design relationship between buildings;
5. Preserve historically or architecturally significant buildings or places;
6. Encourage the preservation and minimum disruption of outstanding natural features of open land and minimize impacts on environmentally sensitive areas;
7. Encourage sustainable development through the use of green building practices and low-impact development techniques; and
8. Promote the efficient and economical provision of public facilities such as utilities and streets and facilitate a detailed assessment, by Town officials and the public, of the adequacy of such facilities and services for the proposed level of development.

6.9.2 Applicability.

A Special Residential Development ("SRD") is a project in which one or more lots, tracts, or parcels of land are to be improved for use as a coordinated site for housing and for which deviations from the dimensional standards that apply to conventional developments are allowed in order to achieve a diversity of household types, sizes and affordability. Instead of determining density by dwelling type, minimum lot area, and frontage requirements, the total Gross Floor Area (GFA) of market-rate residential development for the tract as a whole is limited.

No Special Residential Development shall be initiated without site plan review by the Planning Board in accordance with the provisions of this section and § 9.5 of this Bylaw.

6.9.3 Types of Special Residential Development.

1. Site sensitive development (SSD): A special residential development in which the number of dwellings is limited as set forth below so that existing site features, such as natural grades, mature trees, stone walls, and historic structures, may be retained.
2. Compact neighborhood development (CND): A special residential development in which the size of the dwelling units is limited as set forth below.

6.9.4

Scale of Development. The amount of development permitted in a special residential development shall be based on a proof plan showing at least two lots fully complying with the provisions of this bylaw (other than this § 6.9 and § 6.12), the Planning Board's Subdivision Regulations, and the criteria set forth below.

6.9.5 Threshold Criteria for Site Sensitive Development. An SSD shall be designed to preserve natural features, mature native trees, habitat areas, sloped areas, and historically or architecturally significant buildings or places. Where possible, an SSD should be sited to preserve mature native trees and their critical root zone.

6.9.6 Dimensional Standards. The requirements of Section 135-4.0 are modified as follows within a special residential development:

1. Lot area. There is no minimum lot area required; provided, however, that the lot area for each lot shall be sufficient to safely meet the off-street parking requirements of this bylaw and the installation of any on-site water supply and sewage disposal facilities.
2. Frontage. There is no minimum frontage required; provided, however, that frontage for each lot shall be sufficient to provide for adequate access to the building site in the judgment of the Fire Department. Adequate access may be demonstrated by use of shared driveways, parking lots or other means.

3. Yard requirements. The minimum yards required by Section 135-4.0 shall apply only to the perimeter of the site but are not required elsewhere within the site.

4. Site Coverage. The total site coverage of buildings and area of required residential vehicle driveways and parking spaces not within buildings shall not exceed 28% of the lot area of the development. [This addition is copied from §135-7.5.5.9.]

4. 5. Height requirements. The height limits in Table 2[1] shall apply, except that the height limit, as measured by stories, shall be three stories in all districts.

[1] Editor's Note: Table 2 is included as an attachment to this chapter.

5. 6. Gross floor area. Section 4.4 shall not apply. The total GFA of all dwelling units other than inclusionary dwelling units shall not exceed 115% of the GFA allowed in Table §135-4.4.2. ~~the 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.~~

6.9.7 Transition areas. As specified under §5.3. (Landscaping, Transition and Screening), a landscaped transition and screening area are required only along the boundary between the Special Residential Development and abutting non Special Residential Development parcels and shall have a depth of at least 20 feet on developments containing a building with a height greater than 4030 feet. [This addition is copied & adjusted from §135-7.5.9.1. Updated from Article 34 2025 ATM]

6.9.7. 8 Dwelling Unit Count and Size.

1. Number of dwellings. In a site sensitive development, the number of dwellings shall not exceed the total gross floor area of the development divided by the maximum building size determined under § 6.9.7.4, rounded up. There is no limit on the number of dwellings in a compact neighborhood development.

2. Number of dwelling units. There is no upper limit on the number of dwelling units in a ~~dwelling~~ building. The number of dwelling units shall not be less than the number of lots shown on the proof plan in accordance with § 6.9.4.

3. Dwelling unit size. The average GFA for all dwelling units except those in the existing historic structure ~~in a compact neighborhood development~~ shall not exceed ~~2,250~~ 2,000 square feet. The GFA for any single dwelling unit except those in the existing historic

~~structure in a compact neighborhood development~~ shall not exceed ~~2,800~~ 2,500 square feet. ~~There is no limit on the GFA of a dwelling unit in a site sensitive development.~~

4. Building size. The GFA of any building in a special residential development other than an historic building shall not exceed 9,350 square feet in the RO District and 7,030 square feet in the RS and RT Districts.

6.9.8 .9 Inclusionary Housing.

1. Inclusionary dwelling units.

a. At least 17.6% of the total gross floor area of all dwelling units other than inclusionary dwelling units 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 EOHLC and shall remain affordable in perpetuity.

2. Inclusionary dwelling units shall be substantially similar in size, layout, construction materials, fixtures, amenities, and interior and exterior finishes to comparable dwelling units in the same dwelling.

3. A special residential development with more than one inclusionary dwelling unit shall proportionally disperse those units throughout the development rather than concentrate them within particular sections of a dwelling or within particular dwellings.

4. Occupants of inclusionary dwelling units shall have the same access to common areas, facilities, and services as enjoyed by other occupants of the development, including but not limited to outdoor spaces, amenity spaces, storage, parking, bicycle parking facilities, and resident services.

5. The Planning Board, in consultation with the Select Board, the Housing Partnership Board, and the Commission on Disability, shall adopt regulations concerning physical characteristics, location, and access to services of inclusionary dwelling units; defining limits on the household income of occupants, sale price, and rent of inclusionary dwelling units; and the form of required legal restrictions for such units.

6. A special residential development with six or fewer market-rate dwelling units shall be permitted to meet the requirements of this section by making a payment to the Town's Affordable Housing Trust in an amount equal to the estimated construction cost of 15% of the 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.

7. No certificate of occupancy shall be issued for multifamily housing until an affordable housing restriction for any inclusionary dwelling units is executed, submitted to the Town, and, to the extent required, recorded.

6.9.9-10-Regulations.

The Planning Board shall adopt site plan review regulations and standards, consistent with this section, regarding special residential developments, including with respect to pedestrian and vehicular access to, and egress from, the site, landscaping, screening,

and buffers, lighting, stormwater management, architectural style and scale, water and wastewater systems, and refuse disposal.

The Planning Board shall also adopt site plan review regulations and standards for site sensitive developments, to protect natural features of the site such as natural grades and slopes, views, mature trees, stone walls, natural resources such as agricultural soil, and common open space.

6.9.40.11 Common Open Space Standards.

1. Minimum common open space. At least 15% of the developable site area in a special residential development shall be set aside as common open space and must be reasonably accessible to all residents and with grade changes less than 1:12 from adjacent areas.

7.5.12 Inclusionary Housing.

1. In any development containing between ten (10) and thirteen (13) dwelling units, 10% of the dwelling units shall be Inclusionary Dwelling Units with a household income limited to 80% of the Area Median Income and eligible for inclusion on the EOHLC Subsidized Housing Inventory. In any development containing fourteen (14) or more dwelling units, at least 15% of the dwelling units shall be Inclusionary Dwelling Units with household income limited to 80% of the Area Median Income and eligible for inclusion on the EOHLC's Subsidized Housing Inventory. Where a fraction of a dwelling unit is required for this calculation, the amount of required dwelling units shall be rounded to the nearest whole number down. If EOHLC determines in writing that the Town has not shown this rounding 15% requirement to be feasible, the fractional units shall be rounded down. at least 10% of the dwelling units in any development containing ten (10) or more units shall be Inclusionary Dwelling Units with household income limited to 80% of the Area Median Income and eligible for inclusion on the Subsidized Housing Inventory.

NOTES: This would mean:

Projects with 9 or fewer units, no affordable

Projects with a total of 10-13 units, would require 1 affordable unit

Projects with 14 – 16 total units, would require 2 affordable units

Projects with 17 – 23 total units, would require 3 affordable units

Projects with 24 units, would require 4 affordable units

Amendment to Special Residential Development

Annual Town Meeting 2026

DRAFT 12/5/2025

Incremental improvements based on community feedback

Consistency across different sections of zoning bylaws - , A

promise to residents when this was initially passed.

1. Add back Site Coverage

(consistent/similar to MBTA Village Overlay, more generous than before 2023)

2. Link GFA to Single Family GFA table

3. Add Transition area (consistent/similar to MBTA Village Overlay)

4. Average GFA for all dwellings

5. Specify Common Open Space to be user friendly

Add back site coverage

6.9.6.4 Site Coverage. The total site coverage of buildings and area of required residential vehicle driveways and parking spaces not within buildings shall not exceed 28% of the lot area of the development. [This addition is copied from §135-7.5.5.9.]

Under the SPRD before the 2023 Annual Town Meeting amendment, site coverage and impervious surface limits were listed separately. The effort here is to reintroduce, simplify and combine site coverage and impervious surface limits to 28% of the total. This will be consistent with MBTA site coverage limits.

Site coverage will include buildings but also non-pervious surfaces. This limit leads to overall development quality in terms of green space, air quality, livability, and water infiltration.

Special Permit Residential Development (before 2023 article 33 SRD)

[Site coverage in RS and RT for public benefit development is $0.20 \times 1.2 = 0.24$; Site coverage in RO is $0.12 \times 1.2 = 0.144$]

Bonus GFA reconciliation

6.9.6.6. Gross floor area. Section 4.4 shall not apply. The total GFA of all dwelling units other than inclusionary dwelling units shall not exceed 115% of the GFA allowed in Table §135-4.4.2. ~~the 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.~~

The calculation is orphaned and not linked to the updated GFA limits for Single Family units (4.4.2). As a results, the GFA bonus for SRD is 59%.

The amendment links the GFA bonus calculation to 4.4.2 and results a 35% GFA bonus.

Privacy screening for Residents

6.9.7 Transition areas. As specified under §5.3. (Landscaping, Transition and Screening), a landscaped transition and screening area are required only along the boundary between the Special Residential Development and abutting non Special Residential Development parcels and shall have a depth of at least 20 feet. [This addition is copied & adjusted from §135-7.5.9.1. Updated from Article 34 2025 ATM]

Introduce a 20 foot transition between SRD and abutting residential properties to provide green space and privacy. Allows infill while addressing relational concerns for neighbors concerning the streetscape, shadowing and privacy. This is about air quality and quality of life for current and future residents.

Creating a diversity in housing stock for missing middle

6.9.7. 8 Dwelling Unit Count and Size.

6.9.8.3 3. Dwelling unit size. The average GFA for all dwelling units except those in the existing historic structure ~~in a compact neighborhood development~~ shall not exceed ~~2,250~~ 2,000 square feet. The GFA for any single dwelling unit except those in the existing historic structure ~~in a compact neighborhood development~~ shall not exceed ~~2,800~~ 2,500 square feet. ~~There is no limit on the GFA of a dwelling unit in a site sensitive development.~~

Reducing per unit GFA will allow more affordably priced units. This change would not affect the number of units. Currently, the larger sized units produce more expensive units and fewer that will address our missing middle.

Open Space for Residents

6.9.40.11 Common Open Space Standards.

1. Minimum common open space. At least 15% of the developable site area in a special residential development shall be set aside as common open space and must be reasonably accessible to all residents and with grade changes less than 1:12 from adjacent areas.

This will eliminate some of the ambiguity from the original language and ensure open space with more ease of access for residents.

Examples of SRD projects

	Add back site coverage 28%	Reduce bonus GFA from 60% to 35%	Transition area 20 ft	Avg GFA 2,000 sf Max GFA 2,500 sf	Open space slope 1:12
Meriam/ Edgewood	34%	27,687 sf	15 ft	Max 3,217 sf Avg 2,769 sf 10 units	7.5% slope: 16.1%
Under this amendment	Reduce 6%	24,797 sf	Add 5 ft on two sides	12+ smaller units	No change
287 Waltham St	18%	30,855 sf	20+ ft	Avg 2057 sf; Max 2,311 sf 15 units	41% open space
Under this amendment	No change	25,919 sf	No change	15 smaller units	No change

DRAFT 12/5/2025

Amend Zoning Bylaw - Special Residential Developments

To see if the Town will vote to amend Section 6.9 Special Residential Developments of the Zoning Bylaw, by making changes to said section including, but not limited to adding setback, transition, common space accessibility requirements, reducing dwelling unit sizes, and link GFA calculations existing tables or act in any other manner in relation thereto.

Description: This article would allow amendment of the Zoning Bylaw adopted under Article 33 of the 2023 Annual Town Meeting, to reintroduce site coverage requirements, link allowable GFA to Table §135-4.4.2 for consistency across zoning bylaws, introduce landscape and screening transition areas to encourage gentle density, promote smaller dwelling units to address missing middle housing and require more reasonable accessibility to common open space.

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Board Member & Staff Updates

PRESENTER:

Board Discussion

**ITEM
NUMBER:**

SUMMARY:

Board members will report on any updates

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

12/10/2025

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Review of Draft Meeting Minutes: 10/8; 10/22

PRESENTER:

**ITEM
NUMBER:**

SUMMARY:

Review of Draft Meeting Minutes: 10/8; 10/22

SUGGESTED MOTION:

Staff recommended motion:

Move to approve the draft meeting minutes of October 8 and October 22, 2025 as presented.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

12/10/2025

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Upcoming Meetings

PRESENTER:

**ITEM
NUMBER:**

SUMMARY:

Wednesdays January 7 and 21, February 4 and 25

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

12/10/2025

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Adjourn – The meeting will continue until all items are finished. The estimated adjournment time is 8:30 pm.

PRESENTER:

ITEM NUMBER:

SUMMARY:

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

12/10/2025

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

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

PRESENTER:

ITEM NUMBER:

SUMMARY:

Planning is inviting you to a scheduled Zoom meeting.

Topic: Planning's Zoom Meeting

Time: Dec 10, 2025 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://lexingtonma.zoom.us/j/82401204982?pwd=tBWjNnlkGIvJuQUIbtRrCD8Ni53TWt.1>

Meeting ID: 824 0120 4982

Passcode: 773277

Dial by your location

- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 646 876 9923 US (New York)
- +1 646 931 3860 US
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 408 638 0968 US (San Jose)
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

12/10/2025