

SELECT BOARD MEETING

Monday, April 6, 2026

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

AGENDA

ITEMS FOR INDIVIDUAL CONSIDERATION

1. 2026 Annual Town Meeting Select Board Article Discussion and Positions 6:30pm

ADJOURN

1. Anticipated Adjournment 7:00pm

Meeting Packet: https://lexingtonma.granicus.com/ViewPublisher.php?view_id=5

*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/86343561893?pwd=oXKQDdIatm6cK4k5pbTMMCVODdQYa.1>

join.zoom.us

Meeting ID: 863 4356 1893

Passcode: 436053

An Act Relative to Extending Certain State of Emergency Accommodations:

<https://www.mass.gov/the-open-meeting-law>

The next scheduled meeting of the Select Board will be held on Wednesday, April 8, 2026 at 6:00pm via hybrid participation.

Hearing Assistance Devices Available on Request

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



AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

2026 Annual Town Meeting Select Board Article Discussion and Positions

PRESENTER:

Board Discussion

ITEM NUMBER:

I.1

SUMMARY:

Category: Informing

The Board may take up discussion on the 2026 Annual Town Meeting Articles and/or Select Board article positions.

<https://lexingtonma.gov/2499/2026-Annual-Town-Meeting>

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

4/6/2026

6:30pm

ATTACHMENTS:

Description	Type
☐ Art_6_motion_posted_3.19	Backup Material
☐ Art_25_Revised_Motion_posted_3.17.26	Backup Material
☐ Art_27_online_procurement_platform_motion_revised_03.02.26	Backup Material
☐ Parker_Amendment_Article_27_posted_3.30.26	Backup Material

Town of Lexington
Motion
2026 Annual Town Meeting

ARTICLE 6

AMEND FY2026 OPERATING, ENTERPRISE AND CPA BUDGETS

MOTION: That the following adjustment be made to the following line item for the FY2026 budget as approved under Article 4 of the 2025 Annual Town Meeting:

Line Item	Program	From	To
8120	Legal Services	\$375,000	\$450,000
3230	Snow & Ice Removal	\$1,633,977	\$1,833,977

and further, that to meet this appropriation \$275,000 be appropriated from the General Fund unreserved fund balance.

(03/19/2026)

Town of Lexington

Motion

2026 Annual Town Meeting

**ARTICLE 25 SURCHARGE ON SPECIFIC RESIDENTIAL DEVELOPMENT
(Citizen Petition)**

MOTION: That the Select Board be authorized to petition the Massachusetts General Court to enact legislation to establish a surcharge on specific residential development activities for the purpose of funding the creation of community housing that offsets the impact of said development activities in substantially the form below and further to authorize the Select Board to approve amendments to said act before its enactment by the General Court that are within the scope of the general objectives of this motion.

Be it enacted by the Senate and House of Representative in General Court assembled, and by the authority of the same as follows:

An Act to establish a surcharge on specific residential development activities for the purpose of funding the creation of community housing

SECTION 1: In order to mitigate the continued loss of moderate-income housing by the demand for buildable parcels of land, a residential fee, hereafter referred to as "the residential development community housing surcharge" or "the surcharge," shall be added by the town of Lexington to all new single- and two-family residential construction building permits issued by said town on parcels where an existing single- or two- family dwelling has been demolished to create a single buildable lot or multiple buildable lots.

SECTION 2: The select board of the town of Lexington shall determine the amount of the surcharge, which shall be applied on a dollars-per-square-foot basis on the total gross floor area of the structure or structures permitted by an applicable building permit. The surcharge shall apply only to newly-constructed single-family and two-family structures larger than gross floor area thresholds defined by the select board. The surcharge shall not apply to structures permitted for the creation of community housing, and to permits for reconstruction provided the new structure has the same or less gross floor area. The select board shall adjust the rate of the community housing surcharge annually for inflation.

SECTION 3: The town manager of the town of Lexington or their designee shall prepare a study at least every seven years, which may be conducted as part of other studies within town of Lexington. The study shall determine the suitability, effect, and rate ranges of the surcharge, and recommend to the select board any possible changes necessary to address changing demand for community housing. The select board shall establish an initial surcharge rate, implement the surcharge, and make the surcharge effective no later than eighteen (18) months from the effective date of this act. The town manager or their designee shall also prepare and issue a periodic report that identifies surcharge receipts and quantifies the attributes of community housing projects funded by the community housing surcharge.

SECTION 4: The select board of the town of Lexington may adopt additional requirements, exemptions, and regulations to implement or enforce said community housing surcharge, consistent with this act.

SECTION 5: The building commissioner of the town of Lexington shall not issue a certificate of occupancy for a building subject to this act before the surcharge required by this act is paid. All surcharges received pursuant to this act shall be deposited into the Town of Lexington Affordable Housing Trust Fund, in accordance with section 55C of chapter 44 of the General Laws.

SECTION 6: For the purposes of this act, "community housing" shall mean as defined under section 2 of chapter 44B of the General Laws, and "demolition" shall mean demolition of more than 50% of the primary building's shell.

SECTION 7: This act shall take effect upon its passage.

(Revised 03/17/2026)

Town of Lexington

Motion

2026 Annual Town Meeting

**ARTICLE 27 PROCUREMENT FOR ONLINE CAPITAL PROJECT PLATFORM
(Citizen Petition)**

MOTION: That the Town authorize the Town Manager, in consultation with the Purchasing Director and the Assistant Town Manager for Finance, to first define functional and reporting requirements for an online capital project financial transparency platform, and to evaluate internal development and external procurement options (including a make-versus-buy analysis), and thereafter to develop internally or, if necessary, procure through a competitive process consistent with M.G.L. c. 30B and other applicable law, such platform;

Said platform to provide the public with regularly updated information on all major capital projects as determined annually by the Select Board that are active during the fiscal year;

Said platform to present clear project-level comparisons of:

- Actual spending versus authorized budget to date, including remaining balances (“spending vs. budget”); and
- Actual progress to date versus approved project plans and schedules (“progress vs. plan”);

Together with related supporting financial records to the extent available and legally permissible;

With updates provided monthly;

Provided that any published data shall be subject to appropriate redaction and exclusion of confidential or personally identifiable information as required by law;

And further that \$50,000 be appropriated from the General Fund unreserved fund balance for such purpose.

(Revised 03/02/2026)

LEXINGTON TOWN MEETING AMENDMENT FORM

ARTICLE NUMBER:	DATE:
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I, _____

move to Amend the Motion

Examples of text for amendments may include statements such as:

By striking the words... And by substituting the words...	By adding the Following...	By striking in its entirety Section () Paragraph () ... And by substituting in its place the following Section () Paragraph () ...
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Action Taken: *Pass* *Fail* *Unanimous* *Majority* *Other*

Select Board Positions
Working Document

#	Article Name	PLACEHOLDER FOR AN UPDATE AT SELECT BOARD MTG	SELECT BOARD PRSNTNR	Proposed CNSNT (C)	Possible IP (IP)	JH	JP	DL	MS	VK
1	Notice of Election					Y	Y	Y	Y	Y
2	Election of Deputy Moderator and Reports of Town Boards, Officers and Committees					Y	Y	Y	Y	Y
3	Appointments To Cary Lecture Series - C			C		Y	Y	Y	Y	Y
Financial Articles										
4	Appropriate FY2027 Operating Budget		JIH			Y	Y	Y	Y	Y
5	Appropriate FY2027 Enterprise Funds Budgets - C		JP	C		Y	Y	Y	Y	Y
6	Amend Fy2026 Operating, Enterprise And CPA Budgets		DL			Y	Y	Y	W	Y
7	Sustainable Projects	2/23/2026	MS			Y	Y	Y	Y	Y
8	Appropriate For Vision For Lexington Survey		VK			Y	Y	Y	Y	Y
9	Establish and Continue Departmental Revolving Funds		JP			Y	Y	Y	Y	Y
10	Appropriate The FY2027 Community Preservation Committee Operating Budget And CPA Projects	2/2/2026	MS			Y	Y	Y	Y	Y
	a. Document Conservation – \$20,000 - C			C		Y	Y	Y	Y	Y
	b. Munroe Center for the Arts Cash Refinancing – \$2,000,000					Y	Y	Y	Y	Y
	c. Affordable Housing Trust Funding – \$3,200,000					Y	Y	Y	Y	Y
	d. LexHAB Affordable Housing Support, Restoration, and Preservation – \$395,355					Y	Y	Y	Y	Y
	e. Park Improvements – Athletic Fields - Harrington: Phase 2 – \$2,630,000					Y	Y	Y	Y	Y
	f. Playground Infrastructure Upgrades – \$100,000					Y	Y	Y	Y	Y
g. Administrative Budget – \$150,000 - C	C		Y	Y	Y	Y	Y			
11	Appropriate For Recreation Capital Projects - C		DL	C		Y	Y	Y	Y	Y
12	Appropriate For Municipal Capital Projects And Equipment		JIH			Y	Y	Y	Y	Y
	a) Transportation Mitigation - C ;			C		Y	Y	Y	Y	Y
	b) Bicycle-Pedestrian Plan Implementation: Minuteman Bikeway to LHS;					Y	Y	Y	Y	Y
	c) Townwide Bicycle-Pedestrian Plan Implementation;					Y	Y	Y	Y	Y
	d) Fire Ladder Truck;					Y	Y	Y	Y	Y
	e) Equipment Replacemen - C ;			C		Y	Y	Y	Y	Y

Select Board Positions
Working Document

#	Article Name	PLACEHOLDER FOR AN UPDATE AT SELECT BOARD MTG	SELECT BOARD PRSNTR	Proposed CNSNT (C)	Possible IP (IP)	JH	JP	DL	MS	VK
12 (cont.)	f) Sidewalk Improvements -C;		JH	C		Y	Y	Y	Y	Y
	g) Hydrant Replacement -C;			C		Y	Y	Y	Y	Y
	h) Street Improvements -C;			C		Y	Y	Y	Y	Y
	i) Stormwater Management Program -C;			C		Y	Y	Y	Y	Y
	j) DPW Building Floor Repairs;					Y	Y	Y	Y	Y
	k) Burlington & North Streets Sidewalk;					Y	Y	Y	Y	Y
	l) Adams Street Intersection Improvements at East & Hancock Streets C, IP;			C	IP	Y	Y	Y	Y	Y
	m) Hartwell Training Facility Paving;					Y	Y	Y	Y	Y
	n) Municipal Technology Improvement Program -C;			C		Y	Y	Y	Y	Y
	o) Application Implementation; and					Y	Y	Y	Y	Y
	p) Network Technology Improvements -C.			C		Y	Y	Y	Y	Y
13	Appropriate For Water System Improvements -C.		MS	C		Y	Y	Y	Y	Y
14	Appropriate For Wastewater System Improvements -C		MS	C		Y	Y	Y	Y	Y
15	Appropriate For School Capital Projects And Equipment -C		JP	C		Y	Y	Y	Y	Y
16	Appropriate For Public Facilities Capital Projects		JP			Y	Y	Y	Y	Y
	a) Public Facilities Bid Documents -C;			C		Y	Y	Y	Y	Y
	b) Public Facilities Interior Finishes -C;			C		Y	Y	Y	Y	Y
	c) School Paving and Sidewalks -C;			C		Y	Y	Y	Y	Y
	d) Public Facilities Mechanical/Electrical/Plumbing Replacements; and					Y	Y	Y	Y	Y
	e) LHS Equipment Emergency Needs.					Y	Y	Y	Y	Y
17	Appropriate To Post Employment Insurance Liability Fund -C		VK	C		Y	Y	Y	Y	Y
18	Rescind Prior Borrowing Authorizations -C		JP	C		Y	Y	Y	Y	Y
19	Establish, Amend, Dissolve And Appropriate To And From Specified Stabilization Funds		DL			Y	Y	Y	Y	Y
20	Appropriate For Prior Years' Unpaid Bills -C		VK	C		Y	Y	Y	Y	Y
21	Appropriate For Authorized Capital Improvements -C, IP.		DL	C	IP	Y	Y	Y	Y	Y
22	Street Acceptance -C		VK	C		Y	Y	Y	Y	Y

Select Board Positions
Working Document

#	Article Name	PLACEHOLDER FOR AN UPDATE AT SELECT BOARD MTG	SELECT BOARD PRSNTR	Proposed CNSNT (C)	Possible IP (IP)	JH	JP	DL	MS	VK
23	Appropriate For Trash/Recycling Bins		MS			Y	Y	Y	Y	Y
24	Elderly And Disabled Taxation Aid Fund & Committee (Gl C. 60, § 3d)		DL			Y	Y	Y	Y	Y
25	Surcharge On Specific Residential Development (Citizen Petition)	2/9/2026	JP			W	Y	N	W	W
26	Oversee Financial Expenditures Lexington High School Project (Citizen Petition)	2/2/2026	VK			N	N	N	W	N
27	Procurement For Online Capital Project Platform (Citizen Petition)	2/23/2026	DL			N	N	W	N	W
	Parker Amendment					Y	Y	Y		W
	Kaufman Amendment to Parker Amendment					N	N	W		W
28	Speed Humps - Walnut Street (Citizen Petition)	1/26/2026	VK			N	Y	W	Y	Y
General Articles										
29	Select Board To Accept Easements - C		JP	C		Y	Y	Y	Y	Y
30	Amendment To Annual Meeting Date (Election) Provisions In Town Bylaw		JH VK			Y	Y	W	Y	Y
31	Amendment-Chapter 90, § 9 "Regulation Of Refuse Disposal"	2/23/2026	VK			Y	Y	Y	W	Y
32	Amend Council On Aging Charge - C		JH	C		Y	Y	Y	Y	Y
33	Universal Design Resolution		JH JP			Y	Y	Y	Y	Y
34	Skip The Stuff (Citizen Petition)	2/2/2026	MS			Y	Y	Y	Y	Y
Zoning Articles										
35	Amend Zoning Bylaw - Technical Corrections - C		JH	C		Y	Y	Y	Y	Y