

SELECT BOARD MEETING

Monday, April 27, 2026

Select Board Meeting Room, 1625 Massachusetts Avenue, Lexington, MA 02420 - Hybrid Participation*
6:00 PM

AGENDA

ITEMS FOR INDIVIDUAL CONSIDERATION

1. 2026 Annual Town Meeting Select Board Article Discussion and Positions 6:00pm
2. Discussion: Potential Lease to Wireless Companies 6:15pm

ADJOURN

1. Anticipated Adjournment 6:45pm

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=oXKQDdIdatm6cK4k5pbTMMCVODdQYa.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 29, 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.

Town Website - 2026 Annual Town Meeting

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

4/27/2026

6:00pm

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Working Document - Select Board Positions 2026 ATM	Backup Material
<input type="checkbox"/> Article_4_Amendment_for_School_Budget_McKenna_amendment	Backup Material

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
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		JH			Y	Y	Y	Y	Y
	- Diaz Amendment									
	- Lamb Amendment									
	- McKenna Amendment									
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	Y	Y
7	Sustainable Projects	2/23/2026	MS			Y	Y	Y	Y	Y
8	Appropriate For Vision For Lexington Survey		VK			Y	Y	Y	W	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					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	2/2/2026	MS			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					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;		JH			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	
	d) Fire Ladder Truck;					Y	Y	Y	Y	Y	
	e) Equipment Replacemen - C;			C		Y	Y	Y	Y	Y	
12 (cont.)	f) Sidewalk Improvements - C;		JIH	C		Y	Y	Y	Y	Y	
	g) Hydrant Replacement - C;			C		Y	Y	Y	Y	Y	Y
	h) Street Improvements - C;			C		Y	Y	Y	Y	Y	Y
	i) Stormwater Management Program - C;			C		Y	Y	Y	Y	Y	Y
	j) DPW Building Floor Repairs;					Y	Y	Y	Y	Y	Y
	k) Burlington & North Streets Sidewalk;					Y	Y	Y	Y	Y	Y
	l) Adams Street Intersection Improvements at East & Hancock Streets C, IP;			C	IP	Y	Y	Y	Y	Y	Y
	m) Hartwell Training Facility Paving;					Y	Y	Y	Y	Y	Y
	n) Municipal Technology Improvement Program - C;			C		Y	Y	Y	Y	Y	Y
	o) Application Implementation; and					Y	Y	Y	Y	Y	Y
p) Network Technology Improvements - C.		C		Y	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	Y
	b) Public Facilities Interior Finishes - C;			C		Y	Y	Y	Y	Y	Y
	c) School Paving and Sidewalks - C;			C		Y	Y	Y	Y	Y	Y
	d) Public Facilities Mechanical/Electrical/Plumbing Replacements; and					Y	Y	Y	Y	Y	Y
	e) LHS Equipment Emergency Needs.					Y	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	

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
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
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			N	Y	N	Y	N
26	Oversee Financial Expenditures Lexington High School Project (Citizen Petition)	2/2/2026	VK			N	N	N	N	N
27	Procurement For Online Capital Project Platform (Citizen Petition)	2/23/2026	DL			N	N	N	N	N
	Parker Amendment					Y	Y	Y	Y	Y
	Kaufman Amendment to Parker Amendment					N	N	N	N	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		HH -VK			Y	Y	W	Y	Y
31	Amendment-Chapter 90, § 9 "Regulation Of Refuse Disposal"	2/23/2026	VK			Y	Y	Y	Y	Y
32	Amend Council On Aging Charge - C		JIH	C		Y	Y	Y	Y	Y
33	Universal Design Resolution		HH -JP			Y	Y	Y	Y	Y
34	Skip The Stuff (Citizen Petition)		MS			Y	Y	Y	Y	Y
	- Avallone Amendment									
	- Michelson Amendment									
Zoning Articles										
35	Amend Zoning Bylaw - Technical Corrections - C		JIH	C		Y	Y	Y	Y	Y

LEXINGTON TOWN MEETING AMENDMENT FORM

ARTICLE NUMBER: 4 | DATE:

Dawn McKenna 03/30/2026

move to Amend the Motion

under Article 4 that under Program 1000: Education Personal Services be changed to 132,774,406 and the Total Line Item 1100, Lexington Public Schools be increased to \$153,679,248; and

to meet that the appropriation that an additional \$1,250,000 be taken from the Unreserved Fund Balance/Free Cash for line item 1100 for a total of \$1,950,000.

Examples of text for amendments may include statements such as:

By striking the words...	By adding the Following...	By striking in its entirety Section () Paragraph () ...
And by substituting the words...		And by substituting in its place the following Section () Paragraph () ...

Action Taken: Pass Fail Unanimous Majority Other

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Discussion: Potential Lease to Wireless Companies

PRESENTER:

Steve Kaufman, Communications
Advisory Committee; and Verizon
Representative

ITEM NUMBER:

I.2

SUMMARY:

Category: Discussion

Verizon Wireless has expressed interest in leasing sites on Town-owned land for the purpose of constructing new wireless communication towers to address cell service gaps in town which have been identified. A preliminary evaluation of potential locations was done by Verizon, focusing on parcels with adequate space, appropriate setbacks from wetlands, and no conservation restrictions.

Based on this review, two Town-owned properties were identified as suitable candidates: William Diamond Middle School and Pine Meadows Golf Club. Both sites appear to meet the necessary criteria for tower development, including sufficient land area and compliance with environmental considerations.

The Select Board is asked to provide feedback on Verizon's request for each of these locations for the construction, operation, and maintenance of wireless communication facilities.

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

4/27/2026

6:15pm

ATTACHMENTS:

Description	Type
☐ Update - CAC	Backup Material
☐ Verizon Lexington Coverage Analysis	Backup Material
☐ Proposed Cell Tower Sites	Backup Material

Communications Advisory Committee Wireless Group Update for SB

April 27, 2026

Communications Advisory Committee Wireless Group Update for Town

Agenda

- Environment
- Goals
- Carrier Feedback
- Meeting Objectives
- Verizon Discussion

Environment

- Cell service gaps in town identified due to poor signal quality in certain locations on major streets, e.g. Lowell St, Rt 2A, Mass Ave
- Public safety officers reported having to drive up to ½ mile from certain locations to get signal
- Town staff dependent on good cell signal for staff safety, communication and work efficiency. Poor cell signal impacts nearly every department
- A few systems impacted include:
 - Public Safety vehicle computers
 - Cellular based systems (water meters, building management systems, alarm systems)
 - Staff field technology/laptops
 - Staff mobile communication (field work, program communication)
 - Staff backup communication (backup to radio communication, backup to wired bandwidth)

CAC Wireless Goals

- Set up meeting with carriers to get feedback on cell service quality and understand action plans
- Support additional network buildout to improve communications access and data speeds
- Obtain town support for follow-up actions by carriers

Carrier Feedback

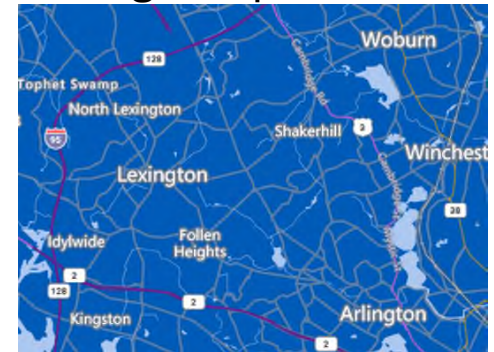
- Met with T-mobile, AT&T and Verizon in mid 2025
- T-mobile making investments to upgrade coverage
 - Acknowledge service gaps but making upgrades
 - Open to possibility of new antenna sites
- AT&T recognized service gaps but no plans to fix
 - Focused on more rural/remote areas right now
- Verizon recognized gaps and suggested new sites
 - Colony Road – Fiske => NOW Diamond
 - Pine Meadows Golf Course – 232 Cedar St
 - Requested RFP for cell site construction and will bid

Focus Today - Verizon Cell Site Request and RFP

T-Mobile Coverage Map of Town



AT&T Coverage Map of Town



Verizon's Coverage Map of Town



Meeting Objectives

- Discuss Verizon proposal for site additions
- Obtain direction from SB on site approval process
- Determine steps to get RFP issued for new cell locations

NETWORK COVERAGE ANALYSIS

Lexington, MA

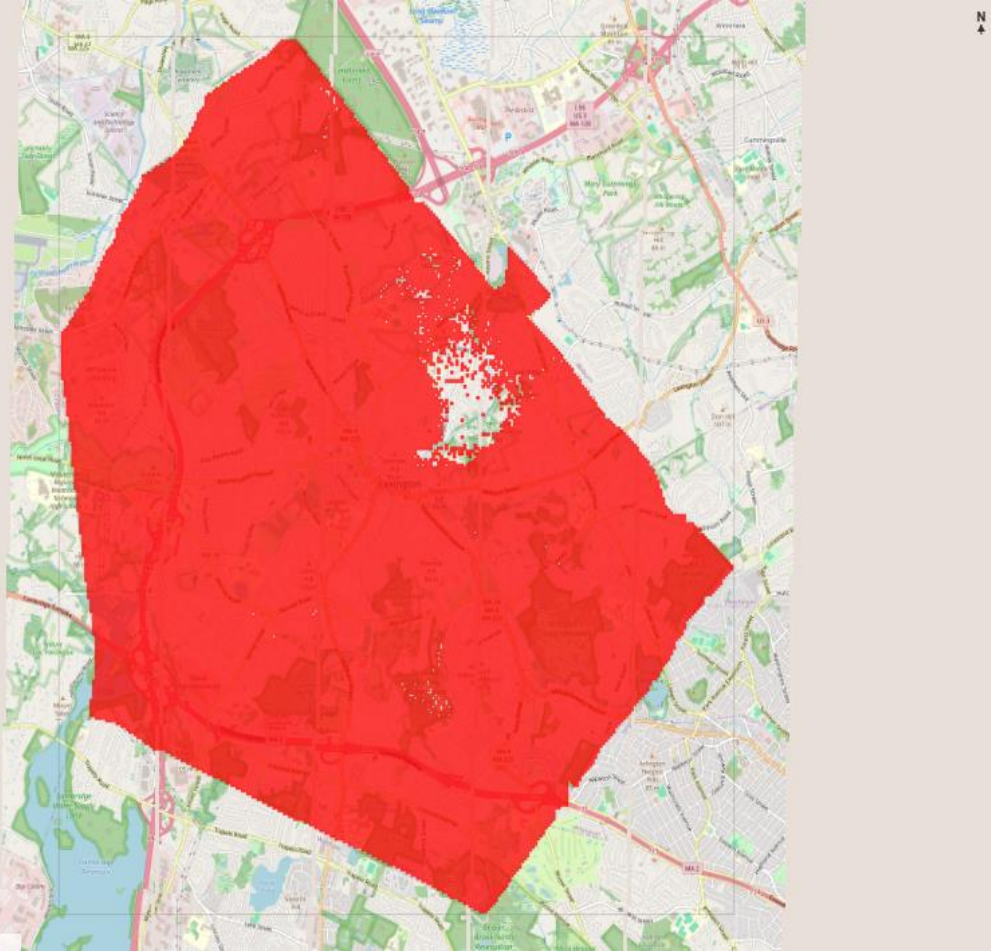
LEXINGTON_14_MA and LEXINGTON_17_MA

Coverage Impact Assessment

700 MHz (Band 13) RSRP | 2100 MHz (AWS-1) RSRP | C-Band (n77) SS-RSRP

EXISTING NETWORK

Without LEXINGTON_14_MA and LEXINGTON_17_MA

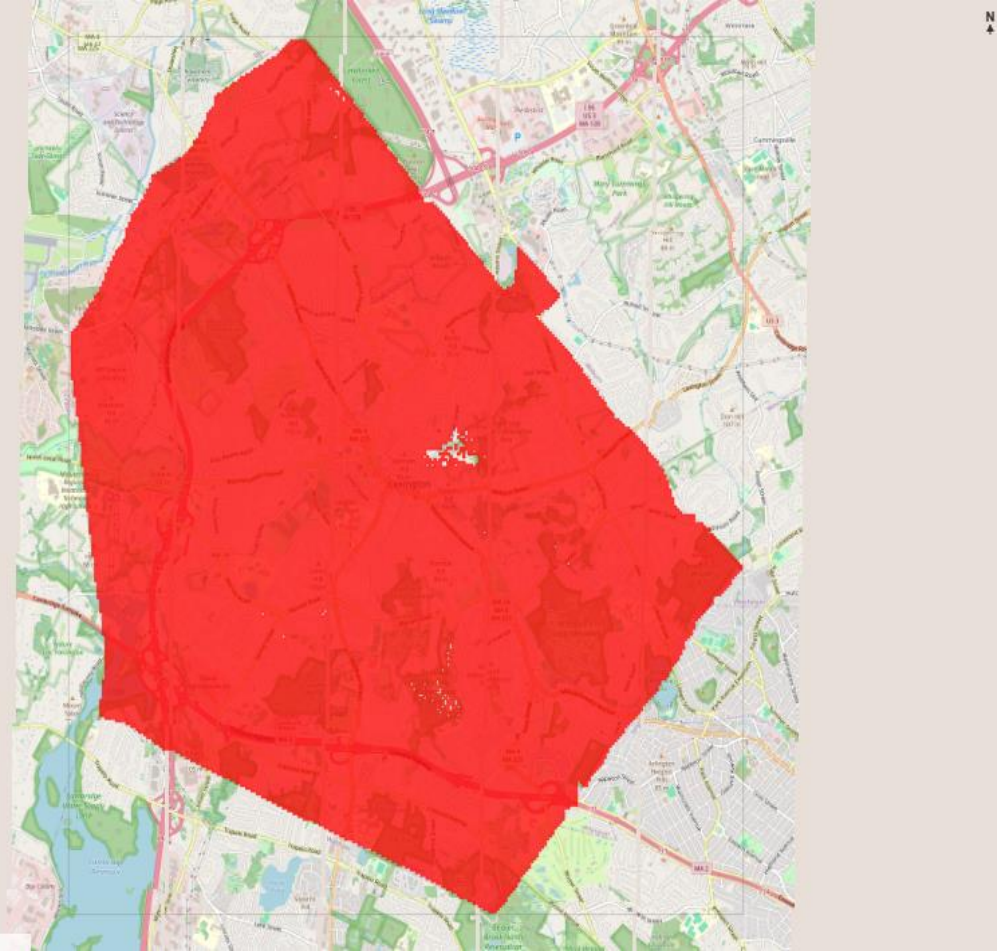


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 RSRP Level (DL) (dBm) >=-100

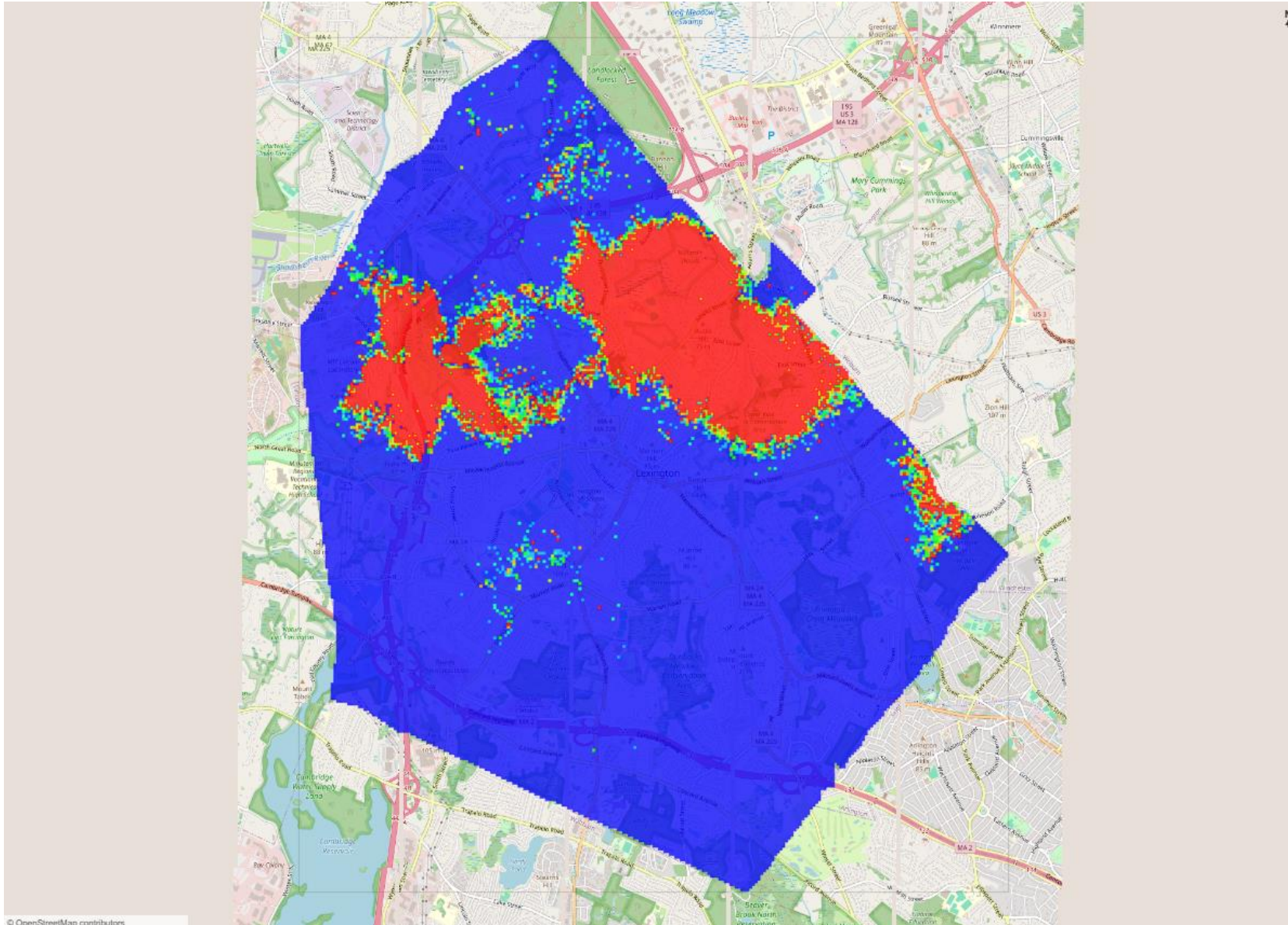
PROPOSED NETWORK

With LEXINGTON_14_MA and LEXINGTON_17_MA



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 RSRP Level (DL) (dBm) >=-100

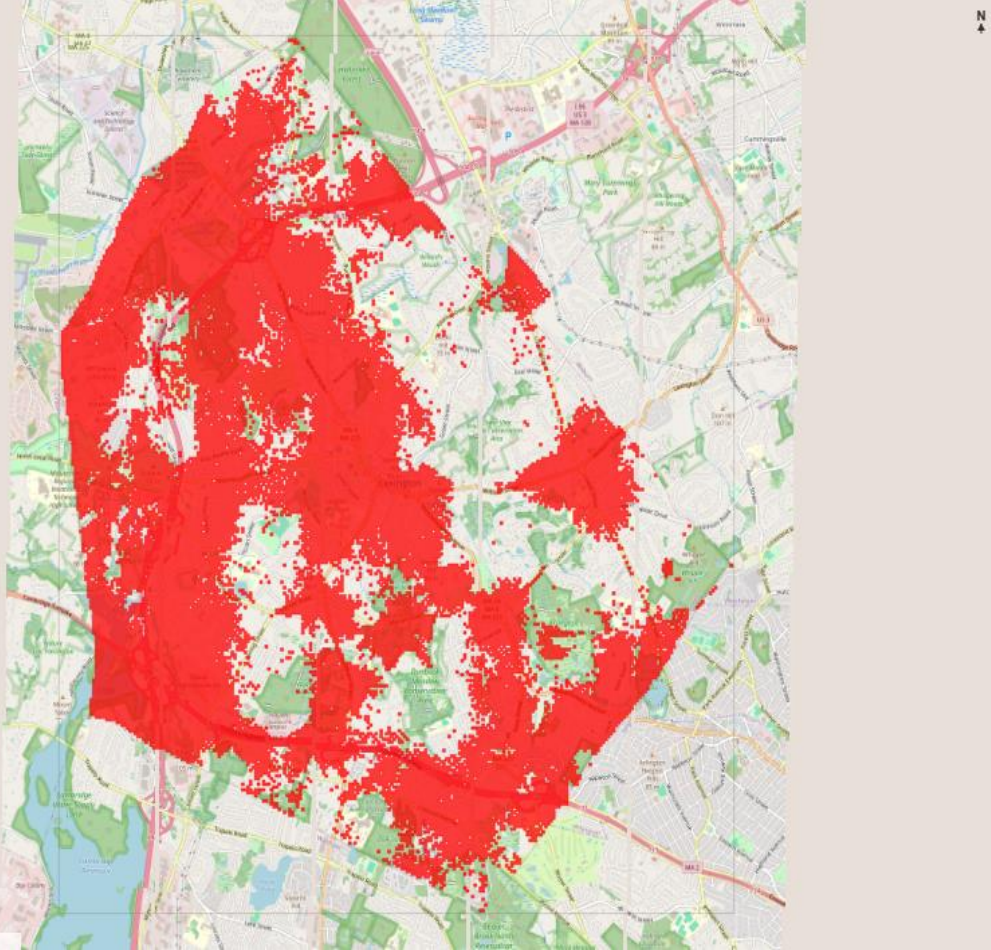


Delta Legend

- Difference (dB) <-5
- 5 <=Difference (dB) <-4
- 4 <=Difference (dB) <-3
- 3 <=Difference (dB) <-2
- 2 <=Difference (dB) <-1
- 1 <=Difference (dB) <-0.01
- 0.01 <=Difference (dB) <0.01
- 0.01 <=Difference (dB) <1
- 1 <=Difference (dB) <2
- 2 <=Difference (dB) <3
- 3 <=Difference (dB) <4
- 4 <=Difference (dB) <5
- Difference (dB) >=5

EXISTING NETWORK

Without LEXINGTON_14_MA and LEXINGTON_17_MA

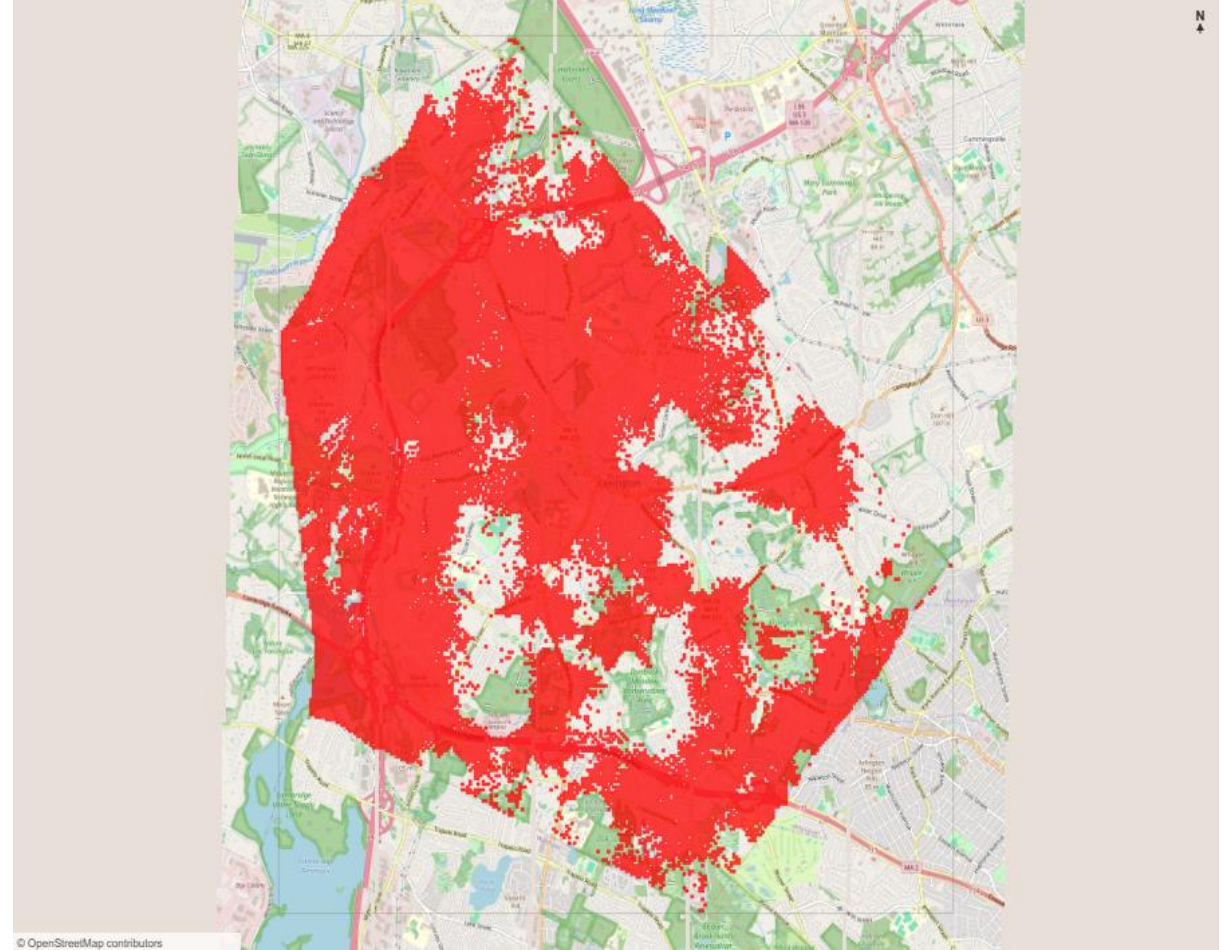


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■ RSRP Level (DL) (dBm) >=-100

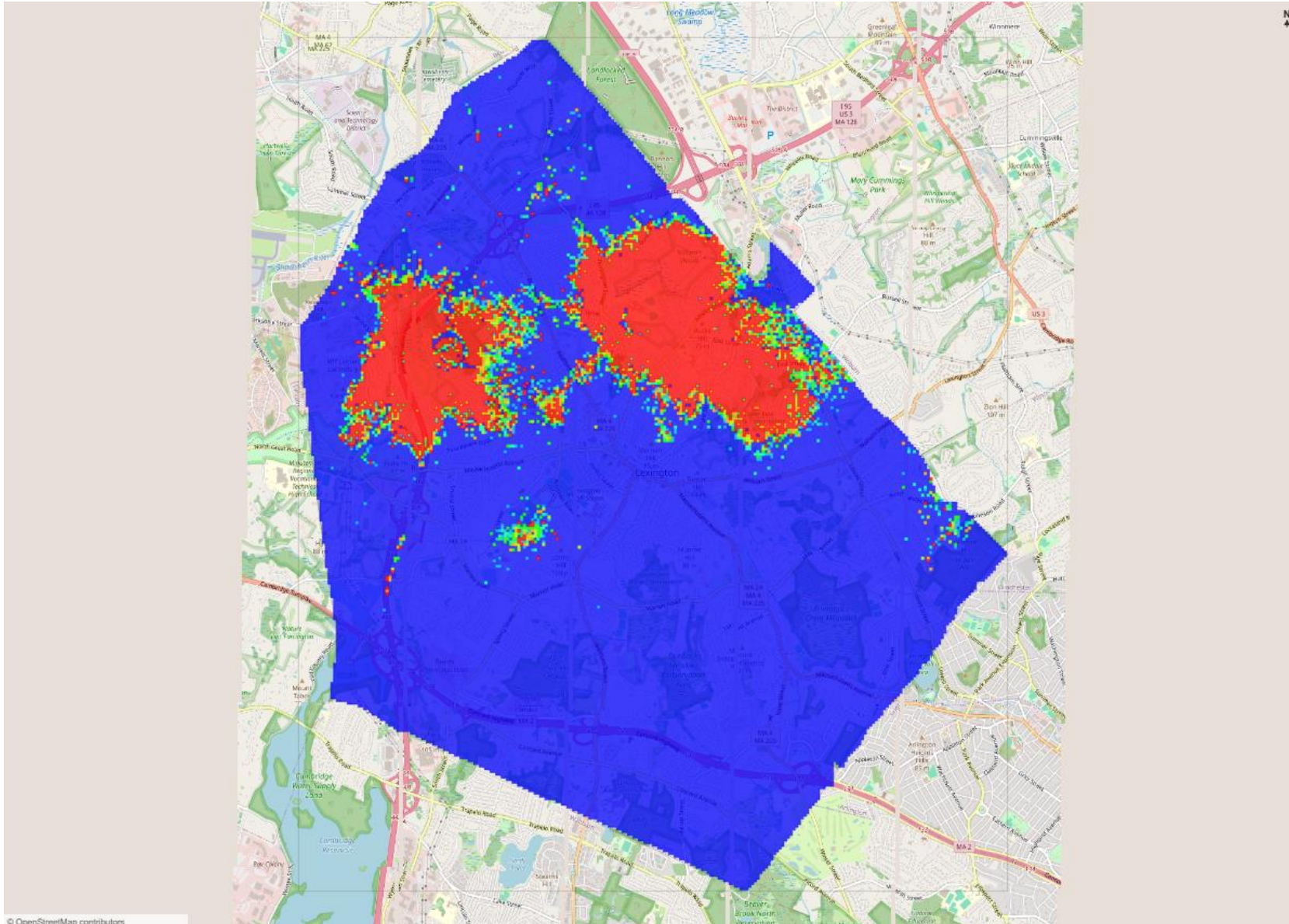
PROPOSED NETWORK

With LEXINGTON_14_MA and LEXINGTON_17_MA
















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■ RSRP Level (DL) (dBm) >=-100

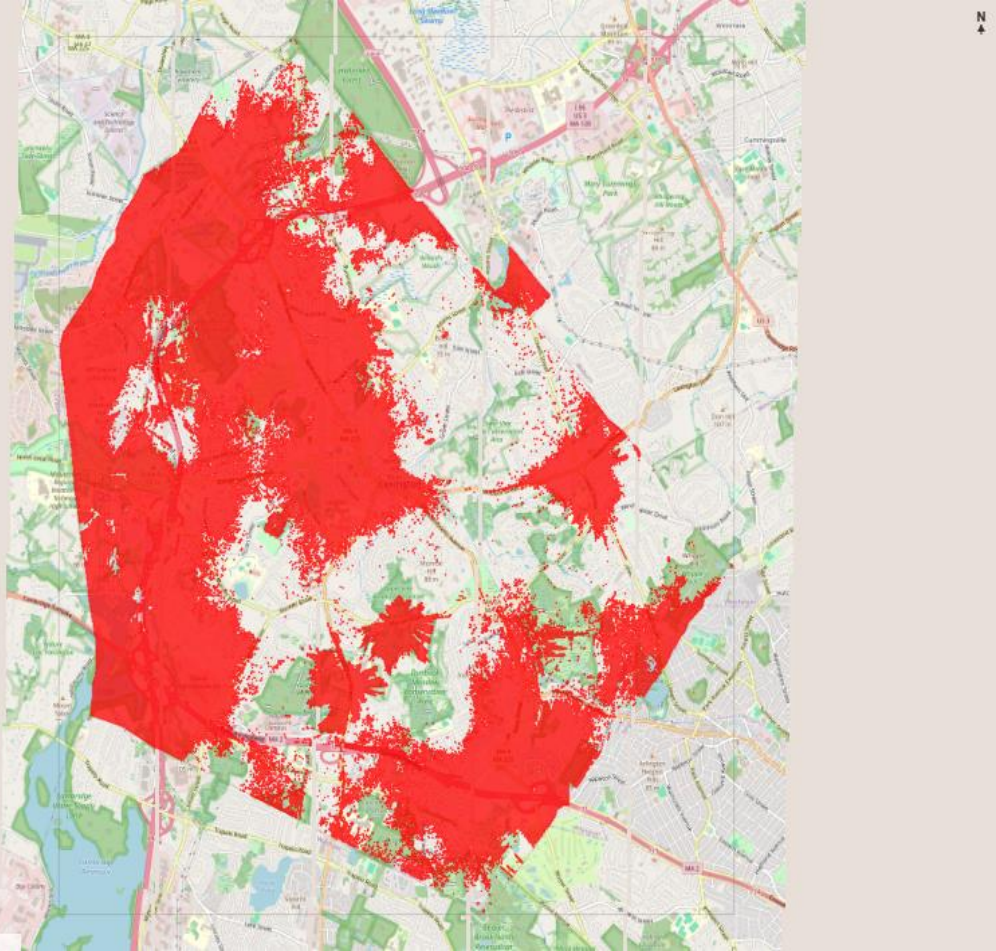


Delta Legend

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-  2 <=Difference (dB) <3
-  3 <=Difference (dB) <4
-  4 <=Difference (dB) <5
-  Difference (dB) >=5

EXISTING NETWORK

Without LEXINGTON_14_MA and LEXINGTON_17_MA

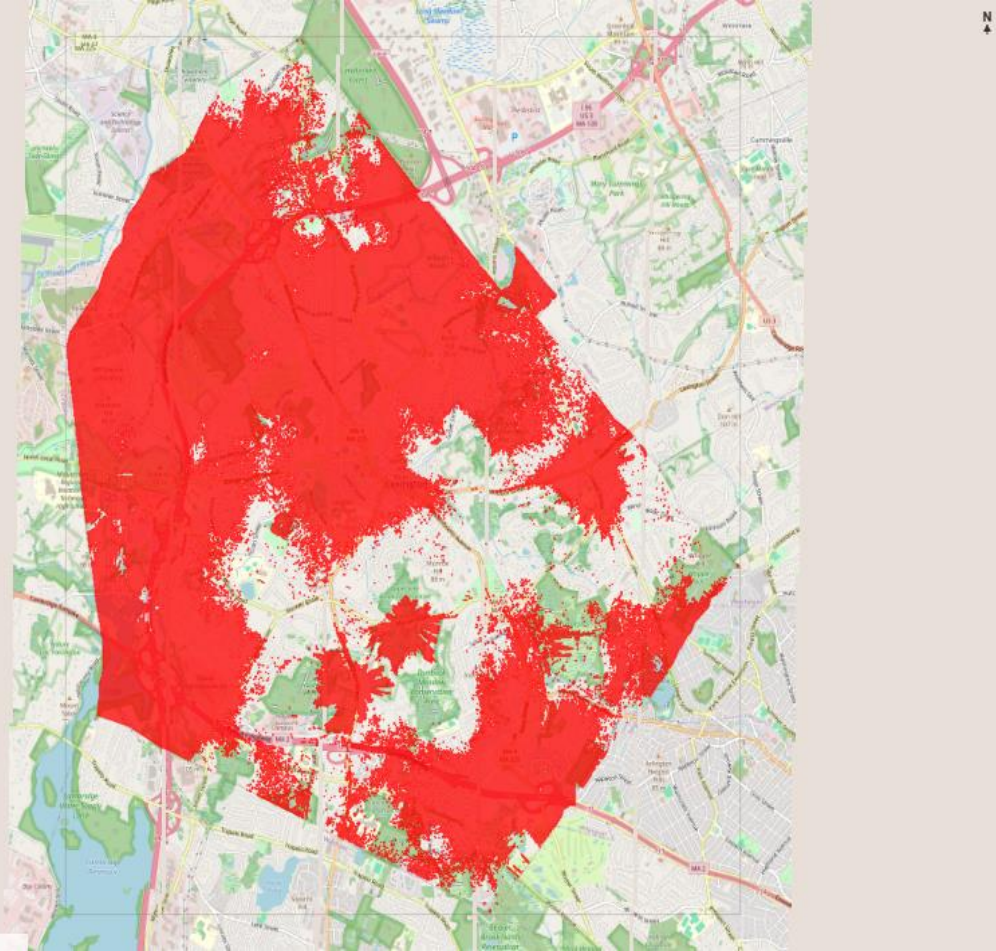


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■ SS-RSRP Level (DL) (dBm) >=-100

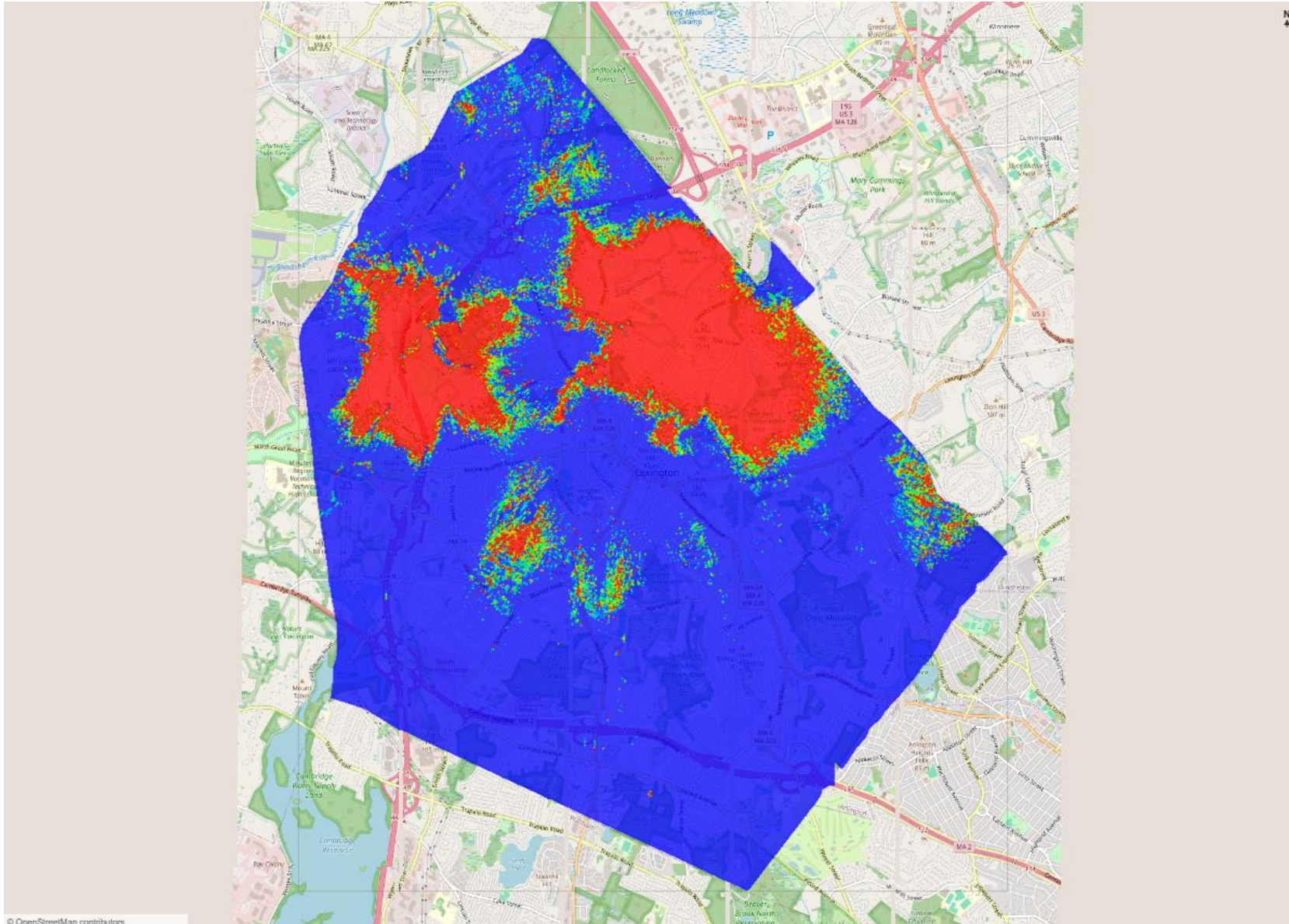
PROPOSED NETWORK

With LEXINGTON_14_MA and LEXINGTON_17_MA
















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■ SS-RSRP Level (DL) (dBm) >=-100



Delta Legend

-  Difference (dB) <-5
-  -5 <=Difference (dB) <-4
-  -4 <=Difference (dB) <-3
-  -3 <=Difference (dB) <-2
-  -2 <=Difference (dB) <-1
-  -1 <=Difference (dB) <-0.01
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-  0.01 <=Difference (dB) <1
-  1 <=Difference (dB) <2
-  2 <=Difference (dB) <3
-  3 <=Difference (dB) <4
-  4 <=Difference (dB) <5
-  Difference (dB) >=5

700 MHz (Band 13)

LTE Low-Band

Threshold: >= -100 dBm

LEXINGTON_17_MA will help reduce the load on nearby towers and improve coverage in the area. LEXINGTON_14_MA will extend coverage to the south and fill in any weak signal spots. The 700 MHz comparison slide is usually the most convincing to show, as it clearly displays the coverage gap being fixed. The delta slide shows how much the signal improves across roads, neighborhoods, and public buildings.

2100 MHz (AWS-1)

LTE Mid-Band

Threshold: >= -100 dBm

There will be a noticeable improvement in 2100MHz coverage around Lowell Road and the nearby school area, with the signal also reaching further toward I-95 and the surrounding neighborhoods. The site will not only fix weak signal areas but also reduce network congestion and improve connection quality. This is especially beneficial for residents who work from home, students, and emergency services that rely on data-heavy applications.

C-band (n77)

5G Mid-Band

Threshold: >= -100 dBm

These two proposed sites will bring a clear improvement in coverage and deliver a much better experience for users, including faster download speeds on their devices. The sites will also strengthen 5G service across Lexington, supporting the town's goals in economic growth, smart city initiatives, and emergency preparedness. C-Band 5G makes it possible to run advanced applications such as connected vehicles, telemedicine, and strong reliable connectivity at large, busy events.

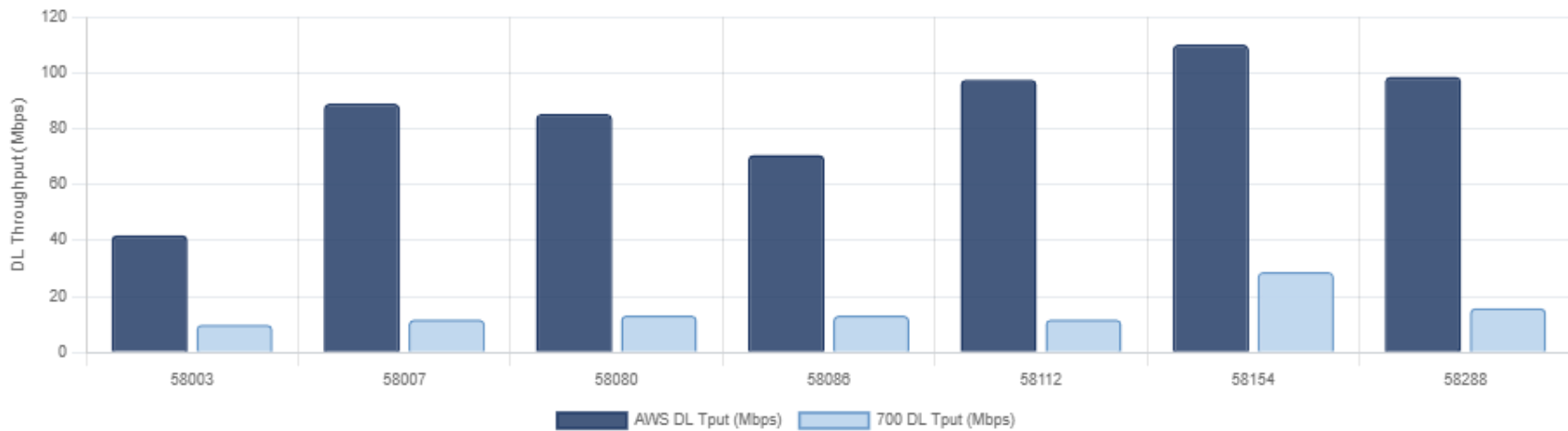
OVERALL SUMMARY

The proposed Two sites in Lexington, MA delivers verified coverage improvements across all three analyzed frequency bands — 700 MHz, 2100 MHz, and C-Band 5G. 700 MHz low-band LTE provides the widest footprint improvement, addressing gaps along major roads, residential neighborhoods, and community facilities. 2100 MHz mid-band LTE enhances data throughput and reliability in areas transitioning from marginal to solid coverage. C-Band 5G (n77) extends next-generation 5G NR service into Lexington, providing high-speed connectivity for residents, businesses, and first responders. Proposed sites will achieve simultaneous multi-band improvements, minimizing infrastructure impact while maximizing public benefit. Verizon recommends approval of this application to close identified coverage gaps and ensure the community has access to reliable, high-quality wireless service

Adjacent Macro Utilization



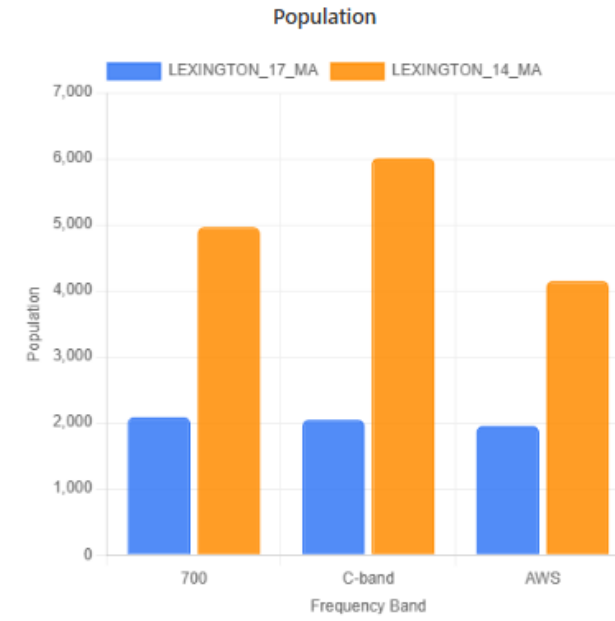
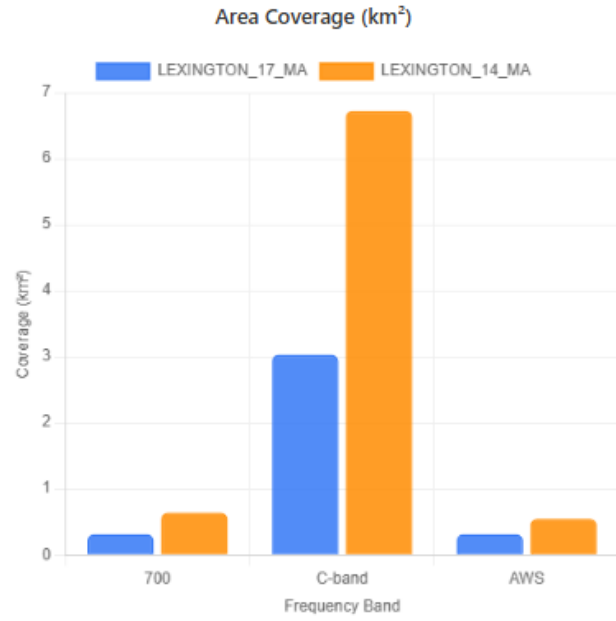
Average Throughput



Key Takeaway

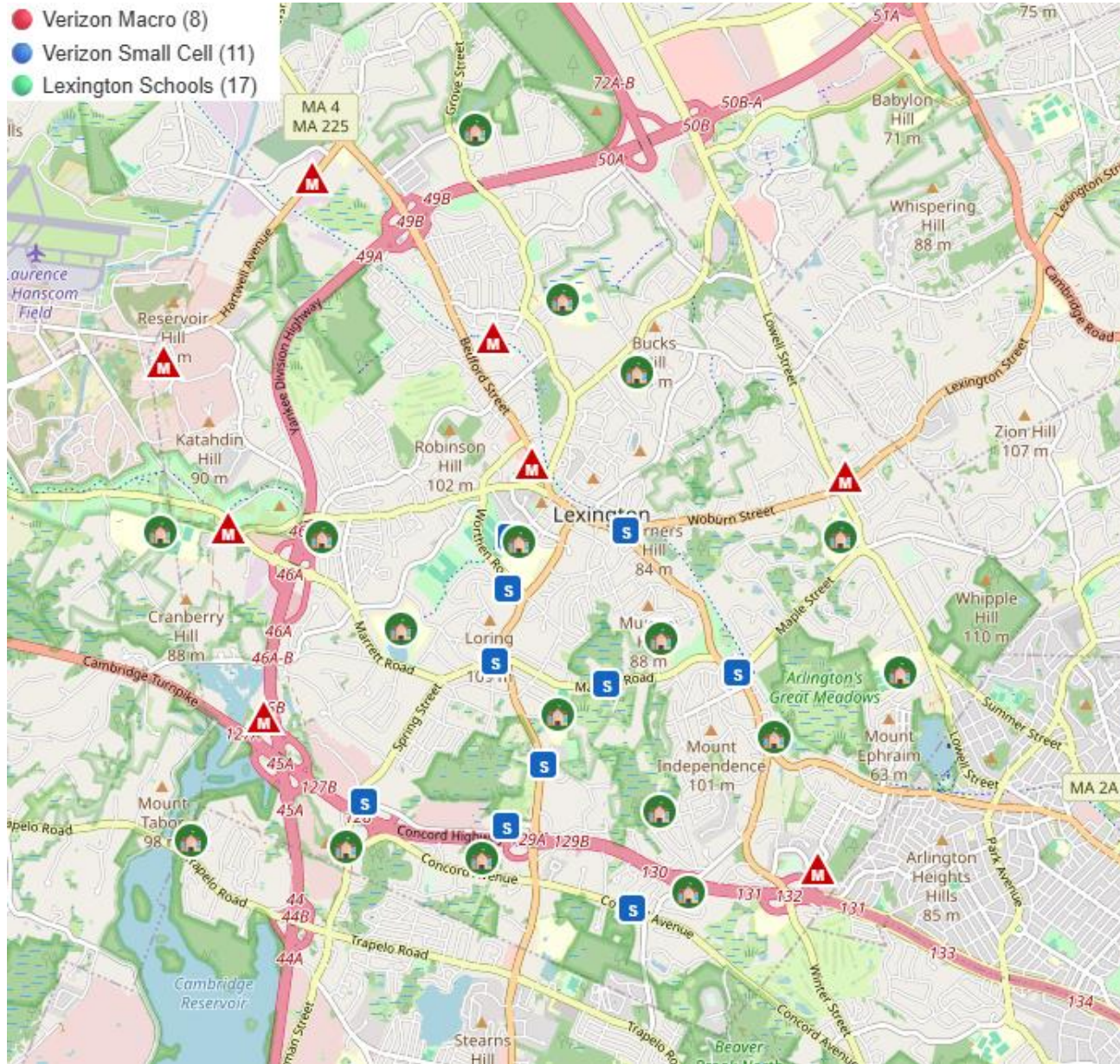
- The areas around the proposed sites are experiencing notably high network demand. Three sectors currently covering I-95 and the nearby commercial and residential zones have been flagged by Verizon for traffic offloading.
- There is also a capacity constraint on the 700 MHz band in the vicinity of the proposed locations. The new macro sites are intended to improve mid-band and C-Band coverage for local residents, resulting in faster speeds and greater capacity.
- Broadly, all sites are seeing elevated 700 MHz traffic, which is a direct consequence of insufficient mid-band and C-Band coverage in those areas.

Proposed Sector – Frequency Band Analysis



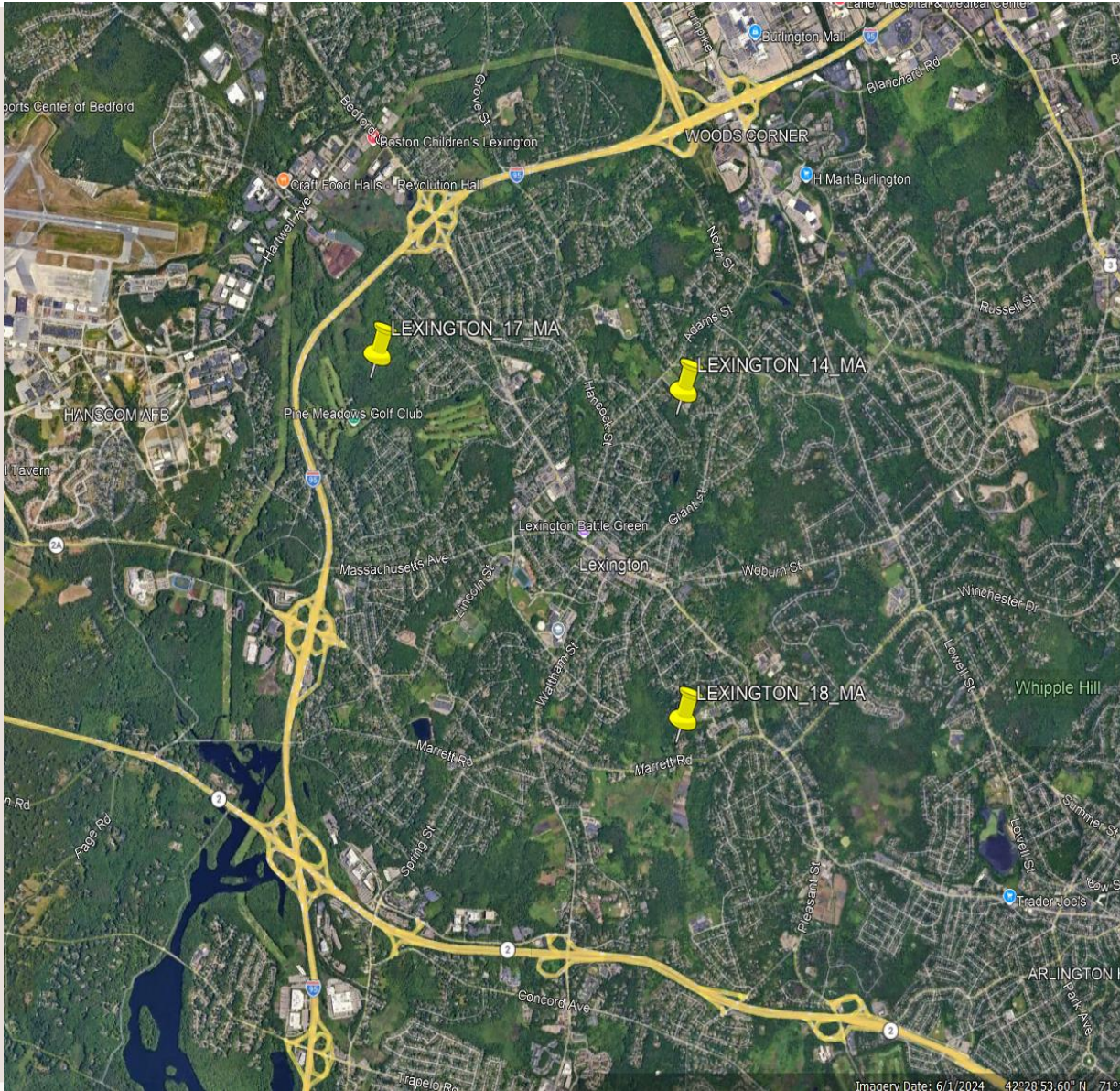
Source Data

Sector	Frequency Band	Pixels	Coverage (km²)	Population
LEXINGTON_17_MA	700	3,143	0.314	2,088
LEXINGTON_14_MA	700	6,379	0.638	4,960
LEXINGTON_17_MA	C-band	30,301	3.030	2,044
LEXINGTON_14_MA	C-band	67,242	6.724	6,009
LEXINGTON_17_MA	AWS	3,145	0.314	1,954
LEXINGTON_14_MA	AWS	5,439	0.543	4,145



Key Takeaway

- Verizon is continuously dedicated to improving network coverage across Lexington and surrounding communities ensuring reliable connectivity for every resident.
- Connecting residents to public safety and emergency services is Verizon's top priority because when every second counts, your network must never fail.
- Verizon is committed to providing strong, reliable coverage around schools, ensuring students, parents, and staff stay connected when it matters most.
- Our network improvements are ongoing — through strategic site upgrades and small cell deployments, we proactively close coverage gaps across the communities we serve.



Proposed Site Names

Site Name	Structure type
LEXINGTON_14_MA	Monopole
LEXINGTON_17_MA	Monopole
LEXINGTON_18_MA	Monopole

Previous Modification Projects

Site Name	Structure type
LEXINGTON_15_MA	Monopole
HANSCOMM_FIELD_MA	Rooftop
LEXINGTON_8_MA	Flag pole



