

AGENDA

Lexington Planning Board

Wednesday, January 31, 2018
Selectmen's Meeting Room
7:00 PM

Staff Reports

- | | |
|---|---------|
| 1. General Update (as needed) | 7:00 PM |
| 2. Upcoming Meetings & Anticipated Schedule | 7:05 PM |
| 3. Comprehensive Plan Update | 7:10 PM |

Development Administration

- | | |
|--|---------|
| 1. 18 Oakmount Circle - ANR | 7:15 PM |
| 2. 1106 Massachusetts Avenue Definitive Special Permit | 7:20 PM |

2018 Annual Town Meeting

- | | |
|--|---------|
| 1. Public Hearing: Amendments to Medicinal & Recreational Marijuana Uses | 8:00 PM |
| 2. Public Hearing: Special Permit Residential Development Amendments | 8:30 PM |
| 3. Public Hearing: Proposed Commercial District | 9:00 PM |
| 4. Public Hearing: Planned Development District Proposal for 331 Concord Ave | 9:30 PM |

Board Administration

- | | |
|---------------------------------|----------|
| 1. Board Member Reports | 10:00 PM |
| 2. Review & Approval of Minutes | 10:10 PM |

Adjourn

All times on this agenda are approximate and subject to change.



Meeting broadcast by LexMedia

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

General Update (as needed)

PRESENTER:

Aaron Henry

ITEM NUMBER:

1

SUMMARY:

This is a standing agenda item and is updated for each meeting.

SUGGESTED MOTION:

No action on part of the Board is required for this item.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

1/31/2018

7:00 PM

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Upcoming Meetings & Anticipated Schedule

PRESENTER:

Aaron Henry

ITEM NUMBER:

2

SUMMARY:

This recurring agenda item is to inform the Board and public of the proposed meeting schedule. At this time, the Board has discussed the following dates:

- February 14
- February 28
- March 14

SUGGESTED MOTION:

There is no need for the Board to act on this item.

FOLLOW-UP:

Should Board members have any known conflicts with any of the proposed dates or wish to request an item be placed on a meeting agenda, please follow up with staff.

DATE AND APPROXIMATE TIME ON AGENDA:

1/31/2018

7:05 PM

ATTACHMENTS:

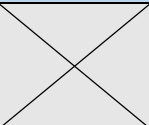
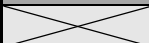
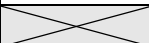
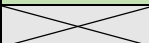
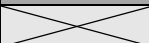
Description	Type
❏ Proposed Meeting Schedule	Backup Material
❏ FY 18 Calendar	Backup Material

Planning Board FY 2018 Meeting Schedule

As of 11/9/2017

FY MTG #	Meeting Date	Notes
1	07/12/2017	Grove St
2	07/26/2017	Grove St
3	08/16/2017	Brookhaven SPR; 45-65 Hayden PD
4	08/28/2017	Joint meeting with the BOS: Econ Dev Discussion
5	08/30/2017	
6	09/13/2017	Open STM Public Hearings
7	09/22/2017	Joint meeting with the BOS: Econ Dev Discussion
8	09/27/2017	
9	10/04/2017	STM REPORTS
10	10/18/2017	Pre-TM Mtg
11	11/01/2017	NCD Hearing(s)
12	11/06/2017	Joint meeting with the BOS: Discussion w/ Statehouse Delegation
13	11/15/2017	
14	11/29/2017	
15	12/13/2017	ATM 2018 Article Requests to BOS
16	12/18/2017	Joint meeting with the BOS: Hartwell Avenue ED Initiative
17	01/10/2018	
18	01/17/2018	Open Public Hearings
19	01/31/2018	
20	02/14/2018	
21	02/28/2018	Conclude Public Hearings
22	03/14/2018	FINALIZE ATM REPORTS
23	03/26/2018	Pre-TM Mtg
24	03/28/2018	Pre-TM Mtg
25	04/02/2018	Pre-TM Mtg
26	04/04/2018	Pre-TM Mtg
27	04/09/2018	Pre-TM Mtg
28	04/11/2018	Pre-TM Mtg
29	04/23/2018	Pre-TM Mtg
30	04/25/2018	Pre-TM Mtg
31	04/30/2018	Pre-TM Mtg
32	05/02/2018	Pre-TM Mtg
33	05/09/2018	Begin Reg Updates; PB Reorganize; begin workplan discussion
34	05/23/2018	
35	06/06/2018	
36	06/20/2018	Finalize Reg Updates

Fiscal Year 2018

2017						2018					
July	August	September	October	November	December	January	February	March	April	May	June
1 Sa	1 Tu	1 Fr	1 Su	1 We PB MTG	1 Fr	1 Mo <small>New Year's Day</small>	1 Th	1 Th	1 Su	1 Tu	1 Fr
2 Su	2 We	2 Sa	2 Mo	2 Th	2 Sa	2 Tu	2 Fr	2 Fr	2 Mo ATM	2 We ATM	2 Sa
3 Mo	3 Th	3 Su	3 Tu	3 Fr	3 Su	3 We	3 Sa	3 Sa	3 Tu	3 Th	3 Su
4 Tu <small>Independence Day</small>	4 Fr	4 Mo <small>Labor Day</small>	4 We PB MTG	4 Sa	4 Mo <small>ELECTION</small>	4 Th	4 Su	4 Su	4 We ATM	4 Fr	4 Mo
5 We	5 Sa	5 Tu	5 Th	5 Su	5 Tu	5 Fr	5 Mo	5 Mo <small>ELECTION</small>	5 Th	5 Sa	5 Tu
6 Th	6 Su	6 We	6 Fr	6 Mo	6 We	6 Sa	6 Tu	6 Tu	6 Fr	6 Su	6 We
7 Fr	7 Mo	7 Th	7 Sa	7 Tu	7 Th	7 Su	7 We	7 We	7 Sa	7 Mo	7 Th
8 Sa	8 Tu	8 Fr	8 Su	8 We	8 Fr	8 Mo	8 Th	8 Th	8 Su	8 Tu	8 Fr
9 Su	9 We	9 Sa	9 Mo <small>Columbus Day</small>	9 Th	9 Sa	9 Tu	9 Fr	9 Fr	9 Mo ATM	9 We PB MTG	9 Sa
10 Mo	10 Th	10 Su	10 Tu	10 Fr <small>Veterans Day (obs.)</small>	10 Su	10 We PB MTG	10 Sa	10 Sa	10 Tu	10 Th	10 Su
11 Tu	11 Fr	11 Mo	11 We	11 Sa <small>Veterans Day</small>	11 Mo	11 Th	11 Su	11 Su	11 We ATM	11 Fr	11 Mo
12 We PB MTG	12 Sa	12 Tu	12 Th	12 Su	12 Tu	12 Fr	12 Mo	12 Mo	12 Th	12 Sa	12 Tu
13 Th	13 Su	13 We PB MTG	13 Fr	13 Mo	13 We PB MTG	13 Sa	13 Tu	13 Tu	13 Fr	13 Su	13 We PB MTG
14 Fr	14 Mo	14 Th	14 Sa	14 Tu	14 Th	14 Su	14 We PB MTG	14 We PB MTG	14 Sa	14 Mo	14 Th
15 Sa	15 Tu	15 Fr	15 Su	15 We PB MTG	15 Fr	15 Mo <small>MLK Day</small>	15 Th	15 Th	15 Su	15 Tu	15 Fr
16 Su	16 We PB MTG	16 Sa	16 Mo <small>STM</small>	16 Th	16 Sa	16 Tu	16 Fr	16 Fr	16 Mo <small>Patriot's Day</small>	16 We	16 Sa
17 Mo	17 Th	17 Su	17 Tu	17 Fr	17 Su	17 We PB MTG	17 Sa	17 Sa	17 Tu	17 Th	17 Su
18 Tu	18 Fr	18 Mo	18 We <small>STM</small>	18 Sa	18 Mo	18 Th	18 Su	18 Su	18 We	18 Fr	18 Mo
19 We	19 Sa	19 Tu	19 Th	19 Su	19 Tu	19 Fr	19 Mo <small>Presidents' Day</small>	19 Mo	19 Th	19 Sa	19 Tu
20 Th	20 Su	20 We <small>Rosh Hashanah</small>	20 Fr	20 Mo	20 We	20 Sa	20 Tu	20 Tu	20 Fr	20 Su	20 We
21 Fr	21 Mo	21 Th	21 Sa	21 Tu	21 Th	21 Su	21 We	21 We	21 Sa	21 Mo	21 Th
22 Sa	22 Tu	22 Fr	22 Su	22 We	22 Fr	22 Mo	22 Th	22 Th	22 Su	22 Tu	22 Fr
23 Su	23 We	23 Sa	23 Mo	23 Th <small>Thanks-giving</small>	23 Sa	23 Tu	23 Fr	23 Fr	23 Mo ATM	23 We PB MTG	23 Sa
24 Mo	24 Th	24 Su	24 Tu	24 Fr	24 Su	24 We	24 Sa	24 Sa	24 Tu	24 Th	24 Su
25 Tu	25 Fr	25 Mo	25 We	25 Sa	25 Mo <small>Christmas Day</small>	25 Th	25 Su	25 Su	25 We ATM	25 Fr	25 Mo
26 We PB MTG	26 Sa	26 Tu	26 Th	26 Su	26 Tu	26 Fr	26 Mo	26 Mo ATM	26 Th	26 Sa	26 Tu
27 Th	27 Su	27 We PB MTG	27 Fr	27 Mo	27 We	27 Sa	27 Tu	27 Tu	27 Fr	27 Su	27 We PB MTG
28 Fr	28 Mo	28 Th	28 Sa	28 Tu	28 Th	28 Su	28 We PB MTG	28 We ATM	28 Sa	28 Mo <small>Memorial Day</small>	28 Th
29 Sa	29 Tu	29 Fr	29 Su	29 We PB MTG	29 Fr	29 Mo		29 Th	29 Su	29 Tu	29 Fr
30 Su	30 We PB MTG	30 Sa	30 Mo	30 Th	30 Sa	30 Tu		30 Fr	30 Mo ATM	30 We	30 Sa
31 Mo	31 Th		31 Tu		31 Su	31 We PB MTG		31 Sa		31 Th	

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Comprehensive Plan Update

PRESENTER:

Aaron Henry

ITEM NUMBER:

3

SUMMARY:

This is a standing item to allow Staff to update the Board on the status of the Comprehensive Plan and related initiatives.

SUGGESTED MOTION:

There is no Board action required for this item.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

1/31/2018

7:10 PM

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

18 Oakmount Circle - ANR

PRESENTER:

Meridian Associates, Inc

ITEM NUMBER:

4

SUMMARY:

Please see the Staff's attached summary.

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

1/31/2018

7:15 PM

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Staff Summary	Cover Memo
<input type="checkbox"/> 18 Oakmount ANR Plan	Exhibit



TOWN OF LEXINGTON PLANNING OFFICE

AGENDA ITEM SUMMARY & STAFF RECOMMENDATION

Item Name/Description:	18 Oakmount Circle Approval Not Required (ANR) Plan
Application Date:	January 11, 2018
Constructive Approval Date:	February 1, 2018
Proposed Meeting Date:	January 31, 2018

Procedural Summary

Staff received an application for endorsement of an ANR plan showing two lots fronting on Oakmount Circle. Staff from the Planning Office conducted a field inspection of Oakmount Circle and has had contact with the Town Engineer regarding the way. As this plan requires a 21 day turnaround the Planning Board must act on it during the meeting of January 31, 2018.

Staff Comments

The ANR plan depicts two lots, both have the required frontage for the zone (RS) in which they reside. According to §81 P of Massachusetts General Law endorsement of an ANR plan may not be refused if each lot shown possesses the requisite frontage under the zoning bylaw. Furthermore, the plan shows each lot having more than the required area for the RS district.

Staff Recommendation

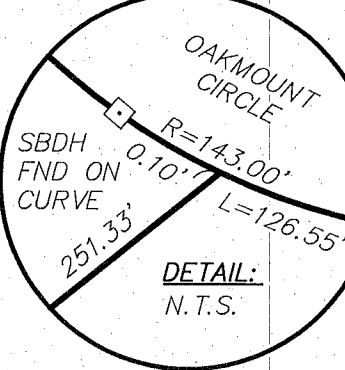
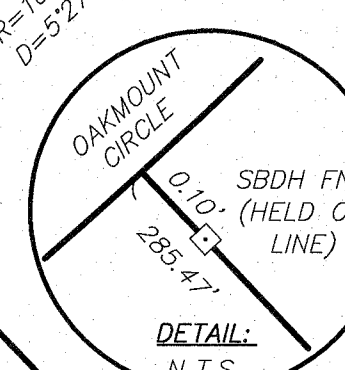
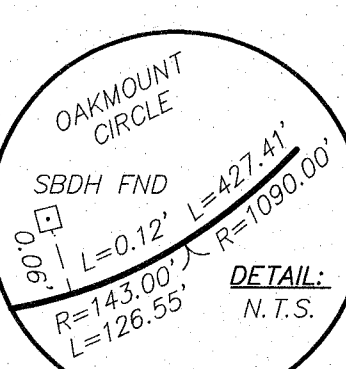
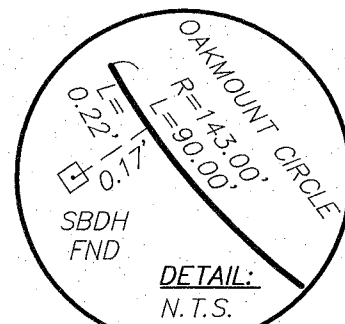
Planning Office staff recommends endorsement of this ANR plan as it meets the requirements for endorsement laid out in M.G.L. Ch. 41 §81 P. Regarding the way, in this case Oakmount Circle itself, staff does not see the need to require any future building permit be subject to a street adequacy determination process, so long as any building permit is issued while the condition of the road remains in good repair.

As this is an ANR plan, past practice shows that access to the site cannot be nominal in nature and must allow for access to the site by emergency services as described in M.G.L. Ch. 41 §81M (see *Mitchell v. Morris*, and *Hutchinson v. Planning Board of Hingham*). Planning staff believes this plan satisfies that requirement. Furthermore, the street, serving ten homes, is in excellent shape. Planning staff reviewed the condition of the way in December, 2017 and determined it to be in excellent condition. The section of Oakmount Circle in question was rebuilt by the Town in 2008 as part of the installation of a sewer line on that section of road, and, as such, staff would rather not have the road disturbed. However, staff does recommend conditioning the endorsement of this ANR such that any utility installation, cuts, or damage to the road due to construction associated with this property be repaired at the property owner's expense.

I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Qui E. Smith
FOR MERIDIAN ASSOCIATES, INC. DATE 1-5-18

FOR REGISTRY OF DEEDS USE ONLY



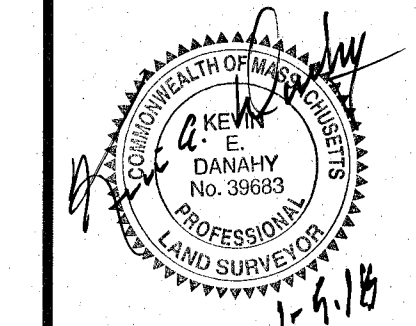
LOT 180
AREA=189,667±S.F.
=4.354±AC.

LOT 181
AREA=104,450±S.F.
=2.398±AC.

LOT 4
AREA=10,450±S.F.
=0.239±AC.

LOT 180
AREA=10,450±S.F.
=0.239±AC.

LOT 181
AREA=10,450±S.F.
=0.239±AC.



18 OAKMOUNT CIRCLE
PLAN OF LAND
LOCATED IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
CAROL MARINE & RICHARD L. SMITH
SCALE: 1"=40' DATE: JANUARY 5, 2018

MERIDIAN ASSOCIATES

500 CUMMINGS CENTER, SUITE 5950 69 MILK STREET, SUITE 302
BEVERLY, MASSACHUSETTS 01915 WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

SHEET No. 1 OF 1 PROJECT No. 6062

NOTES:

- THE PURPOSE OF THIS PLAN IS TO CREATE LOT 180 WITH AN AREA OF 189,667±S.F. (4.354±AC.) AND LOT 181 WITH AN AREA OF 104,450±S.F. (2.398±AC.) FROM PARCEL 2 IN DEED BOOK 20118, PAGE 497. PARCEL 2 IS SAID TO COMPRISE LOTS 128, 129A, 130, 131, 132 AND LOT C, ALL DEPICTED ON PLAN NUMBER 944 OF 1946. LOTS 180 AND 181 WILL HAVE FRONTAGE ON AN EXISTING PRIVATE WAY.
- THE LIMITED SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. BETWEEN NOVEMBER 27 AND DECEMBER 4, 2017.
- THE APPROXIMATE LOCATION OF THE LEACH FIELD WAS COMPILED FROM A PLAN ENTITLED, "PROPOSED SEWAGE DISPOSAL SYSTEM FOR AN EXISTING 6 BEDROOM DWELLING, 18 OAKMOUNT CIRCLE, LEXINGTON, MA", PREPARED FOR CAROL MARINE BY SCHOFIELD BROTHERS, INC. DATED JUNE 7, 1990, PROVIDED BY THE CLIENT.
- THE SUBJECT PROPERTY IS LOCATED IN ZONING DISTRICT RS.
- THE SUBJECT PROPERTY IS DEPICTED AS LOTS 20, 21 AND 9 ON TOWN OF LEXINGTON ASSESSOR'S MAP 56.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

LEGEND:

- SBDH STONE BOUND DRILL HOLE
- IR IRON ROD
- DH DRILL HOLE
- IP IRON PIPE
- A.G. ABOVE GRADE
- B.G. BELOW GRADE
- FND FOUND
- TYP. TYPICAL
- N.T.S. NOT TO SCALE
- DK DECK
- BIT. BITUMINOUS
- CONC. CONCRETE
- COR CORNER
- BD BOARD

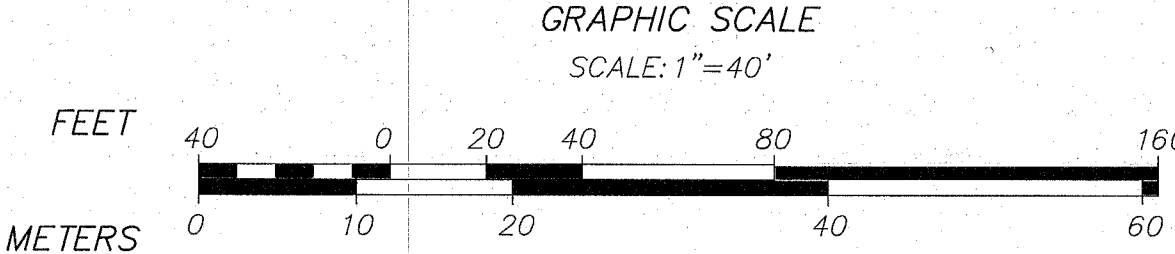
RECORD OWNER:

CAROL M. MARINE & RICHARD L. SMITH
DEED BOOK 20118, PAGE 497

REFERENCES:

- PLAN BOOK 145, PLAN 3
- PLAN BOOK 145, PLAN 37
- PLAN OF OAKMOUNT CIRCLE DATED JAN. 25, 1926 ON FILE WITH TOWN OF LEXINGTON ENGINEERING DEPARTMENT
- PLAN 107 OF 1938
- PLAN 1944 OF 1946
- PLAN 545 OF 1947 (GRANT STREET LAYOUT)
- PLAN 401 OF 1949
- PLAN 1283 OF 1949
- PLAN 1517 OF 1961
- PLAN 685 OF 1967
- PLAN 426 OF 1987
- PLAN 761 OF 1987
- LAND COURT CASE 13211-B

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
LEXINGTON PLANNING BOARD
THE PLANNING BOARD'S ENDORSEMENT OF THE PLAN AS NOT REQUIRING APPROVAL UNDER THE SUBDIVISION CONTROL LAW DOES NOT GIVE LOTS OR PARCELS ANY STANDING UNDER THE PROTECTIVE ZONING BY-LAW OF THE TOWN OF LEXINGTON.



REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

DWG. No. 6062_ANR_C
NB. 654 PG. 44

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

1106 Massachusetts Avenue Definitive Special Permit

PRESENTER:

Todd Cataldo, Applicant

**ITEM
NUMBER:**

5

SUMMARY:

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

1/31/2018

7:20 PM

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Review & Approval of Minutes

PRESENTER:

**ITEM
NUMBER:**

11

SUMMARY:

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

1/31/2018

10:10 PM