

JOINT SELECTMEN AND PLANNING BOARD MEETING

Tuesday, January 16, 2018

Estabrook Hall, Cary Memorial Building

7:00 PM

AGENDA

TOWN MANAGER REPORTS

1. Introduction of Jim Kelly, Building Commissioner 7:00 p.m.

ITEMS FOR INDIVIDUAL CONSIDERATION

1. Continue Discussion-Options for Updating/Expanding Zoning-Hartwell North and CM Districts 7:05 p.m.
2. Discussion: 2018 Annual and Special Town Meeting Zoning/Land Use Warrant Articles (45 min.) 8:00 p.m.

ADJOURN

1. Anticipated Adjournment 8:45 p.m.

The next regularly scheduled meeting of the Board of Selectmen is scheduled for Monday, January 22, 2018 at 7:00 p.m. in the Selectmen's Meeting Room, Town Office Building, 1625 Massachusetts Avenue.

Budget Summit #4 is scheduled for Wednesday, January 24, 2018 at 7:00 p.m. in the Cafeteria at the Samuel Hadley Public Services Building, 201 Bedford Street.

Hearing Assistance Devices Available on Request

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



AGENDA ITEM SUMMARY

LEXINGTON JOINT BOARD OF SELECTMEN AND PLANNING BOARD MEETING

AGENDA ITEM TITLE:

Continue Discussion-Options for Updating/Expanding Zoning-Hartwell North and CM Districts

PRESENTER:

Board of Selectmen and Planning
Board Discussion

ITEM NUMBER:

I.1

SUMMARY:

The two Boards will continue their discussion from the December 18 joint meeting regarding zoning initiatives to encourage additional economic development, specifically for the Hartwell-north commercial district.

The Hartwell-north Working Group met recently to discuss the following:

- Planning Board (and Working Group) member Charles Hornig's suggested zoning changes and whether these changes should be integrated into the Hartwell-north zoning study;
- The consultant's presentation/discussion from the December 18 joint meeting that suggested that the Town strongly consider zoning that permits mixed-uses (including housing) for Hartwell-north in order to encourage developers to also propose amenity type uses;
- The need for the Working Group to consider incentives that may be available under Chapter 40R and 40S statutes and the Governor's proposed Housing Choice Initiative.
- Whether the public outreach necessary for this economic development initiative can be accomplished in time to propose a zoning change for the Spring 2018 Town Meeting or whether a Fall 2018 Town Meeting is more practical.

SUGGESTED MOTION:

NA

FOLLOW-UP:


Working Group will continue to move this project forward.

DATE AND APPROXIMATE TIME ON AGENDA:

1/16/2018

7:05 p.m.

ATTACHMENTS:

Description		Type
	Proposal 1	Bylaw/Regulation
	Proposal 2	Bylaw/Regulation
	Proposal 3	Bylaw/Regulation
	Proposal 4	Bylaw/Regulation

ARTICLE ED-A

AMEND ZONING BYLAW CM DISTRICT STANDARDS

To see if the Town will vote to amend the Zoning Bylaw to permit additional development by altering the dimensional and other standards for the CM District and by altering the special front yard setback along Bedford Street, or act in any other manner in relation thereto.

(Inserted at the request of Charles Hornig and 9 or more registered voters)

DESCRIPTION:

The changes proposed under this article would relax dimensional standards to permit additional development in the CM District, located largely along Hartwell Avenue, and the portion of the CRO District along Bedford Street.

PROPOSED MOTION:

That the Zoning Bylaws of the Town of Lexington be amended as follows, where ~~struck through~~ text is to be removed and underlined text is to be added.

- A. Amend Table 2, Schedule of Dimensional Controls, by changing the contents of the CM column as follows:

Table 2

	CM
Minimum lot area	3 AC <u>(f)</u>
Minimum lot frontage in feet	200 <u>(f)</u>
Minimum front yard in feet (a), (b), (h)	<u>25</u> NR
Minimum side yard in feet	<u>25</u> <u>15(f)</u>
Minimum rear yard in feet	<u>25</u> <u>15(f)</u>
Minimum side and rear yard adjacent to, or front yard across the street from a residential district in feet	<u>100</u> <u>15(f)</u>
Maximum nonresidential floor area ratio (FAR)	<u>0.35(f)</u> NR
Maximum site coverage	NR
Public and institutional buildings, maximum height: In stories: In feet:	NR 65(f)
Other buildings, maximum height: In stories: In feet:	NR 65(f)

- B. Amend Table 2, Schedule of Dimensional Controls, footnote 'h' as follows:

h. Along the southwesterly side of Bedford Street between the Northern Circumferential Highway (Route 128) and Hartwell Avenue there shall be a front yard of 233 50 feet ~~measured from the base line of Bedford Street as shown on the Commonwealth of Massachusetts layout 4689, date June 3, 1958, and shown as auxiliary base line "F on the State Highway Alteration layout 5016, dated August 30, 1960.~~

ARTICLE ED-B

AMEND ZONING MAP EXPAND CM DISTRICT – BEDFORD STREET

To see if the Town will vote to amend the Zoning Map of the Town of Lexington to rezone lots used for commercial or institutional purposes along Bedford Street near Hartwell Avenue into the CM and TMO districts, or act in any other manner in relation thereto.

(Inserted at the request of Charles Hornig and 9 or more registered voters)

DESCRIPTION:

This article would expand the CM District by:

1. Rezoning lots along the south-west side of Bedford Street near Hartwell Avenue from CRO (research/office) to CM (manufacturing);
2. Rezoning the property at 475 Bedford Street from RO (residential) to CM (manufacturing) and TMO-1 (transportation management overlay); and
3. Rezoning the property at 459 Bedford Street from GC (government/civic) to CM (manufacturing) and TMO-1 (transportation management overlay).

PROPOSED MOTION:

To amend the Zoning Map of the Town of Lexington to rezone lots 1C, 40A, 41F, 41G, 55A, 56, 57, 58, 59, 60A, 61, 62A, 63A, 65, 66, 67, 68, 69, 70A, and 85A on assessor's map 84 into the CM District and to add lots 1C and 85A on assessor's map 84 to the TMO-1 District.

ARTICLE ED-F

AMEND ZONING BYLAW TRANSITION STANDARDS

To see if the Town will vote to amend the Zoning Bylaw to treat yards and transition areas along streets consistently within each district, or act in any other manner in relation thereto.

DESCRIPTION:

The changes proposed under this article would allow consistent streetscapes by requiring the same front yard and transition area independent of the zoning district of lots across a street.

PROPOSED MOTION:

That the Zoning Bylaws of the Town of Lexington be amended as follows, where ~~struck through~~ text is to be removed and underlined text is to be added.

- A. Amend Table 2, Dimensional Standards, to replace “Minimum side and rear yard adjacent to, or front yard across the street from a residential district in feet” with “Minimum side and rear yard adjacent to, ~~or front yard across the street from a residential district in feet~~”.
- B. Amend § 135-5.3.4 as follows:

5.3.4 Transition Areas. Where a lot abuts a different zoning district ~~or is across a street from a different zoning district~~, a landscaped transition and screening area shall be provided and shall be located adjacent to the lot line as set forth in the table in § 5.3.5, consistent with the following:

 1. In the case of a nonresidential use in a residential district, a landscaped transition and screening area shall be provided, except that while the transition area shall be the width specified in the table in § 5.3.5, it shall be installed only along those segments of lot lines necessary to screen the nonresidential use from buildings located on abutting lots. The transition area may be provided within the minimum yard required for a building.
 2. Where a lot is divided into two zoning districts for which a transition area would be required by § 5.3.5, the transition area shall be along the zoning district line, except that the SPGA may grant a special permit for the transition area to be in a different location if it meets the objectives of this section.
 3. ~~Across the Street. A lot shall be considered to be across the street from a different zoning district if, at any point along its street line, a line drawn perpendicular to the street line intersects at any point with the street line of the lot across the street. Where any part of the street line of a lot in a nonresidential district and having a nonresidential principal use is determined to be across the street from a residential district, a screening and transition area shall be provided along the entire length of the street line. If a corner lot is across the street from a residential use or district on only one side of the lot, then screening is required only on the side that faces the residential use or district.~~
- C. Amend the table in § 135-5.3.5 by removing the “Street Line” column.

ARTICLE ED-G**AMEND ZONING MAP
EXPAND CM DISTRICT – FORBES ROAD**

To see if the Town will vote to amend the Zoning Map of the Town of Lexington to rezone lots along Forbes Road into the CM District, or act in any other manner in relation thereto.

DESCRIPTION:

This article would expand the CM District by rezoning three lots along Forbes Road from CRO (research/office) to CM (manufacturing).

PROPOSED MOTION:

To amend the Zoning Map of the Town of Lexington to rezone lots 9C, 9D, and 23 on assessor's map 43 into the CM District.

AGENDA ITEM SUMMARY

LEXINGTON JOINT BOARD OF SELECTMEN AND PLANNING BOARD MEETING

AGENDA ITEM TITLE:

Discussion: 2018 Annual and Special Town Meeting Zoning/Land Use Warrant Articles (45 min.)

PRESENTER:

Board Discussion

ITEM NUMBER:

I.2

SUMMARY:

General discussion regarding zoning/land use related Warrant Articles contemplated for Annual Town Meeting.

SUGGESTED MOTION:

NA

FOLLOW-UP:

NA

DATE AND APPROXIMATE TIME ON AGENDA:

1/16/2018

8:00 p.m.

ATTACHMENTS:

Description

Type



Draft Warrant Articles

Backup Material

WARRANT FOR ANNUAL TOWN MEETING FY 19		
Article 1		Election of Deputy Moderator and Reports of Town Boards, Officers, and Committees
Article 2		Appointments to Cary Lecture Series
Financial Articles		
Article	3	Appropriate FY2019 Operating Budget
Article	4	Appropriate FY2019 Enterprise Funds Budgets
Article	5	Appropriate for Senior Service Program
Article	6	Appropriate for Advice and Analysis-Getting to Net Zero
Article	7	Appropriate for Diversity Task Force
Article	8	Authorize Departmental Revolving Fund Budgets
Article	9	Appropriate for Community Preservation Committee Operating Budget and CPA Projects
		a. Conservation Land Acquisition- TBD
		b. Community Center Sidewalk- TBD
		c. Archives & Records Management/Records Conservation & Preservation - \$20,000
		d. 9 Oakland Street- Renovation and Adaptive Re-Use - \$200,000
		e. Public Grounds Irrigation Improvements - \$40,000
		f. Playground Replacement Program- Bowman School - \$302,000
		g. Athletic Facility Lighting - \$975,000
		h. Center Track and Field Reconstruction - \$2,829,000
		i. Old Reservoir Bathhouse Renovation - \$75,000
		j. Lowell Street/Farmview Affordable Housing Supplemental Funds - TBD
		k. CPA Debt Service - TBD
		l. Administrative Budget - \$150,000
Article	10	Appropriate for Westview Cemetery Building Construction
Article	11	Appropriate for Lexington Children's Place Construction
Article	12	Appropriate for 45 Bedford Street, Fire Station Replacement
Article	13	Appropriate for Lexington Police Station Design
Article	14	Appropriate for Recreational Capital Projects and Equipment
Article	15	Appropriate for Municipal Capital Projects and Equipment
Article	16	Appropriate for Water System Improvements
Article	17	Appropriate for Wastewater System Improvements
Article	18	Appropriate for School Capital and Equipment
Article	19	Appropriate for Public Facilities Capital Projects and Equipment
Article	20	Appropriate to Reimburse Resident for Sewer Backup (Citizen Article)
Article	21	Appropriate for Visitors Center (Citizen Article)
Article	22	Appropriate to Post Employment Insurance Liability Fund
Article	23	Appropriate Bonds and Notes Premiums
Article	24	Rescind Prior Borrowing Authorizations
Article	25	Establish and Appropriate to and From Specialized Stabilization Funds
Article	26	Appropriate to Stabilization Fund
Article	27	Appropriate from Debt Service Stabilization Fund
Article	28	Appropriate for Prior Years' Unpaid Bills

Article	29	Amend FY2018 Operating, Enterprise, and CPA Budgets
Article	30	Appropriate for Authorized Capital Improvements-Carolyn
General Articles		
Article	31	Amend General Bylaw Regarding Financial Committees (Citizen Article)
Article	32	Amend Town Bylaw Ban Plastic Bags (Citizen Article)
Article	33	Amend General Bylaw Make Lexington a “Welcoming, Inclusive, Safe Community” (Citizen Article)
Article	34	Resolution to Request Warrant Articles to be Accompanied by Financial Projections (Citizen Article)
Article	35	Amend General Bylaw: Medical and Recreational Marijuana Establishments (Citizen Article)
Article	36	Accept MGL Chapter 59, clause 5c ½
ZONING/LAND USE ARTICLES		
Article	37	Re-Zoning Bylaw-331 Concord Ave for AL/Senior Res Facility (Property Owner)
Article	38	Amend Zoning Bylaw-Marrett/Spring CN and CS District (Citizen Article)
Article	39	Amend Chapter 78 of General Bylaws: Create Neighborhood Conservation District: Pierce-Lockwood
Article	40	Amend Chapter 78 of General Bylaws: Create Neighborhood Conservation District: Turning Mill
Article	41	Amend Wright Farm Parcel Split
Article	42	Amend Zoning Bylaw/Special Permit Residential Developments (Citizen Article)
Article	43	Amend Zoning Bylaw, Chapter-135 Medical Marijuana Cultivation Centers, Medical Marijuana Processing Centers, Medical Marijuana Distribution Centers, and/or Recreational Marijuana Establishments (Citizen Article)
Article	44	Amend General Bylaw-Demolition Delay
Article	45	Accept MGL Chapter 40C
Article	46	Amend Chapter 447 of the Acts of 1957 Establish a Historic District Commission