

AGENDA

Lexington Planning Board

Thursday, June 7, 2018

Hudson Room, Cary Memorial Building, 1605 Mass Avenue

7:00 PM

Staff Reports

1. **General Update (as needed)**
2. **Hartwell Avenue Zoning Initiative Update**

Development Administration

1. **32 & 40 Hartwell Avenue Special Permit (Public Hearing)**
2. **PSDUP Sketch Decision: 7 Hartwell Avenue**
3. **56 Webb Street: Preliminary Plan**

Board Administration

1. **Board Member Updates**
2. **Comprehensive Plan Update**
3. **Upcoming Meetings & Anticipated Schedule**
4. **Minutes**

Adjourn



Meeting broadcast by LexMedia

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

General Update (as needed)

PRESENTER:

Carol Kowalski

**ITEM
NUMBER:**

SUMMARY:

The general update is a standing agenda item providing the Planning Office staff the opportunity to update the community and Board on day-to-day matters.

SUGGESTED MOTION:

Staff's update requires no action on the part of the Board.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

6/7/2018

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Hartwell Avenue Zoning Initiative Update

PRESENTER:

Carol Kowalski

**ITEM
NUMBER:**

SUMMARY:

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

6/7/2018

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

32 & 40 Hartwell Avenue Special Permit (Public Hearing)

PRESENTER:

ITEM NUMBER:

SUMMARY:

The applicant, Fresenius Medical Care, is seeking approval of a special permit under Section 135-9.4 of the Lexington Zoning Bylaw for the construction of an awning connecting two buildings closer to lot lines than is otherwise allowed. Attached is staff's report.

SUGGESTED MOTION:

Open the hearing and if sufficient public comment has been heard then close the public hearing and instruct staff to draft a decision for the meeting of June 21st.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

6/7/2018

ATTACHMENTS:

Description	Type
❑ 32 & 40 Hartwell Avenue Special Permit - Staff Report	Backup Material
❑ 32 & 40 Hartwell Ave Plans	Backup Material



MEMORANDUM

TO: The Planning Board
CC:
FROM: Planning Staff
DATE: June 1, 2018
SUBJECT: 32-40 Hartwell Avenue Special Permit & Site Plan Review

APPLICATION

The Planning Office received an application for review on April 6, 2018. Site Plan Review requires a sixty day action deadline, however per § 9.5.3 of the zoning bylaw, when both site plan review and special permitting are required for a project, they shall be considered together under the provisions of §9.4, *Special Permits*. Per GL c. 40A s. 9, special permits have two different procedural requirements, the first necessitates that the Board open the public hearing within 65 days of the application, the second that a decision is issued within 90 days of the close of the public hearing. We have satisfied the first piece of the law in that the public hearing is scheduled to open on June 7th, 2018.

PLAN INFORMATION

To enhance pedestrian mobility between the two parcels shown on the locus map, the plan depicts the construction of an awning over a previously constructed walkway of a height of approximately 9.5 feet. Lexington's zoning bylaw considers awnings like the one proposed to be structures, per §135-10.1 *Definitions*. The proposed structure does not exceed the 500 square feet or greater of site coverage that would trigger site plan review under §9.5.2.1, however, this is a modification to an existing site plan subject to §9.5.2.2.

The applicant must also seek a special permit from the SPGA for setback relief to place a structure in the setback area up to the existing property line. As these properties are located in the CM zoning district footnote *f* of Table 2 states that any variation to the side yard setback requires a special permit. Due to the fact that a site plan review has been triggered by modification of an existing site plan and a special permit is required for setback relief the Planning Board is the special permit granting authority per §9.5.3.1. Per §9.5.3.2 when both a special permit and site plan review are required, they shall be considered together under the provisions of § 9.4.

A more detailed explanation of the special permit triggered by this proposal will be covered below

PLAN REVIEW

In reviewing and evaluating the application materials, the Board must determine that the plan complies with the Town's Zoning Bylaw and the Board's Regulations, specifically the special permit criteria (§135-9.4.2) and the site plan review standards (§135-9.5.5).

Because of the nature of the request, staff is compartmentalizing the various requests described in the application.

The first relates to individual lots and is treated as separate from the larger plan review.

The second relates to the matter that ties both lots together, namely site plan review. Planning staff will keep this as straight forward as possible and focus only on the issue that requires the special permit and will cover site plan review only to inform the remainder of the issues discussed in the plan information section of this memorandum.

INDIVIDUAL SPECIAL PERMITS

32 Hartwell Avenue

- Special permit to reduce the side yard setback from 25 feet to 0 feet; this request is driven by the construction of a structure, in this case the awning.

40 Hartwell Avenue

- Special permit to reduce the side yard setback from 25 feet to 0 feet for the reasons stated for 32 Hartwell Avenue.

CAMPUS-WIDE SITE PLAN REVIEW

- Site Plan

COMMENTS ON INDIVIDUAL SPECIAL PERMITS

While they certainly can be more nuanced, generally the intent of setbacks and transition areas is to protect adjacent activities and/or structures from one another, particularly residential uses from more intense uses. In this particular instance this is not the case as both properties are located in the CM district and, after several hundred feet and traversing a gas easement, abut the GC district to the rear of both properties.

In this instance, the plan is to diminish the distinctions between the properties, both currently tenanted on a long term basis to Fresenius Medical Care, and allow better mobility for employees of the tenant. It is hard to see how a strict application of the setback requirements that currently exist in the bylaw makes sense in this situation.

It should be noted that the 0' setback being requested for both lots, should it be granted, shall only apply specifically to the instance of this structure, the awning. In other words, the reduction of the side yard setback shall only apply to the awning as shown on the plan titled "32 & 40 Hartwell Avenue Special Permit Plan" dated April 5, 2018 prepared by BSC Group, Boston, and allows no other dimensional or setback relief outside of the construction of the awning.

COMMENTS RELATED TO THE SPECIAL PERMIT CRITERIA

Section 9.4.2 of Lexington's *Zoning Bylaw* states that special permits shall be granted only upon written determination of the SPGA, in this case the Planning Board, that the adverse effects of the proposed use will not outweigh its beneficial impacts to the Town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site. In this particular instance staff feels that there are no adverse impacts associated with the construction of the proposed awning over an existing path and that the overall intent of the TMO District, where the existing buildings reside, is demonstrated by this proposal in that it will encourage more pedestrian mobility within the district.

There are specific considerations that should be set forth in the bylaw that staff addresses below in bold that should inform the Board's determination:

1. Specific factors set forth elsewhere in this bylaw for the proposed use or activity;
 - a. **N/A**

2. Social, economic, or community needs which are served by the proposal;
 - a. **This specific area will be enhanced by better pedestrian flow between the two buildings. The only other way for pedestrians to move between these two structures is along the existing sidewalk serving the south side of Hartwell Avenue. The applicant is proposing to improve this connection by making this existing pedestrian access point useful year round to employees of 32 and 40 Hartwell Avenue.**
3. Traffic flow and safety, including parking and loading;
 - a. **There will be no increase in vehicular traffic associated with this proposal and no change to parking or loading on either site.**
4. Adequacy of utilities and other public services;
 - a. **There will be no change to utilities or public services and planning staff assumes the existing utilities are adequate to serve both lots.**
5. Neighborhood character and social structures;
 - a. **This area is currently zoned for commercial manufacturing and as such should be positively enhanced by access to outdoor pedestrian connections such as the one being proposed.**
6. Impacts on the natural environment; and
 - a. **There is no perceived negative impact to the environment associated with the construction of this awning over an existing walkway.**
7. Potential fiscal impact, including impact on Town services, tax base, and employment.
 - a. **N/A**

COMMENTS ON MODIFICATION TO AN EXISTING SITE PLAN

Neither the application narrative nor the plans note the existing site plan applicable to both lots, or list any conditions associated with past site plans applicable for these properties. The Board may wish to seek more detail on this.

COMMENTS ON PLANS

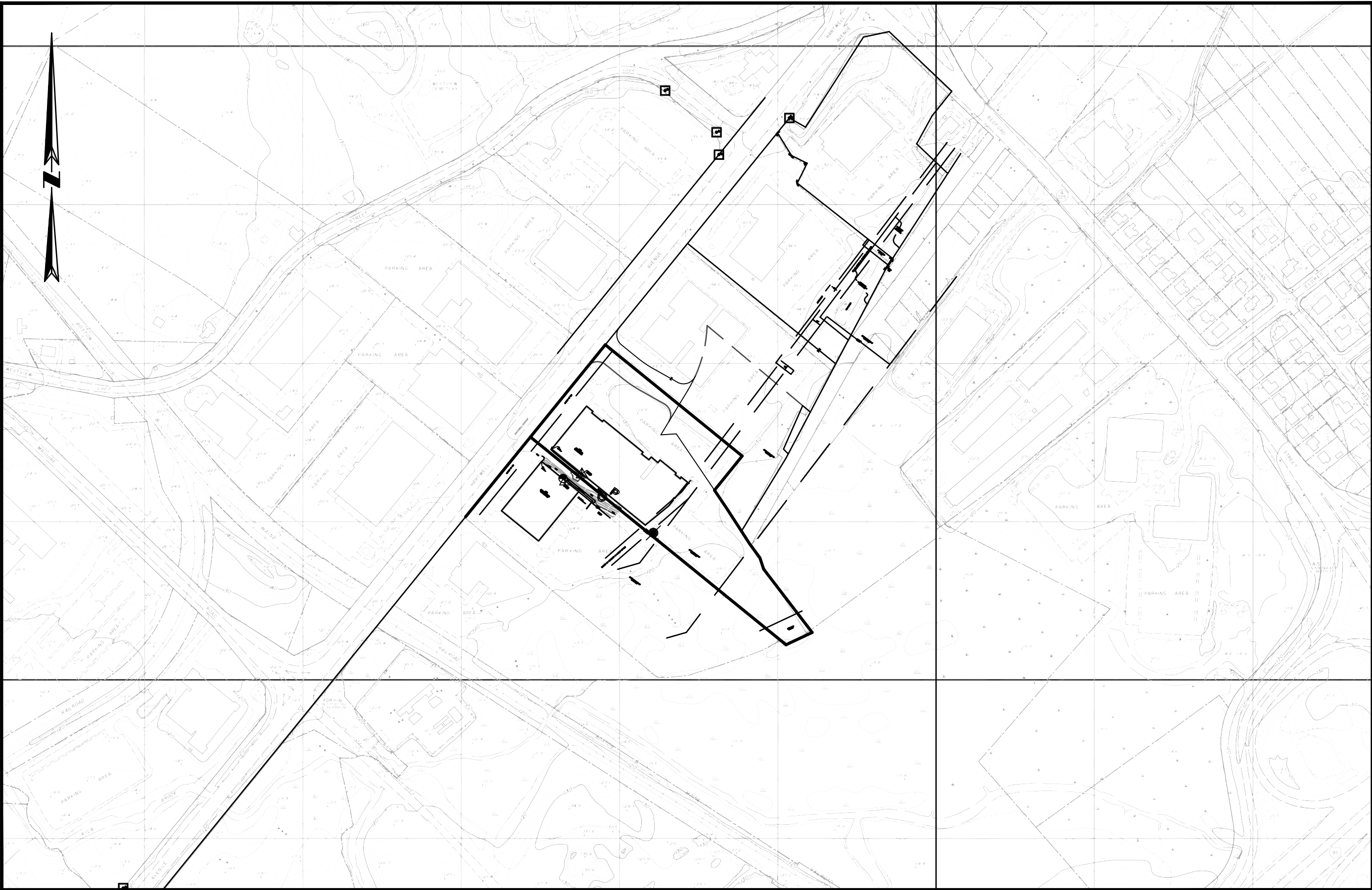
The proposal does not trigger major site plan review, nor does it trigger review under a minor site plan amendment that would be handled at the administrative level. As such, the only reason for minor site plan review would be modification to an existing site plan. As previously stated, the Board should seek more information, if they feel it necessary, on the site plans and any associated conditions governing the two sites. Planning staff does not view the proposed modifications as detrimental to either site and views the proposal as beneficial to both sites. The review standards for site plan review can be found in §9.5.5 of the zoning bylaw; staff will address those standards for the proposed structure and associated sites in bold below:

1. Siting of facilities;

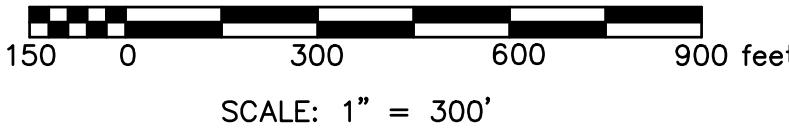
- a. **While the siting of this proposed structure necessitates setback relief, staff does not believe it adversely affects the lots in question.**
2. Design practices;
 - a. **The proposed awning and walkway are minimal intrusions by their design and will be constructed to comply with Architectural Access Board requirements.**
3. Open space and natural features;
 - a. **The proposal will not negatively affect natural features on the site.**
4. Circulation;
 - a. **This proposal will enhance pedestrian mobility and will not negatively affect vehicular circulation.**
5. Water quality;
 - a. **N/A**
6. Town character and historic significance;
 - a. **N/A**
7. Impacts on public services and facilities;
 - a. **N/A**
8. Signage;
 - a. **N/A**
9. Safety;
 - a. **The proposed structure has the potential to enhance safety for the pedestrians travelling between the existing buildings.**
10. Energy efficient site design;
 - a. **N/A**
11. Potential adverse effects.
 - a. **As stated previously, staff does not expect any adverse effects if this proposal moves forward as proposed.**

32 & 40 HARTWELL AVENUE
SPECIAL PERMIT PLAN
32 & 40 HARTWELL AVENUE
LEXINGTON, MASSACHUSETTS
APRIL 5, 2018

TABLE OF DEVELOPMENT DATA		
	32 HARTWELL	40 HARTWELL
TOTAL LAND AREA (AC.)	6.61	7.01
WETLAND AREA (AC.)	0.97	3.29
DEVELOPMENT SITE AREA (AC.)	5.64	3.72
AREA PERCENTAGE OF SITE COVERAGE OF BUILDINGS (FT. ²)	24.4%	10.2%
AREA COVERED WITH IMPERVIOUS SURFACE (FT. ²)	173,562	103,029
IMPERVIOUS SURFACE PATIO	0.70	0.64
GROSS (NET) FLOOR AREA OF BUILDINGS (SQ. FT.)	67,568 (54,054)	30,351 (24,281)
FLOOR AREA RATIO	0.22	0.15
OFF-STREET PARKING SPACES	298	196



LOCUS MAP



ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

INDEX OF DRAWINGS

- 1 TITLE SHEET
- 2 EXISTING CONDITIONS PLAN
- 3 PROPERTY RIGHTS & DIM. STANDARDS PLAN AND SITE ANALYSIS MAP
- 4 SITE CONSTRUCTION PLAN
- 5 DETAILS

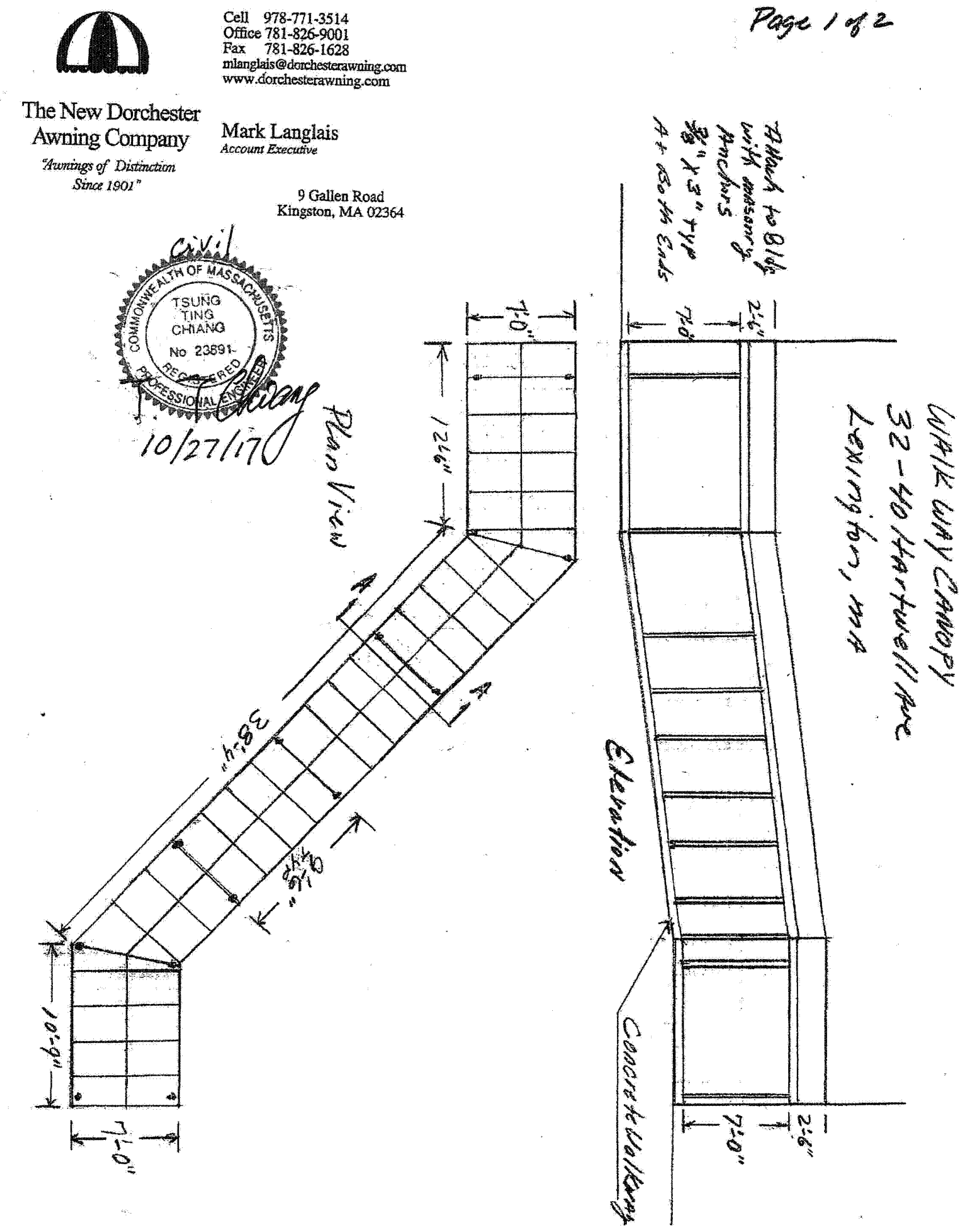
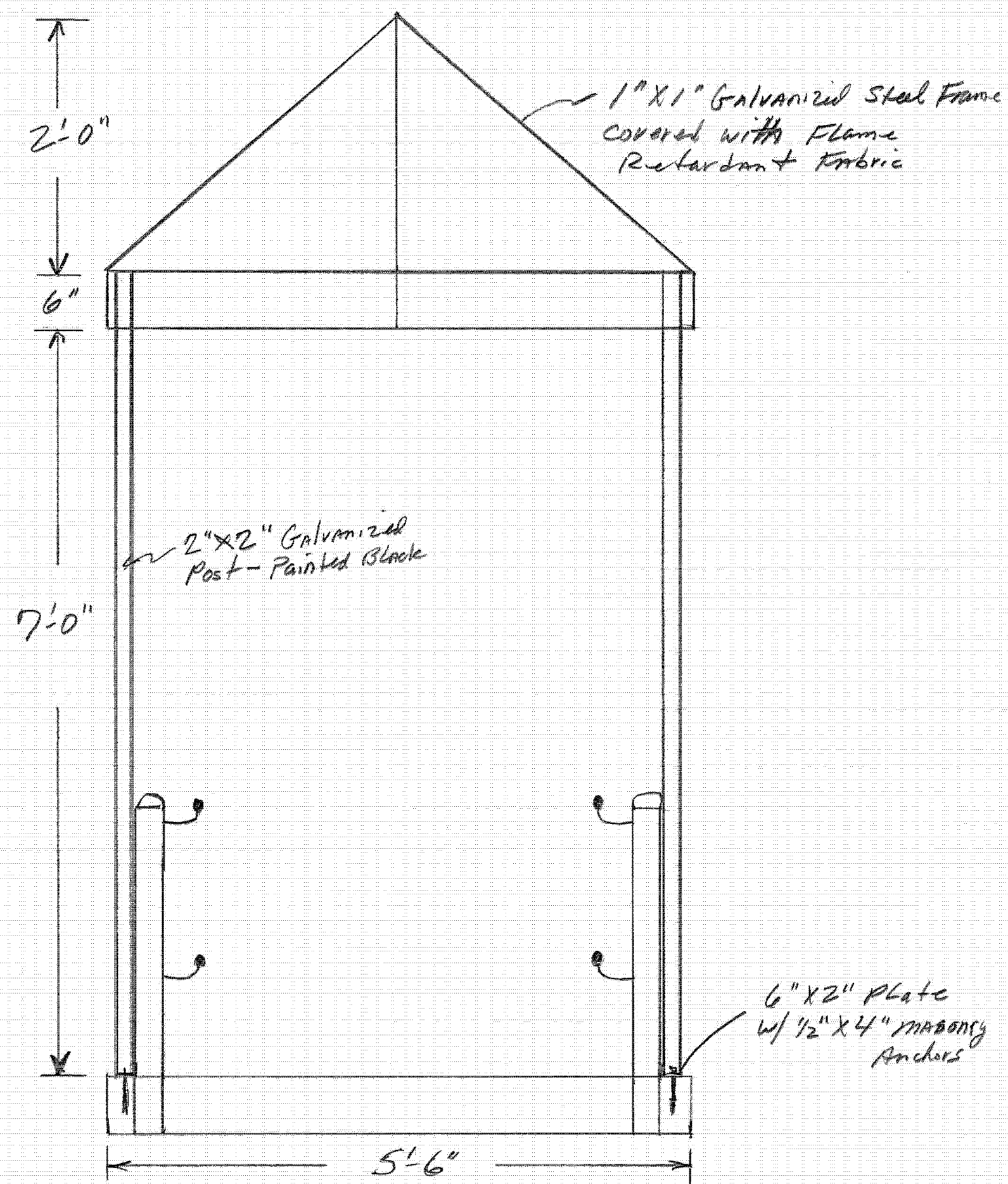
PREPARED FOR:



FERENIUS MEDICAL CARE
32 HARTWELL AVENUE
LEXINGTON, MASSACHUSETTS 02421

PREPARED BY:

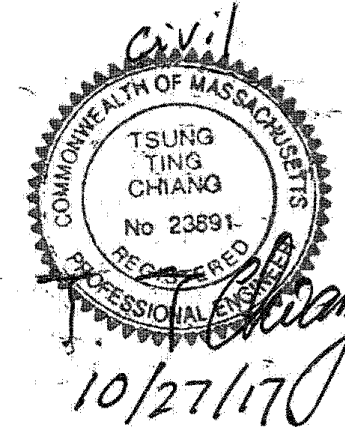




NOTE: AWNING DETAILS SHOWN HEREON HAVE BEEN PROVIDED BY THE AWNING MANUFACTURER AND ARE FOR REFERENCE ONLY. FINAL DESIGN DETAILS TO BE PREPARED BY MANUFACTURER PRIOR TO INSTALLATION.

The New Dorchester
Awning Company
"Awnings of Distinction
Since 1901"

Mark Langlais
Account Executive
9 Gallen Road
Kingston, MA 02364



Page 1 of 2



32 & 40 HARTWELL
AVENUE
SPECIAL PERMIT PLAN
HARTWELL AVENUE
IN
LEXINGTON
MASSACHUSETTS
(MIDDLESEX COUNTY)

DETAILS

APRIL 5, 2018

REVISIONS:		
NO.	DATE	DESC.

PREPARED FOR:
FERENIUS MEDICAL CARE
32 HARTWELL AVENUE
LEXINGTON, MASSACHUSETTS
02421

BSC GROUP
803 Summer Street
Boston, Massachusetts
02127
617 896 4300

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SCALE: AS SHOWN

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

PSDUP Sketch Decision: 7 Hartwell Avenue

PRESENTER:

**ITEM
NUMBER:**

SUMMARY:

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

6/7/2018

ATTACHMENTS:

Description	Type
 7 Hartwell Sketch PSDUP Decision	Backup Material



Town of Lexington

PLANNING BOARD

1625 Massachusetts Avenue

Lexington, MA 02420

Tel (781) 698-4560

planning@lexingtonma.gov

www.lexingtonma.gov/planning

Ginna Johnson, Chair
Robert Creech, Vice Chair
Nancy Corcoran-Ronchetti, Clerk
Charles Hornig
Richard L. Canale
Michael Leon, Associate

May 22, 2018

7 Hartwell Avenue, LLC
c/o the Russian School of Mathematics
200 Wells Avenue
Newton, MA 02459

RE: 7 Hartwell Avenue Sketch PSDUP Recommendation

As required by §176-8.7.3 of the Board's *Zoning Regulations*, the Planning Board must make a written recommendation to sketch PSDUP applicants indicating whether the proposed use of the land, without consideration of the proposed density or other design features, is acceptable to the Board.

This potential PSDUP seeks to revise the permissible uses allowed in the site's existing planned development zoning district, CD-1, by adding the following activities:

- Beauty parlor, barber shop
- Laundry or dry cleaning pickup station with processing done elsewhere
- School not exempt by statute (including but not limited to after-school tutoring and educational programs)
- Fast-food service
- Restaurant

Of these new options, the dominant use is intended to be specialized instruction in mathematics, conducted mostly after school and on weekends. The Board has concerns that this use may not be compatible with the Hartwell Avenue area due to potentially high traffic demands associated with this program at peak hours. Because the Town will no longer serve the program by bus, as it has in the past, the applicant is encouraged to do more research on the proposal's transportation profile.

Both the Board and staff noted that the proposed principal use is allowed in the Manufacturing District, the CM District, which abuts the site to the west. Before the site created its current planned development district, it was part of the CM District. The applicant is encouraged to review the CM District zoning standards in depth to determine if reverting to CM makes more sense than a revised planned development district. This is even more critical given the Town's work on an in-depth review of the CM District area intended for Town Meeting action in the near term.

There are no dimensional changes proposed in the proposed district, which depending on the Town's initiative for the area may not be advantageous. The site, a prominent parcel with a favorable location at the intersection of Hartwell Avenue and Bedford Street, has potential as a gateway to the area and the existing building may not be compatible with that vision. This is of course still under discussion – *the applicant team is encouraged to participate in the planning process for the area.*

The Planning Board does not have adequate information to support this application at this time. As stated above, the applicant is encouraged to develop its proposal further, particularly the transportation characteristics as outlined in the staff memo discussed at the May 3 Board meeting, but to get involved with the Hartwell Avenue zoning initiative.

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

56 Webb Street: Preliminary Plan

PRESENTER:

ITEM NUMBER:

SUMMARY:

This item was continued from the 5-24-18 Planning Board meeting. Applicant is seeking approval of a preliminary subdivision plan under Section 175-5.0 of the Planning Board's Subdivision Regulations for a 6 lot conventional subdivision. Attached is a letter from Lexington's Assistant Fire Chief.

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

6/7/2018

ATTACHMENTS:

Description	Type
❏ 56 Webb Preliminary Subdivision - Fire Dept Comments	Resolution Letter



Town of Lexington Fire Department

Derek Sencabaugh
Assistant Fire Chief

Tel: (781) 862-0272 x115

Fax: (781) 861-2791

dsencabaugh@lexingtonma.gov

May 30, 2018

David Kucharsky
Lexington Planning Department
1625 Massachusetts Ave
Lexington, MA 02420

Mr. Kucharsky,

This letter conveys my concerns about the submitted Highland Farm preliminary subdivision plan, including the proposed sixteen foot emergency access easement from Webb Street. It does not appear that this preliminary plan includes roads that comply with road design standards intended to ensure the safe passage of emergency vehicles.

It has been a long-standing policy of the Lexington Fire Department that roads be at least twenty-four feet wide to allow for emergency vehicles to pass. This allows the Town's fire apparatus unimpeded flow when responding to an emergency situation. Furthermore, Massachusetts regulations require a minimum unobstructed width of 20 feet. 527 CMR 18.2.3.4.1.1. The access route proposed here, however, starts with a width of twenty-five feet at the intersection of Webb Street and reduces down to sixteen feet at the intersection of Dunham Street. Streets of varying widths are also prohibited by Town regulations. Code of Lexington Planning Board Regulations Chapter 175-45.2(a) Prohibited Features: A street of varying widths. It also appears that this easement would be impassable in the event that a vehicle is parked on the street at or near the turning points of the easement or had opposing traffic. 527 CMR 18.2.3.4.1.1 (Fire Department access roads shall have an unobstructed width of twenty feet.).

I am also not able to tell if the widths presented as Dunham and the easement are clear road widths or would be narrowed by sidewalks and curbing. This concern is even more significant during the winter months, when snowbanks will further narrow the width available to responding fire trucks. Additionally, the turning radius provided by the proposed access route is unclear. The proposed plan does not clarify whether the turning radius is based on wheel measurements only or include the front and rear overhangs of our ladder truck.

If these concerns are not addressed during the planning process, the Fire Department will not be able to recommend approval of this subdivision.

Derek S Sencabaugh

Assistant Chief
Lexington Fire Department
45 Bedford Street
Lexington, MA 02420
781-862-0272 Ext. 119

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Comprehensive Plan Update

PRESENTER:

Carol Kowalski

ITEM NUMBER:

SUMMARY:

This is a standing item to allow staff to update the Board on the status of the Comprehensive Plan and related initiatives. Upcoming meetings include the following:

- Economic Development Panel #2 - June 13, 2018 (7PM) Location TBD

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

6/7/2018

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Upcoming Meetings & Anticipated Schedule

PRESENTER:

Carol Kowalski

ITEM NUMBER:

SUMMARY:

This recurring agenda item is to inform the Board and public of the proposed meeting schedule. The next Planning Board Meeting is scheduled for the following date:

- Thursday, June 21, 2018

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

6/7/2018

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Minutes

PRESENTER:

ITEM NUMBER:

SUMMARY:

Drafts of the following meeting minutes will be reviewed by the Planning Board:

- May 24, 2018

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

6/7/2018

ATTACHMENTS:

Description	Type
☐ 5-24-18 PB Meeting Minutes	Backup Material

PLANNING BOARD MINUTES
MEETING OF MAY 24, 2018

A meeting of the Lexington Planning Board, held in the Hudson Room, in the Cary Memorial building was called to order at 7:01 p.m. by Chair, Ginna Johnson with members Richard Canale, Charles Hornig, Nancy Corcoran-Ronchetti, and Bob Creech, and planning staff Aaron Henry, Carol Kowalski, David Kucharsky, David Fields, and Lori Kaufman present.

*****STAFF REPORTS*****

Hartwell Avenue Zoning Initiative Update:

Melisa Tintocalis, Economic Development Director, presented a quick update on the Hartwell Avenue Zoning initiative. Ms. Tintocalis explained to the audience what the vision for the area would be for the future. Outreach has been ongoing and leading up to a community meeting on Wednesday, May 30, 2018.

*****DEVELOPMENT ADMINISTRATION*****

CONTINUED PUBLIC HEARING

443 Lincoln Street, Definitive Balanced Housing Development special permit:

The applicant has requested a continuance of the public hearing to June 21, 2018.

On a motion of Mr. Hornig, seconded by Ms. Corcoran-Ronchetti, it was voted, 5-0, to continue the public hearing without discussion to June 21, 2018 at 7:00 p.m. in the Hudson Room.

56 Webb Street, Preliminary Subdivision:

Present was James Decoulos, civil engineer, for Angie Kavlakian the applicant.

Mr. Decoulos presented the natural and legal history of Webb Street. Mr. Decoulos said this project will provide two access points and disagrees that this road is a dead end street, which primary's purpose is to ensure public safety and provide access for emergency service vehicles and personnel so they can effectively respond to emergencies on streets that only have one access point.

Board Comments:

- How will you bring in utilities? *Yes through Dunham and Webb Street. What about sewer? The applicant said they will use a pump station and have not looked at it yet.*
- The turnaround does not have any dimensions is it a 60 foot circle? *Yes.*
- Was the wetlands delineation approved by the Conservation Commission?

- Will you provide access to the conservation land and parking for the public? *The Applicant expressed willingness to work with the Town.*
- How will you handle the stormwater for Dunham Road? *The applicant will do a full storm water analysis. We will provide man made wetlands to add additional habitat land. There is an opportunity to address storm water flooding.*
- Is Mr. Trebino part of this? *The applicant said he is not part of this but have an agreement to purchase his property which includes the paper streets to provide access.*
- Does the applicant have the right to improve Dunham Road?
- Dunham Street traverses wetlands how will you deal with that? *We can bridge it or fill up to 5000 square feet under the wetlands mitigation act and replicate the wetlands on site greater than what currently exists.*
- The grade is steep can you achieve an 8% grade? *Yes.*
- Would that second access behind lot 2a and 2b Map 54 be for traffic or just emergency? *Just emergency access.*
- Could the truck access that way on Webb Street? *Yes.* Staff believes this can be done only with waivers.
- In March 12 submittal do you have anything in writing saying the Fire Chief agrees this is acceptable. *He told me verbally.*
- How will you clear the emergency access for the firetruck? We would push snow to an area negotiated with DPW for emergency access or have it privately hauled away.
- The approval from the Fire Chief was hypothetical did he look at this plan? No, but I am a civil engineer and I know better than the Fire Chief.
- It appears that this plan is not approvable at this point since the road is too long.
- Are you open to making Webb Street a public way? *We are open to that.*
- Does the turning radii go over the properties of abutters? *It does not extend over the parcels and it works.* Would this be stabilized and counted as pervious pavement? *Haven't looked at that yet.*
- What is the ROW width? *40 feet.*

Public Comments:

- What is lot 94? *That is a 25 foot wide way off Webb Street.*
- The delineation of the wetlands is under contention.
- In the winter the width of the road is not wide enough for barely one car.

- The parcel has been a huge concern for many years regarding Dunn and Webb Street residents. The way is longer than 650 feet and not viable as an adequate street. We ask the Board to honor the recommendation made by staff.
- An abutter when they purchased with property on Cornerstone Way and was told they would not be interested in developing the land. Our house is impacted by the wetlands and with the manmade wetlands how would that affect the abutters in the area? *All the abutting properties are higher and this can reduce the flooding.*
- Have great concerns about this preliminary plan as presented.
- The ROW is 25 feet and is considered a driveway is it wide enough to become an emergency access? How will you keep people off it as people use the conservation land? *A crash gate could be installed.*
- What is lot 94? It is grandfathered lot 25 feet wide. *It is legally buildable.*
- Webb Street is narrow and always has cars parked and with snow there is no way a firetruck could fit there. Using Utica Street which is narrower for access is a concern.
- If the applicant changes the wetlands it can cause other issues.
- Try make a left hand turn on Utica Street in the morning.
- There was piggery back there.
- There used to be a sign no salt because this is a wetland.
- The registry called the street a cart way.
- If using chemicals and salt on the road where will the runoff water lead and will it contaminate the water?

Board Comments:

- Do not believe it is an adequate way at 16 feet.
- Not clear you have the rights to part of the Cornerstone Way from the Trebino's on the plan of 1926. The legal plan is from 1939 and recorded at the registry and look into it further if bring forward to a definitive plan.

Mr. Henry said that the action deadline is June 10 and the next meeting in June 7 so should continue to check access and the 650 foot length road and other legal pieces.

Should continue this to June 7th and staff can prepare a recommendation letter.

- Want something in writing that it is still a good title and have a title search done and want to see more current information also with respect to Cornerstone Way issues, something in writing from the Fire Chief, 650 foot dead end road, deed access on the three paper

streets, and blow up to at least 20 scale regarding the turning radii for the fire truck access.

This item will continue to June 7, 2018.

7 Hartwell Avenue, Sketch PSDUP:

The applicant has requested a continuance of the meeting to June 7, 2018.

*****BOARD ADMINISTRATION*****

Board Member Updates:

The Battle Road Scenic Byway Committee have an agreement for the consultant to do a website. An outreach will be done later to update stakeholders.

The Transportation Advisory Committee looked at the LexPress schedule changes.

Comprehensive Plan Update:

The committee met this Tuesday and reviewed with Howard Stein Hudson to create graphic reports for the June 4 meeting. Next Tuesday will be the housing panel at 7:00 p.m.

Howard Stein Hudson has been selected as the facilitator for the Comprehensive Plan. Would like the Board Members to volunteer to help catalog information from that evening. Let residents know that we want them to turn out for this important opportunity for the public to share their thoughts for this comprehensive plan for the Town.

Upcoming Meetings & Anticipated Meetings:

Whatever was submitted for the BOS goals for last year please forward to the board members and members should forward any comments to staff.

The Committee for Special Permit Residential Development will not be ready for the Fall Special Town Meeting and will probably go to the Spring Town meeting.

There is a meeting on May 30th regarding the Hartwell Avenue initiative.

Minutes Review and Approval:

On a motion of Mr. Canale, seconded by Ms. Corcoran-Ronchetti, it was voted, 5-0, to approve the minutes May 10, 2018, as amended.

On a motion of Mr. Canale, seconded by Ms. Corcoran-Ronchetti, it was voted, 5-0, to approve the joint minutes with the Board of Selectmen for the April 23, 2018, as submitted.

The Board thanked Mr. Henry for his year of services to the Town.

On a motion, duly made and seconded, it was voted to adjourn the meeting at 8:55 p.m.

The meeting was recorded by LexMedia.

The following documents used at the meeting can be found on the Planning Board website in Planning Board packets.

Add docs from Webb Street

- Agenda Item Summary and Staff recommendations for 56 Webb Street (3 pages).
- Preliminary plan for 56 Webb Street (1 page).
- Presentation for 56 Webb Street submitted at the meeting from Christopher Heep (5 pages).
- Town of Lexington Fire department for 110 Aerial ladder dimensions (1 page).

Nancy Corcoran-Ronchetti, Clerk