

# AGENDA

## Lexington Planning Board

**Tuesday, February 23, 2021**

**Per Governor Baker's Executive orders this meeting will be held virtually through**

**[www.lexingtonma.gov/planning/pages/access-virtual-meetings](http://www.lexingtonma.gov/planning/pages/access-virtual-meetings)  
7:00 PM**

---

### **Town Meeting**

- 1. Continued Public Hearing: Hartwell Innovation Park: Amend Zoning Map to create a new Hartwell Innovation Park (HIP) Zoning and further amend the Lexington Zoning Bylaw by adding new Special District Regulations, and amend related zoning sections of the Zoning Bylaw, including the Table of Use; Dimensional Controls; General Regulations; Site Plan Review; and associated zoning amendments.**
- 2. Continued Public Hearing: Amend the Use and General Regulations including Table 1, Permitted Uses and Development Standards; § 5.1 Off-street Parking and Loading; §9.5, Site Plan Review; and §10, Definitions) and updates from the 2020 Special Town Meeting (such as Short-Term Rentals and requirements from the Attorney General review); or act any other manner in relation thereto**
- 3. Discussion of reports, speaker roles, scheduling**

### **Board Administration**

- 1. Discussion of "Memo regarding Accessibility for Foot Bridge between 91 Hartwell Ave and 81/83 Hartwell Ave"**
- 2. Staff Updates**
- 3. Board Member Updates**

### **Adjourn**

---



Meeting broadcast by LexMedia

# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

Continued Public Hearing: Hartwell Innovation Park: Amend Zoning Map to create a new Hartwell Innovation Park (HIP) Zoning and further amend the Lexington Zoning Bylaw by adding new Special District Regulations, and amend related zoning sections of the Zoning Bylaw, including the Table of Use; Dimensional Controls; General Regulations; Site Plan Review; and associated zoning amendments.

### **PRESENTER:**

### **ITEM NUMBER:**

### **SUMMARY:**

### **SUGGESTED MOTION:**

### **FOLLOW-UP:**

### **DATE AND APPROXIMATE TIME ON AGENDA:**

2/23/2021

### **ATTACHMENTS:**

Description	Type
<input type="checkbox"/> Draft article45 Hartwell Innovation Park dated February 22, 2021	Cover Memo

**Draft 02.22.2021 - Proposed amendments to the Lexington Zoning Bylaw**

**135-2.0 Districts**

Amend §135-2.2.3 Commercial Districts by adding a new Hartwell Innovation Park (C-HIP) District as follows:

CN	Neighborhood Business
CRS	Retail Shopping
CS	Service Business
CB	Central Business
CLO	Local Office
CRO	Regional Office
CM	Manufacturing
CSX	Commercial Service Expanded
<u>C-HIP</u>	<u>Hartwell Innovation Park</u>

**135-3.0 Use Regulations**

Amend §135-3.4 Table 1, Permitted Uses and Development Standards, by adding a new C-HIP column as follows:

[use table]

**135-4.0 Dimensional Controls**

Amend §135-4.0 Table 2, Schedule of Dimensional Controls, by adding a new C-HIP column as follows:

**Table 2**

	<b><u>C-HIP</u></b>
Minimum lot area	<u>20,000 SF</u>
Minimum lot frontage in feet	<u>125(j)</u>
Minimum front yard in feet (a), (b)	<u>10(f)</u>
Minimum side yard in feet	<u>15(f)</u>
Minimum rear yard in feet	<u>15(f)</u>
Minimum side and rear yard adjacent to a residential district in feet	<u>25(f)</u>
Maximum nonresidential floor area ratio (FAR)	<u>NR</u>
Maximum site coverage	<u>NR</u>
Public and institutional buildings, maximum height: In stories: In feet:	<u>NR</u> <u>85(f)(i)</u>
Other buildings, maximum height: In stories: In feet:	<u>6(f)</u> <u>85(f)(i)</u>

Amend §135-4.0 Table 2, Schedule of Dimensional Controls, adding a new footnote as follows:

- i. See §7.5.4.1.
- j. To reduce curb cuts and points of conflict for pedestrians, motorist, and bicyclist, lot frontage may be decreased to a minimum of fifty (50) feet when a property is accessed by a drive alley, shared

curb cut, or a shared driveway that has been designed to accommodate the Lexington Fire Department’s largest fire apparatus.

Amend §135-5.1.11.3(b) by adding a new C-HIP row as follows:

<b>District</b>	<b>Residential District Line (feet)</b>	<b>Street Line (feet)</b>	<b>All Other Lot Lines (feet)</b>	<b>Wall of a Principal Building (feet)</b>
RS, RO, RT	N/A	25	5	5
RD	N/A	25	8	5
CRO, CLO	50*	50	10	5
CM	50*	25	N/A	N/A
<u>C-HIP</u>	<u>15**</u>	<u>15**</u>	<u>N/A</u>	<u>5</u>
CRS, CS, CB, CN	20*	10	N/A	5
GC	0	25	5	5
CSX	20*	10	N/A	5

\*\* See §7.5.4.5.a

### **135-5.2 SIGNS**

Amend §135-5.2.8.3 as follows:

Standing signs. In particular instances, the SPGA may issue special permits for standing signs in accordance with § 5.2.10, if it is determined that the architecture of the building, the location of the building with reference to the street, or the nature of the establishment is such that the sign should be permitted in the public interest. No establishment shall be permitted more than one standing sign other than signs directing traffic flow. In the C-HIP, CM, and CRO Districts, one standing sign, not to exceed 50 square feet in area and five feet in height, shall be permitted by right on each lot.

### 135-5.3 LANDSCAPING, TRANSITION AND SCREENING

Amend §135-5.3.5, by adding new “C-HIP” rows and columns as follows:

#### Adjacent District

District In Which Lot is Located	GC	RO	RS	RT	RD	CN	CRS	CS	CSX	CB	CLO	CRO	CM	<u>C-HIP</u>
GC	—	20	20	20	20	—	—	—	—	—	—	—	—	—
RO	—	25*	25*	25*	10*	15	15	20	—	—	20	20	20	<u>15</u>
RS	—	25*	25*	25*	10*	15	15	20	—	15	20	—	—	—
RT	—	25*	25*	25*	10*	10	10	—	—	—	10	—	—	—
RD	—	20*	20*	20*	20*	20	20	20	—	20	20	20	20	<u>15</u>
CN	—	20	20	20	20	—	10	15	—	—	20	—	—	—
CRS	—	20	20	20	20	10	—	15	—	—	10	—	—	—
CS	—	20	20	20	20	15	15	—	—	—	15	—	—	—
CSX	—	20	20	20	20	15	15	—	—	—	—	—	—	—
CB	—	—	20	—	20	—	—	—	—	—	—	—	—	—
CLO	—	50	50	50	50	10	10	10	—	—	—	—	—	—
CRO	—	50	—	—	50	—	—	—	—	—	—	—	—	—
CM	—	50	—	—	50	—	—	—	—	—	—	—	—	—
<u>C-HIP</u>	—	<u>25</u>	—	—	<u>25</u>	—	—	—	—	—	—	—	—	—

(\*) No requirement for an individual dwelling.

### 135-7.5 Hartwell Innovation Park (C-HIP District)

Add a new §7.5 as follows:

#### 7.5 Hartwell Innovation Park (C-HIP District)

##### 7.5.1 Purpose and Intent

The Hartwell Innovation Park (C-HIP District), one of Lexington's major employment centers, possesses excellent opportunities for entrepreneurs and well-established businesses that promote diversity and various options for technology, Light Manufacturing, Research & Development, and supporting businesses. The C-HIP District allows for the rejuvenation of an existing economic center through a by-right permitting process for desired uses, with aggressive dimensional standards that demand high sustainability and predictability through design standards and regulations. All of which supports the vision of creating an attractive, sustainable, and vibrant area. Applicants complying with the C-HIP District provisions shall have projects reviewed through a streamlined sixty (60) day review permitting process.

## 7.5.2 Compliance

Projects within the C-HIP District shall comply with this section. Wherever a conflict exists between two (2) Sections, this section shall prevail.

## 7.5.3 Design Regulations and Guidelines

The Planning Board shall promulgate, after public notice and hearing, Planning Board Regulations and C-HIP Design Guidelines to effectuate the purposes and intent of this section to contribute to a sustainable Lexington. The Planning Board Regulations and the C-HIP Design Guidelines shall guide Applicants when planning development and redevelopment projects. Such Planning Board Regulations and C-HIP Guidelines shall provide requirements and guidance designing sustainable projects, outdoor amenity space, landscaping, site layout and design, low energy device utilization, etc.

## 7.5.4 Development Standards

The Development Standards for the C-HIP expect projects to incorporate best practices and technology. Such Development Standards shall be utilized for new construction, including additions or major renovations to existing structures. Where a project proposes a major renovation of a section of a building, the unaffected portion of the existing building and parking shall not be required to comply with these Development Standards.

### 1. Height Limits.

- a. *Height near streets. The difference between the upper elevation of each segment of a building or structure and the centerline grade of any street or bikeway shall be no greater than the distance from that segment to the centerline of a street multiplied by 1.0 or to the centerline of a the Minuteman Bikeway multiplied by 2.0.*
- b. Height near residential districts. Portions of buildings within fifty (50) feet of a residential zoning district shall be restricted to fifty (50) feet in height.
- c. The maximum height of a building may be increased by waiver request during Site Plan Review to one-hundred and fifteen (115) feet if the portion of the first floor of the building facing a public right of way is reserved for flex space, conference area, fitness centers, recreation space, office space, retail, etc.
- d. Rooftop structures erected on a building and not used for human occupancy shall not have a horizontal coverage limit when such structures are under the allowed height.

### 2. Design Mixture for Diversity.

- a. The first floor of façades facing a public right-of-way shall incorporate varied fenestrations to ensure the design promotes activity and decrease building scale at the pedestrian level. Fenestrations may include bump-outs, entrances, sitting or eating areas, awnings, covered entries, landscaping area, etc.
- b. The first and top floors parking structure shall be designed with ceiling heights that shall be adaptable to create usable space (ex. flex space, conference area, fitness centers, recreation space, office space, retail, etc.) should the developer no longer need the additional parking.

3. Site Layout.

- a. *Bedford Street front yard. Along the southwesterly side of Bedford Street there shall be a front yard of 70 feet measured from the base line of Bedford Street as shown on the Commonwealth of Massachusetts layout 4689, dated June 3, 1958, and shown as auxiliary base line "F" on the State Highway Alteration layout 5016, dated August 30, 1960.*
- b. **Pedestrian Connectivity.** Properties containing multiple structures shall incorporate accessible sidewalks, skybridges, pedestrian bridges, pathways, etc., to establish a walkable campus compliant with 521 CMR.

4. *Outdoor amenities.*

- a. *At least 15% of the developable site area of each lot shall be devoted to outdoor amenities, including but not limited to courtyards, street-side or rooftop terraces, plazas, habitat areas.*
  - i. **When a Conservation Restriction is granted for the area within the developable site area, such area shall be counted towards the outdoor amenity space.**
  - ii. **Rooftop terraces, balconies, and other outdoor amenities attached structurally to a building shall only be counted at fifty (50) percent of the required outdoor amenities.**
- ~~b. *Outdoor amenities may be directed at the general public; directed at residents, businesses and patrons, but open to the public; or private to a specific user.*~~
- c. **When multiple lots collaborate to share outdoor amenity areas through a binding agreement, the outdoor amenity requirement is reduced to ten (10) percent of the lots. *For the purpose of this section, multiple lots may be considered as a single lot where a binding agreement provides for shared use and maintenance of the amenities.***
- ~~d. *The Planning Board may adopt design standards for outdoor amenities through regulations.*~~

5. **Surface Off-street Parking.**

- a. **In accordance with §5.1.11.3(b), surface off-street parking located within fifty (50) feet of a residential district line, street line, natural area, or wetland buffer shall establish a fifteen (15) foot buffer for the planting of native or hybrid native trees with a size minimum three (3) inch caliper tree every thirty (30) feet, along with other stormwater management best practices to allow for natural infiltration, while retaining sheet flow from the off-street parking lot.**
- b. **Trees provided in accordance with § 5.1.13.9 shall be native or hybrid native trees and a minimum of three (3) inch caliper. For every two-thousand (2,000) SF of existing surface off-street parking area removed, which shall include the off-street parking spaces and drive aisles and which is replaced with a porous**

surface or building, the required number of on-site trees may be reduced by one (1).

- c. The total number and size of loading bays, per §135-5.1.5 may be reduced by waiver request during site plan review when a decrease in size or number of loading bays lends to a better site design.

6. Site Circulation.

- a. Pedestrian and bicycle routes and amenities shall be physically separated from internal drives, driveways, maneuvering aisles, and off-street parking spaces.

7. Sustainable Building and Site Design.

*The provisions below are intended to encourage construction of sustainable buildings. Each of these provisions applies only if permitted by MGL c. 40A § 3 and other State law:*

- ~~a. The Planning Board in its regulations may establish additional standards for site plan review under § 9.5 incorporating sustainability principles that result in a plan that is responsive to the environment and actively contributes to the development of a more sustainable community.~~
- ~~b. Buildings which are not designed to meet the requirements to demonstrate certifiability at the Silver level using the LEED v4 for Building Design and Construction: Core and Shell checklist, as outlined by the United States Green Building Council, are limited to 65 feet in height.~~
- a. Projects shall incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED®) checklist, appropriate to the type of development, annotated with a narrative description that indicates how LEED® performance objectives will be incorporated into the project.
- b.** Projects within the C-HIP District shall comply with the General Bylaws, including c. 114 (Stormwater Management), c. 120 (Trees), and c. 130 (Wetland Protection).
- ~~e. Buildings utilizing on-site combustion for HVAC system operation are limited to six stories.~~

8. Infrastructure and Utilities.

- a. Roofs within the C-HIP District shall be designed to hold rooftop mechanical equipment as a priority. Where space exists, vacant roof space shall be utilized for best practice sustainable features such as equipment for alternative energy generation or stormwater collection and retention.
- b. All rooftop equipment shall be screened and shall not be visible from the ground except for Solar Energy Systems, where no screening is required.
- c. All electric power lines and communication lines shall be placed underground. Utility equipment shall be screened from the public view using architectural forms, fencing, or landscape materials.



- d. Utility areas for electrical transformers, switch boxes, and other associated utility cabinets shall be designed to accommodate future expansion of services to meet the demands for future Electric Vehicle (EV) chargers and other sustainable infrastructure as demand grows.

#### **7.5.5 Review of Uses**

Lexington encourages new uses that are proven viable elsewhere and do not negatively impact health, safety, or welfare. The SPGA may issue a Special Permit for a use not identified in Table 1, Permitted Uses and Development Standards, where such use is found to contribute to the C-HIP as a better project, create jobs, not impact or degrade the quality of health or the environment, and is compatible with its surroundings.

#### **7.5.6 Special Permit.**

*The SPGA may grant a special permit modifying the requirements of § 7.5.*

#### **7.5.7 Hartwell Innovation Park Review**

The Planning Board shall perform a review of the C-HIP District and the Lexington Zoning Map commencing no later than July 1, 2025, and to be concluded by December 31, 2025, and every five (5) years thereafter. Furthermore, the Planning Board shall conduct an annual review of Planning Board Regulations and Guidelines associated with the C-HIP.

### **135-9.5 Site Plan Review**

Amend §135-9.5.2.1.a and §135-9.5.2.1.b by adding “(5000 square feet in the C-HIP District)” to each provision.

### **Zoning Map Amendments**

1. The entire Manufacturing (CM) District except for lot 11 on assessor’s map 12 and lot 1A on assessor’s map 19;
2. Lots 55A, 56, 57, 58, 59, 60A, 61, 62A, 63A, 65, 66, 67, and 68 on assessor’s map 84;
3. The rights of way of Garwood Avenue and Maywood Street; and
4. Lot 9 on assessor’s map 80

# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

Continued Public Hearing: Amend the Use and General Regulations including Table 1, Permitted Uses and Development Standards; § 5.1 Off-street Parking and Loading; §9.5, Site Plan Review; and §10, Definitions) and updates from the 2020 Special Town Meeting (such as Short-Term Rentals and requirements from the Attorney General review); or act any other manner in relation thereto

### **PRESENTER:**

### **ITEM NUMBER:**

### **SUMMARY:**

### **SUGGESTED MOTION:**

### **FOLLOW-UP:**

### **DATE AND APPROXIMATE TIME ON AGENDA:**

2/23/2021

### **ATTACHMENTS:**

Description	Type
□ Draft article 44 Town wide improvements dated February 21, 2021	Cover Memo



**5.1.5 Table of Loading Requirements.**

Amend §135-5.1.5 as follows:

**5.1.5 Table of Loading Requirements.** The minimum number of off-street loading bays indicated for the corresponding types of uses must be provided in all zoning districts, except as otherwise indicated. The symbols under the column "Loading Factor" shall mean: SF: square feet of net floor area.

Type of Use	Loading Factor	
Office uses	0 per first 10,000 SF, 1 for next additional 50,000 SF, 1 for each additional 100,000 SF thereafter	
Office uses	Less than 2,000 SF	0
	2,000-150,000 SF	1
	150,001-300,000 SF	2
	More than 300,000 SF	3
Personal, business service uses, retail sales or rental uses	1 per first 5,000 SF, 1 per each additional 15,000 SF	
Retail, shopping centers, business service uses, personal uses	15,000 to 50,000 SF	1
	50,000 to 150,000 SF	2
	150,000 to 300,000 SF	3
	More than 300,000 SF	4
Restaurants and other eating or food service uses	1 per first 99 seats, 1 per all additional seats	
Manufacturing research, construction, storage, distribution and industrial service uses	1 per first 10,000 SF, 1 per each additional 40,000 SF	
Manufacturing research, construction, storage, distribution and industrial service uses	Less than 150,000 SF	1
	150,001-200,000 SF	3
	More than 200,000 SF	4

**5.1.7 Preferential Rideshare Parking.**

Amend §135-5.1.7 as follows:

5.1.7 Preferential Rideshare Parking. To encourage the use of high-occupancy vehicles, office, manufacturing, research, or laboratory uses of more than 50,000 square feet of gross floor area, as defined in the parking and loading tables above, must provide preferential rideshare parking spaces in compliance with the following standards:

1. One carpool or vanpool parking space must be provided for every 150 50 motor vehicle parking spaces, with a minimum of two spaces.
2. Rideshare parking spaces may be provided by converting a parking space required by the parking table.
3. Carpool and vanpool spaces must be signed and striped, and be located near the primary entrance(s) of the building without displacing any handicapped parking.

### 5.1.8 Bicycle Parking Facilities.

Amend §135-5.1.8 as follows:

1. Required spaces. In an office, manufacturing, research or laboratory use as defined in the parking and loading tables, a minimum of two bicycle parking spaces shall be provided, and one additional bicycle parking space shall be provided for each increment of **20 15** motor vehicle parking spaces ~~over 40 vehicle spaces~~.

### 5.1.9 Location of Off-Street Parking Spaces and Loading Bays.

Amend §135-5.1.9.1 as follows:

1. Except as provided below, Rrequired off-street parking spaces shall be provided on the same lot as, and loading bays shall be provided next to, the principal or accessory use they are required to serve.
  - a. Required off-street parking spaces serving a use on a lot may be provided on a different lot, except for accessible parking, provided that:
    - i. a legal agreement, in a form acceptable to the Town, dedicates the off-street parking space to serve the use; and
    - ii. the parking space is either within 1200 feet of the lot containing the use; or public transportation, shuttle, car sharing, or non-motorized transportation service is available between the off-street parking space and the use during business hours.

Amend §135-5.1.9 to add new subsections as follows:

5. Loading bays shall be located to the side or rear of a building.
6. Off-street surface parking spaces shown on the parking and loading plan may be land-banked for future use to decrease impervious areas. Such spaces may be constructed at a later time in accordance with the terms of any permits.

### 5.1.13 Design Standards.

Amend §135-5.1.13.9.c as follows:

- c. Trees required by this section shall be at least three ~~two~~ inches in diameter at a height four feet above the ground at time of planting. New trees and shall be native or hybrid native to Middlesex County. of a species characterized by suitability and hardiness for location in a parking lot. To the extent practicable, existing trees shall be retained and used to satisfy this section.

Amend §135-5.1.13 to add new subsections as follows:

11. In a parking lot with more than twenty-five (25) off-street parking spaces shall be constructed with appropriate conduits, utilities, infrastructure, and space for transformers and switch gears to allow for future installation of electric vehicle (EV) charging stations for a minimum of seventy-five (75) percent of the total off-street parking spaces.
12. Surface parking between a building (other than a parking structure) and a public right-of-way to which the property has direct access is not permitted, except if screened or for accessible and temporary parking.

### 135-9.5.4 Procedures for Site Plan Review

Amend §135-9.5.4.2 as follows:

2. The Planning Board shall promulgate, after public notice and hearing, Zoning Regulations to effectuate the purposes and intent of this provision of this bylaw, including definitions of major and minor site plans, and to delegate administrative review to the Board's designee that will allow site plan review without a public meeting for minor site plans. Such Zoning Regulations will include but are not limited to the following requirements and procedures:
  1. submission and review of major and minor site plan review projects;
  2. conditions/limitations/safeguards and mitigation measures;
  3. standards of review and decision criteria;
  4. performance security;
  5. construction inspection;
  6. modification of approved site plans and/or decisions.

### 135-9.5.5 Review Standards.

Amend §135-9.5.5 as follows:

**9.5.5 Review Standards.** The Planning Board in its regulations shall establish standards for site plan review of activities and uses not covered by § 9.5.6 that will at a minimum address the following:

1. Siting of facilities;
2. **Design practices;**
3. Open space and natural features;
4. Landscape design;
5. Ecosystem function;
6. Circulation and connectivity;
7. **Water quality;**
8. Town character and historic significance;
9. Impacts on public services and facilities;
10. Signage;
11. Safety;
12. Energy-efficient Sustainable site design, incorporating sustainability principles that result in a plan that is responsive to the environment and actively contributes to the development of a more sustainable community; and
13. Potential adverse effects.

### 135-10.0 Definitions

Amend §135-10.0 Definitions to amend existing definitions as follows:

#### **BUSINESS OR PROFESSIONAL OFFICE**

A building or part thereof, for the transaction of business or the provision of services; exclusive of the receipt, sale, storage, or processing of merchandise, but including office of a professional, advertising, editing, composition (but not a printer), employment agency, civic or social association, office of a manufacturer's representative or salesperson, Flex office, and computer software and technology development.

## **RESTAURANT**

An establishment primarily for serving by a waiter or waitress and consumption of meals at tables or at a counter, on the premises. Brewpubs serving at least twenty-five (25) percent of the establishment's production capacity on-site shall be classified as restaurants.

## **LIGHT MANUFACTURING**

Fabrication, processing, or assembly employing only electric or other substantially noiseless and inoffensive motive power, utilizing hand labor or quiet machinery and processes, and free from neighborhood disturbing agents, such as odors, gas fumes, smoke, cinders, flashing, or excessively bright lights, refuse matter, electromagnetic radiation, heat or vibration. Light Manufacturing may include but is not limited to clinical manufacturing and contract manufacturing outsourcing.

### **135-10.0 Definitions**

Amend §135-10.0 Definitions to add the following new definitions:

#### **CLINICAL MANUFACTURING**

Early-stage clinical testing and manufacturing to achieve the development of drug product and batch manufacturing.

#### **CONTRACT MANUFACTURING OUTSOURCING**

A business providing drug development and drug manufacturing services in the pharmaceutical industry on a contract basis.

#### **FLEX OFFICE**

A place where individual small business owners/employees, remote workers, or freelancers work alongside one another in a common space, or a business incubator, where individuals working to launch a new business can rent affordable space in which to perform office work and access shared resources such as printers, scanners, and other tools and services such as financial counseling and management training. A Flex Office may also be a building or group of buildings providing use flexibility for office and light industrial uses, such as printing, design, light assembly of products, artist space, or storage/warehousing.

#### **FOOD TRUCK OR OUTDOOR MOBILE VENDING CART**

A readily movable trailer or motorized wheeled vehicle, currently registered with the Division of Motor Vehicles, designed and equipped to serve food.

#### **MAKERSPACE**

A collaborative work space inside a building or portion thereof used for the on-site production of parts or finished products by individual or shared use of hand tools, mechanical tools, and electronic tools. Such space may allow for design and prototyping of new materials, fabrication methodologies, and products, as well as space for packaging, incidental storage, sales, and distribution of such products. Maker spaces may host classes or networking events which are open either to the public or to current prospective members. Examples include electronic goods; print making; jewelry and

clothing/appeal; metal work; furniture; woodworking and cabinet shops; glass or ceramic production/

## **RESEARCH AND DEVELOPMENT**

Research, development, and testing conducted in dry labs, wet labs, or other types of facilities related to such fields as chemical, pharmaceutical, medical, electrical, transportation, and engineering, which may include the development of mockups and prototypes but not the manufacture of finished products, provided all activities are conducted within entirely enclosed buildings and produce no noise, smoke, glare, vibration, or odor shall not be detectable beyond the property lines of the property abutting a residential area or shall otherwise comply with the Town's Noise Bylaw. Examples of research and development include but are not limited to drug discovery, drug development, preclinical research, and clinical research, biopharma, pharmaceutical research, diagnostics, disease identification, genetic, and cellular research.



# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

Discussion of reports, speaker roles, scheduling

### **PRESENTER:**

**ITEM  
NUMBER:**

### **SUMMARY:**

### **SUGGESTED MOTION:**

### **FOLLOW-UP:**

### **DATE AND APPROXIMATE TIME ON AGENDA:**

2/23/2021

# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

Discussion of "Memo regarding Accessibility for Foot Bridge between 91 Hartwell Ave and 81/83 Hartwell Ave"

### **PRESENTER:**

**ITEM  
NUMBER:**

### **SUMMARY:**

### **SUGGESTED MOTION:**

### **FOLLOW-UP:**

### **DATE AND APPROXIMATE TIME ON AGENDA:**

2/23/2021

**AGENDA ITEM SUMMARY**

**LEXINGTON PLANNING BOARD**

**AGENDA ITEM TITLE:**

Staff Updates

**PRESENTER:**

**ITEM  
NUMBER:**

**SUMMARY:**

**SUGGESTED MOTION:**

**FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

2/23/2021

**AGENDA ITEM SUMMARY**

**LEXINGTON PLANNING BOARD**

**AGENDA ITEM TITLE:**

Board Member Updates

**PRESENTER:**

**ITEM  
NUMBER:**

**SUMMARY:**

**SUGGESTED MOTION:**

**FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

2/23/2021