



Town of Lexington

PLANNING BOARD

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2023 10 Jan, 6:18 pm

TOWN CLERK

LEXINGTON MA

Robert D. Peters, Chair
Michael Schanbacher, Vice Chair
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Robert Creech, Member
Charles Hornig, Member
Michael Leon, Associate Member

**TOWN OF LEXINGTON
PLANNING BOARD
NOTICE OF PUBLIC HEARINGS**

ZONING BYLAW and MAP AMENDMENTS

The Lexington Planning Board will hold remote public hearings in accordance with the provisions of M.G.L. Chapter 40A, §5 on **Wednesday, February 1, 2023 at 6:00 p.m. virtually via Zoom**, to consider the following proposed amendments to the Lexington Zoning Bylaw Chapter 135 of the Code of Lexington and Zoning Map as follows for 2023 Annual Town Meeting; or act in any other manner in relation thereto.

More information including proposed maps and proposed zoning language are available on the Planning Board's webpage at: <https://www.lexingtonma.gov/1546/2023-Annual-Town-Meeting> and on file with the Town Clerk and Planning Office during business hours at the Town Office Building 1625 Massachusetts Avenue, Lexington, MA, 02420.

A link to access the virtual meeting may be found online at: <https://www.lexingtonma.gov/377/Access-Virtual-Meetings>

Article 1: Zoning Bylaw & Zoning Map Amendments for Village Overlay Districts (Village Low-Rise and Mid-Rise)

To see if the Town will vote to approve certain amendments to the Zoning Bylaw by adding a new § 2.2.5 [Overlay Districts], § 10.0 [Definitions], and adding new § 7.5 for new [Village Low-Rise & Village Mid-Rise Overlay Districts] pursuant to MGL, c. 40A § 3A for MBTA Communities, amend the Zoning Map to include Village Low-Rise (VLO) and Village Mid-Rise (VMO) Overlay Districts encompassing certain parcels identified on the Zoning Map and in § 7.5; or take any other action in relation thereto. The following areas are included in the proposed new Village Overlay Districts; however, the number and locations of parcels may change during the course of the public hearing and additional locations in Lexington may be considered for inclusion in the Village Overlay Districts: East Lexington, Town Center, Bedford St./Worthen Rd., Bedford St./Reed St., Massachusetts Ave./Marrett Rd., Massachusetts Ave./Pleasant St., Marrett Rd./Waltham St., Marrett Rd./Spring St., Concord Ave./Waltham St., Bedford St./Eldred St./Ivan St., and Bedford St./Hartwell Ave.

Article 2: Additional Inclusionary Zoning Requirement for Village Overlay Districts

To see if the Town will vote to approve inclusionary housing requirements for workforce housing for moderate income households within multi-family units in Village Overlay Districts greater than what is required in article 1 for Village Overlay Districts, by requiring

inclusionary dwellings greater than 10% of a project’s proposed dwelling units but not more than 20% of total units, or take any other action in relation thereto.

Article 3: **Amend Zoning Map – Central Business District**

To see if the Town will rezone areas adjacent to the Central Business (CB) district from RS (One-Family) and GC (Government Civic) to CB on the Zoning Map. Properties to be included in the CB zone include: 16 Clarke St. (Map 49, Lot 79), 7 Raymond St. (Map 49, Lot 80), Meriam St. (Map 49, Lot 5A), Depot Sq. (Map 48, Lot 96), portion of 13 Depot Sq. (Map 49, Lot 10), and area of Edison Way right-of-way; or take any other action in relation thereto.

Article 4: **Modify Procedures for Site Plan Review**

To see if the Town will vote to amend § 9.5.4 [Procedures for Site Plan Review] to extend the action deadline for Major Site Plan Review from the current 60-day action deadline and modify to reference the Planning Board’s Zoning Regulations; or take any other action in relation thereto.

Article 5: **Add Provisions for Minor Modifications to Approved Permits**

To see if the Town will vote to amend § 9.2 [Board of Appeals] and § 9.4 [Special Permits] to establish a process for minor modification requests to projects that have received prior Zoning Board or Planning Board approval; or take any other action in relation thereto.

Article 6: **Technical Corrections & Housekeeping**

To see if the Town will vote to make technical corrections to the Zoning Bylaw that are clerical in nature and not intended to change the interpretation of the Zoning Bylaw in any substantive way. To amend § 9.5.5 (3) to change “reactional” design to read “recreational” design; amend § 6.7.3 (2) to remove the term “family”; or act in any other manner in relation thereto.

Article 7: **Citizen Petition – Amend Gross Floor Area**

To see if the Town will vote to amend the Zoning Bylaw to reduce the maximum allowable residential Gross Floor Area limits; or act in any other manner in relation thereto. This is a citizens’ article proposing revisions to the floor area and dimensional controls of §4.4 [Residential Gross Floor Area].

Robert D. Peters
Planning Board Chair

Publication in Lexington Minuteman Newspaper – January 12, 2023 and January 19, 2023