

SELECT BOARD MEETING

Wednesday, March 26, 2025

Select Board Meeting Room, 1625 Massachusetts Avenue, Lexington, MA 02420 - Hybrid Participation*
6:00 PM

AGENDA

PUBLIC COMMENTS

Public comments are allowed for up to 10 minutes at the beginning of each meeting. Each speaker is limited to 2 minutes for comment. Members of the Board will neither comment nor respond, other than to ask questions of clarification. Speakers are encouraged to notify the Select Board's Office at 781-698-4580 if they wish to speak during public comment to assist the Chair in managing meeting times.

SELECT BOARD MEMBER CONCERNS AND LIAISON REPORTS

1. Select Board Member Announcements and Liaison Reports

TOWN MANAGER REPORT

1. Town Manager Weekly Update

CONSENT AGENDA

1. Approve: Battle Green Use Request - Lexington Minute Men - Filming PBS Segment of 18th Century Military Drill
 - Saturday, April 12, 2025 from 9:00am - 4:00pm
2. Approve: Battle Green Use Request - Lexington Semiquincentennial Commission - 250th Anniversary of the Battle of Lexington Kick Off Press Conference
 - Thursday, April 17, 2025 from 9:00am - 10:30am
3. Approve: Battle Green Use Request - Lexington Semiquincentennial Commission - Rededication of the Lexington Battle Green
 - Saturday, April 19, 2025 11:00am - 1:00pm
4. Approve: Entertainment License - iCan Fly, Inc - Beyond the Spectrum Market
 - Sunday, May 4, 2025 from 1:00 - 4:00pm
5. Approve and Sign Proclamations
 - Arbor Day: April 25, 2025
 - Autism Awareness and Acceptance Month: April 2025
 - National Library Week: April 6-12, 2025
 - National Public Safety Telecommunicators Week: April 13-19, 2025
6. Accept Select Board Committee Resignations
 - Lexington Human Rights Committee -Courtney Apgar
 - Noise Advisory Committee - Sallye Bleiberg

ITEMS FOR INDIVIDUAL CONSIDERATION

1. Accept Report for Munroe Center for the Arts Construction Project 6:05pm
2. Approve Increase to Outdoor Dining Permit Fee 6:20pm
3. Request for Approval - Inn at Hastings earlier hours on April 19, 2025 for Alcohol Service 6:25pm
4. 2025 Annual Town Meeting - Select Board Article Presenters, Discussion and Positions 6:30pm
5. Select Board Report to Annual Town Meeting 2025 6:45pm

ADJOURN

1. Anticipated Adjournment 6:50pm

Meeting Packet: <https://lexington.novusagenda.com/agendapublic/>

*Members of the public can attend the meeting from their computer or tablet by clicking on the following link at the time of the meeting:

<https://lexingtonma.zoom.us/j/82013535294?pwd=mGvKYC9PHOT8ByUHHa0a18jNRhRXpf.1>

iPhone one-tap: +13017158592,,82013535294#,,, *848540#

Phone +1 646 876 9923

Meeting ID: 820 1353 5294

Passcode: 848540

An Act Relative to Extending Certain State of Emergency

Accommodations: <https://www.mass.gov/the-open-meeting-law>

The next regularly scheduled meeting of the Select Board will be held on Wednesday, April 2, 2025 at 6:30pm via hybrid participation.

Hearing Assistance Devices Available on Request

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



AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Select Board Member Announcements and Liaison Reports

PRESENTER:

Doug Lucente, Chair

ITEM NUMBER:

LR.1

SUMMARY:

Under this item, Select Board Members can provide verbal updates, make announcements, as well as comment on any additional points or concerns.

SUGGESTED MOTION:

FOLLOW-UP:

Select Board Office.

DATE AND APPROXIMATE TIME ON AGENDA:

3/26/2025

ATTACHMENTS:

Description	Type
<input type="checkbox"/> 03262025_Select_Board_Announcements_and_Liaison_Reports	Backup Material

Jill Hai Select Board Liaison Report for 03-26-2025

▪ **Cary Library Board of Trustees**

*Joe Pato will serve as interim executive committee member to fill the spot vacated by Suzie Barry.
Elections for next fiscal year's executive board will be held in May.*

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Town Manager Weekly Update

PRESENTER:

Steve Bartha, Town Manager

ITEM NUMBER:

TM.1

SUMMARY:

Under this item, the Town Manager can provide verbal updates, make announcements, as well as comment on any additional points or concerns.

SUGGESTED MOTION:

FOLLOW-UP:

Town Manager's Office.

DATE AND APPROXIMATE TIME ON AGENDA:

3/26/2025

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Approve: Battle Green Use Request - Lexington Minute Men - Filming PBS Segment of 18th Century Military Drill

PRESENTER:

Doug Lucente, Chair

ITEM NUMBER:

C.1

SUMMARY:

Category: Decision-Making

The Lexington Minute Men have requested permission to use the center of the Battle Green on the Harrington Road side for the purpose of conducting an 18th-century military drill in preparation for the 250th Anniversary of the Battle of Lexington on Saturday, April 12, 2025 from 9:00am -4:00pm.

There will be no other equipment other than that carried by the participants. All participants will be dressed in standard militia campaign kit, including packs, edged weapons or bayonets, and flintlock muskets. The request also includes permission to blank-fire their muskets, limited to no more than 15 rounds, solely for training purposes.

SUGGESTED MOTION:

To approve the request of the Lexington Minute Men to use the Battle Green for an 18th-century military drill and musket blank-firing demonstration in preparation for the 250th Anniversary of the Battle of Lexington.

Move to approve the consent.

FOLLOW-UP:

Select Board Office.

DATE AND APPROXIMATE TIME ON AGENDA:

3/26/2025

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Approve: Battle Green Use Request - Lexington Semiquincentennial Commission - 250th Anniversary of the Battle of Lexington Kick Off Press Conference

PRESENTER:

Doug Lucente, Chair

ITEM NUMBER:

C.2

SUMMARY:

Category: Decision-Making

The **Lexington Semiquincentennial Commission (Lex250)** has requested permission to use the Battle Green on Thursday, April 17, 2025, from 9:00am to 10:30am for the 250th Anniversary of the Battle of Lexington Kick Off Press Conference. The event will serve as the official launch of the historic anniversary weekend, featuring remarks from local, state, and national leaders, including a representative from the U.S. Army and historian Ken Burns, as well as a public safety briefing on the weekend's events.

The event setup will be in front of the Minuteman Statue and will include:

- Small podium with bunting and the Lex250 wooden logo
- Sound system (microphone & speakers)
- 100 chairs for attendees
- VIP and press accommodations

To ensure the safe execution of the event and accommodate press and VIP parking, the following road closures are requested:

- Bedford Street eastbound (into the Center) closed at Harrington Road
- Massachusetts Avenue westbound (away from the Center) closed at Bedford Street (no left turns at the Minuteman Statue)

The Police Department, Department of Public Works, and the Fire Department have reviewed the request and have no objections or concerns.

SUGGESTED MOTION:

Move to approve the request from the Lexington Semiquincentennial Commission (Lex250) to use the Battle Green and approve the associated road closures on Thursday, April 17, 2025, from 9:00am to 10:30am for the 250th Anniversary of the Battle of Lexington Kick Off Press Conference, as outlined in the request. And to approve the closure of Bedford Street eastbound (into the Center) closed at Harrington Road and Massachusetts Avenue westbound (away from the Center) closed at Bedford Street (no left turns at the Minuteman Statue).

FOLLOW-UP:

Select Board Office.

DATE AND APPROXIMATE TIME ON AGENDA:

3/26/2025

ATTACHMENTS:

Description	Type
☐ Kick Off Diagram	Backup Material



AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Approve: Battle Green Use Request - Lexington Semiquincentennial Commission - Rededication of the Lexington Battle Green

PRESENTER:

Doug Lucente, Chair

ITEM NUMBER:

C.3

SUMMARY:

Category: Decision-Making

The **Lexington Semiquincentennial Commission (Lex250)** has requested permission to use the entire Battle Green on Saturday, April 19, 2025, at 11:00am for the Rededication of the Lexington Battle Green in honor of the 250th Anniversary of the Battle of Lexington.

This large-scale event will feature a formal speaking program, a special performance by the U.S. Army Military District of Washington, and historical demonstrations, including:

- Old Guard Fife & Drum Corps
- Commander-in-Chief's Guard (with musket fire demonstration)
- Continental Color Guard
- U.S. Army Drill Team
- U.S. Army Blue Platoon Marching Unit
- Golden Knights Parachute Team (permission for parachute jump granted on 10/7/24)

The event setup will include a podium, sound system, and seating, with specific logistics to be coordinated with the Department of Public Works (DPW).

To accommodate the anticipated crowd of 5,000-10,000 attendees, a full road closure of Massachusetts Avenue will be required.

The Police Department, Department of Public Works, and Fire Department have reviewed the request and have no objections or concerns.

SUGGESTED MOTION:

Move to approve the request from the Lexington Semiquincentennial Commission (Lex250) to use the Battle Green and approve the full road closure of Massachusetts Avenue on Saturday, April 19, 2025, at 11:00am for the Rededication of the Lexington Battle Green, as outlined in the request.

Move to approve consent.

FOLLOW-UP:

Select Board Office.

DATE AND APPROXIMATE TIME ON AGENDA:

3/26/2025

ATTACHMENTS:

Description	Type
📎 LEX_250Event_Timeline	Backup Material

LEX 250

Army Patriotic Performance – 19 April 2025 – Lexington Green General Schedule & Show Design

10:00 – MDW TROOP FORMATIONS ARRIVE; STAGE IN ST. BRIGID'S CHURCH PARKING LOT, MASSACHUSETTS AVENUE

10:45-11:00 – MDW TROOP FORMATIONS MARCH TO PRE-SHOW POSITIONS ON HARRINGTON ROAD / HOLD

11:00-11:19 – PRE-SHOW REMARKS

REMARKS BY STATE/LOCAL OFFICIALS & SENIOR ARMY LEADER PRESENT

11:19-11:20 – OPENING REMARKS BY MDW NARRATOR

11:20-11:30 – GOLDEN KNIGHTS PARACHUTE JUMP

11:30-11:40 – ARMY "LEXINGTON" STREAMER CEREMONY

11:40-11:50 – FIFE & DRUM CORPS MUSICAL PERFORMANCE

11:50-12:00 – US ARMY DRILL TEAM PERFORMANCE

12:00-12:15 – COMMANDER-IN-CHIEF'S GUARD DEMONSTRATION

12:15-12:20 – FINALE; TROOP MARCH-ON

12:20-12:40 – SOLDIER/AUDIENCE INTERACTION

12:40 – SOLDIERS MOVE TO BUSES; DEPART FOR PARADE STAGING AREA



AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Approve: Entertainment License - iCan Fly, Inc - Beyond the Spectrum Market

PRESENTER:

Doug Lucente, Chair

ITEM NUMBER:

C.4

SUMMARY:

Category: Decision-Making

The Select Board is being asked to approve an Entertainment License for iCan Fly, Inc. to host the *Beyond the Spectrum Market*, a fundraising event in recognition of Autism Awareness Month. The event will take place on *Sunday, May 4, 2025, from 1:00pm to 4:00pm* at 0 Depot Square/ Emery Park and aims to provide children with special needs an opportunity to showcase their skills, creativity, and communication abilities through the sale of handmade or curated products. In addition to fostering community engagement, the event will serve as a fundraiser to support programs for children with special needs.

The Police Department, Department of Public Works, and the Fire Department have reviewed the request and have no objections or concerns.

SUGGESTED MOTION:

Move to approve the request from iCan Fly, Inc. for an Entertainment License to host the *Beyond the Spectrum Market* on Sunday, May 4, 2025, from 1:00pm to 4:00pm at 0 Depot Square/ Emery Park

Move to approve the consent.

FOLLOW-UP:

Select Board Department.

DATE AND APPROXIMATE TIME ON AGENDA:

3/26/2025

ATTACHMENTS:

Description	Type
▣ Emery Square - Beyond the Spectrum Market Event Map	Backup Material
▣ Beyond_the_Spectrum_Market_Event_Schedule	Backup Material



Lex Steam

Music Setup

Basketball Game

Federation for Children w/ Special Needs

!Steam Academy

Emery Park

Depot Square

Depot Square

Depot Square

Depot Square

Square

Beyond the Spectrum Market Event Schedule

Event Title: Beyond the Spectrum Fundraising Event Schedule

Event Purpose: This event celebrates Autism Awareness Month by providing children with special needs a platform to showcase their skills, creativity, and communication abilities through the sale of handmade or curated products. It also aims to foster community engagement and raise funds for supporting programs for children with special needs.

Key Highlights:

- Empower children with special needs by giving them the opportunity to participate in a marketplace as sellers, with the supports of High/middle school volunteers. Parents needs to be onsite.
- Promote inclusion and raise autism awareness in the community.
- Encourage sustainable practices by including second-hand sports equipment and toys.
- Generate funds to support special needs programs like iCan Fly.
- Some children may perform a musical piece, radio music played in between.

Event Schedule:

1:00 - 1:30pm Event set up

1:30 - 3:30pm Market

3:30 - 4:00pm Event Break down & clean up

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Approve and Sign Proclamations

PRESENTER:

Doug Lucente, Chair

ITEM NUMBER:

C.5

SUMMARY:

Category: Decision-Making

The Select Board is being asked to approve and sign proclamations recognizing the following:

- **Arbor Day** to be recognized nationally on Friday, April 25, 2025. This proclamation urges all citizens to support efforts to protect trees and woodlands and to support our town's urban forestry program and also to urge all citizens to plant and protect trees to promote the well-being of present and future generations.
- The Lexington Human Rights Committee had previously requested that the Select Board approve and sign a proclamation recognizing the month of April annually as **Autism Awareness and Acceptance Month**. This proclamation pledges support and encouragement for all those affected by autism within the community.
- **National Library Week** to be celebrated from April 6, 2025 to April 12, 2025. This proclamation encourages all citizens to recognize the staff of the Cary Memorial Library and to visit the Library to take advantage of the wonderful resources available.
- **National Public Safety Telecommunicators Week** to be celebrated from April 13, 2025 to April 19, 2025. This proclamation encourages citizens to recognize and support the Public Safety Telecommunicators of Lexington.

SUGGESTED MOTION:

To approve and sign proclamations to annually recognize the month of April as Autism Awareness and Acceptance Month and to commemorate Arbor Day on Friday, April 25, 2025; National Library Week from April 6, 2025 to April 12, 2025; and National Public Safety Telecommunicators Week from April 13, 2025 to April 19, 2025.

Move to approve the consent.

FOLLOW-UP:

Select Board Office.

DATE AND APPROXIMATE TIME ON AGENDA:

3/26/2025

ATTACHMENTS:

Description	Type
☐ 03262025 Arbor Day Proclamation	Backup Material
☐ 03262025 Autism Awareness and Acceptance Month Proclamation	Backup Material
☐ 03262025 National Library Week Proclamation	Backup Material
☐ 03262025 National Public Safety Telecommunicators Week Proclamation	Backup Material



Town of Lexington, Massachusetts

SELECT BOARD OFFICE

PROCLAMATION

- Whereas:** in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and
- Whereas:** this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and
- Whereas:** Arbor Day is now observed throughout the nation and the world; and
- Whereas:** trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and
- Whereas:** trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and
- Whereas:** trees in our town increase property values, enhance the economic vitality of business areas, and beautify our community; and
- Whereas:** this year the Town of Lexington has once again been recognized as a Tree City USA, the 36th year for this designation.

NOW, THEREFORE, WE THE SELECT BOARD of the Town of Lexington, Massachusetts, do hereby proclaim Friday, April 25, 2025 as

Arbor Day

in the Town of Lexington and we urge all citizens to support efforts to protect our trees and woodlands and to support our town's urban forestry program; and further, urge all citizens to plant and protect trees to promote the well being of present and future generations.

IN WITNESS WHEREOF, we have set our hands and caused the seal of Lexington to be affixed herewith on the 26th of March 2025.

DOUGLAS M. LUCENTE, CHAIR

JILL I. HAI

JOSEPH N. PATO

MARK D. SANDEEN

VINEETA AJAY KUMAR



Town of Lexington, Massachusetts

SELECT BOARD OFFICE

PROCLAMATION

- Whereas:** autism spectrum disorder (ASD) (“autism”) is a developmental disability that can cause significant social, communication and behavioral challenges; and
- Whereas:** autism can cause challenges with verbal and nonverbal communication, social interaction, and repetitive behaviors, and can affect anyone, regardless of age, race, ethnicity, gender, or socioeconomic background; and
- Whereas:** autism is often accompanied by medical conditions that impact quality of life; and
- Whereas:** people with ASD may communicate, interact, behave, and learn in ways that are different from neurotypical people. The learning, thinking, and problem-solving abilities of people with ASD can range from gifted to severely challenged with varying needs for support; and
- Whereas:** the prevalence of autism spectrum disorder in the United States is 1 in 36 children according to estimates from CDC’s Autism and Developmental Disabilities Monitoring (ADDM) Network; and
- Whereas:** children and adults with autism are our family members, friends, neighbors, and co-workers; and
- Whereas:** each individual with autism is unique, with their own talents and qualities; and
- Whereas:** individuals with autism benefit from specialized services and community support to ensure their health and safety and full participation in community life; and
- Whereas:** individuals with autism, families, professionals, and community members are supported through connections with others and the sharing of resources; and
- Whereas:** the resilience of families and individuals with autism is strengthened through support; and
- Whereas:** we value what is important to people with autism and their families, who are striving to live everyday lives; and
- Whereas:** positive outcomes increase for individuals with autism when training is provided to professionals across all systems, including those in justice, healthcare, and emergency response settings; and
- Whereas:** the aims for Autism Awareness and Acceptance Month are to inform our community about both the potential and needs of people with autism and to stress the importance of early diagnosis and early intervention, as well as the importance of providing appropriate supports that continue through adulthood; and
- Whereas:** Autism Awareness and Acceptance Month is an opportunity to acknowledge educators specializing in effective teaching strategies, and to celebrate the many achievements of adolescents, students, and adults with autism.

NOW, THEREFORE, WE, THE SELECT BOARD of the Town of Lexington, Massachusetts, do hereby proclaim the month of April to be recognized annually as

Autism Awareness and Acceptance Month

in the Town of Lexington and pledge our support and encouragement to all those affected by autism.

IN WITNESS WHEREOF, we have set our hands and caused the seal of Lexington to be affixed herewith on the 26th of March 2025.

DOUGLAS M. LUCENTE, CHAIR

JILL I. HAI

JOSEPH N. PATO

MARK D. SANDEEN

VINEETA AJAY KUMAR



Town of Lexington, Massachusetts

SELECT BOARD OFFICE

PROCLAMATION

- Whereas:** libraries create potential and possibilities within their communities, campuses and schools; and
- Whereas:** libraries level the playing field for all who seek information and access to technologies; and
- Whereas:** libraries continuously grow and evolve in how they provide for the needs of every member of their communities; and
- Whereas:** libraries and librarians open up a world of possibilities through innovative programing, access to technology and the power of reading; and
- Whereas:** librarians are trained, tech-savvy professionals, providing technology training and access to downloadable content like e-books; and
- Whereas:** libraries support democracy and effect social change through their commitment to provide equitable access to information for all library users; and
- Whereas:** libraries, librarians, library workers and supporters across America are celebrating National Library Week; and
- Whereas:** Tuesday, April 8, 2025 has been designated as National Library Workers Day in appreciation of their work; and
- Whereas:** Cary Memorial Library in Lexington, Massachusetts is located in the heart of the Town center and the library and library workers provide an invaluable service to the citizens of Lexington with compassion, understanding and professionalism.

NOW, THEREFORE, WE, THE SELECT BOARD of the Town of Lexington, Massachusetts do hereby proclaim the week of April 6 to 12, 2025 as

National Library Week

in the Town of Lexington and encourage all citizens to join us in recognizing the staff of the Cary Memorial Library and further encourage all citizens to take advantage of the wonderful library resources available.

IN WITNESS WHEREOF, we have set our hands and caused the seal of Lexington to be affixed herewith on the 26th of March 2025.

DOUGLAS M. LUCENTE, CHAIR

JOSEPH N. PATO

JILL I. HAI

MARK D. SANDEEN

VINEETA AJAY KUMAR



Town of Lexington, Massachusetts

SELECT BOARD OFFICE

PROCLAMATION

- Whereas:** emergencies can occur at any time requiring police, fire or emergency medical services; and
- Whereas:** when an emergency occurs the prompt response of police officers, firefighters and paramedics is critical to the protection of life and preservation of property; and
- Whereas:** the safety of our police officers and firefighters is dependent upon the quality and accuracy of information obtained from citizens who contact the Town of Lexington, Massachusetts Public Safety Dispatch Center; and
- Whereas:** Public Safety Dispatchers are the first and most critical contact our citizens have with emergency services; and
- Whereas:** Public Safety Dispatchers are the single vital link for our police officers and firefighters by monitoring their activities by radio, providing them information and insuring their safety; and
- Whereas:** the Public Safety Dispatchers of the Town of Lexington have contributed substantially to the apprehension of criminals, suppression of fires, treatment of patients and comfort to resident callers; and
- Whereas:** each Public Safety Dispatcher has exhibited compassion, understanding and professionalism during the performance of their job in the past year.

NOW, THEREFORE, WE, THE SELECT BOARD of the Town of Lexington, Massachusetts do hereby proclaim the week of April 13 to 19, 2025 as:

National Public Safety Telecommunicators Week

in the Town of Lexington and call upon all citizens to join us in recognizing the Town of Lexington Public Safety Dispatchers whose diligence and professionalism keep our town and citizens safe.

IN WITNESS WHEREOF, we have set our hands and caused the seal of Lexington to be affixed herewith on the 26th of March 2025.

DOUGLAS M. LUCENTE, CHAIR

JOSEPH N. PATO

JILL I. HAI

MARK D. SANDEEN

VINEETA AJAY KUMAR

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Accept Select Board Committee Resignations

PRESENTER:

Doug Lucente, Chair

ITEM NUMBER:

C.6

SUMMARY:

Category: Decision-Making

Resignation:

Lexington Human Rights Committee

The Select Board is being asked to accept the resignation of Courtney Apgar from the Lexington Human Rights Committee, effective immediately.

Noise Advisory Committee

The Select Board is being asked to accept the resignation of Sallye Bleiberg from the Noise Advisory Committee, effective immediately.

SUGGESTED MOTION:

To accept the resignation of Courtney Apgar from the Lexington Human Rights Committee & Sallye Bleiberg from the Noise Advisory Committee, effective immediately.

Move to approve the consent.

FOLLOW-UP:

Select Board Office.

DATE AND APPROXIMATE TIME ON AGENDA:

3/26/2025

ATTACHMENTS:

Description	Type
📄 03202025 Courtney Apgar - Lex Huma Rights	Backup Material
📄 2025.03.21 Sallye Bleiberg - Noise Advisory Committee	Backup Material

Samantha Lino

From: Courtney Apgar
Sent: Thursday, March 20, 2025 3:45 PM
To: Samantha Lino
Subject: LHRC

USE CAUTION: This email came from outside the Town of Lexington. Do not click links, open attachments or respond to the email unless you recognize the sender, you are expecting the communication and you know the content is safe.

I wish to resign from LHRC as of 3/20/25. Thank you!

Courtney Apgar

Samantha Lino

From: noreply@civicplus.com
Sent: Friday, March 21, 2025 11:15 AM
To: Select Board
Subject: Online Form Submittal: Contact Us - Select Board

Contact Us - Select Board

Your Name	Sallye Bleiberg
Your Email	
Subject	Noise Advisory Committee Resignation
Message	<p>Chairman Lucente and members of the Select Board, with great regret I must resign my appointment to the Noise Advisory Committee</p> <p style="text-align: right;">Thank you for offering me the opportunity to contribute to Lexington by serving on this very interesting committee. I most especially want to commend Chair Barbara Katzenberg's and liaison Joe Pato's contributions to the effectiveness of the committee's process.</p> <p>Warmly, Sallye Bleiberg</p>
Attach a File (Optional)	<i>Field not completed.</i>

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Accept Report for Munroe Center for the Arts Construction Project

PRESENTER:

Mike Cronin, Director of Public
Facilities

ITEM NUMBER:

I.1

SUMMARY:

Category: Informing

The Munroe Center for the Arts addition project is at end of the next phase, CD's and will be moving into Bidding and Construction. As part of the Integrated Building Design and Construction Policy, a report needs to be submitted the SB prior to moving into the next phase. The Select Board is being asked to vote to accept the report.

SUGGESTED MOTION:

Move to accept (not accept) the Munroe Center for the Arts addition project report as presented.

FOLLOW-UP:

Town Manager's Office.

DATE AND APPROXIMATE TIME ON AGENDA:

3/26/2025

6:05pm

ATTACHMENTS:

Description	Type
☐ MCA 12-16-24 SB to CD Phase-final	Backup Material

Munroe Center for the Arts Building Renovation

Select Board Presentation

26 March 2025

Munroe Center for the Arts Building Renovation

Project Scope:

Accessibility improvements

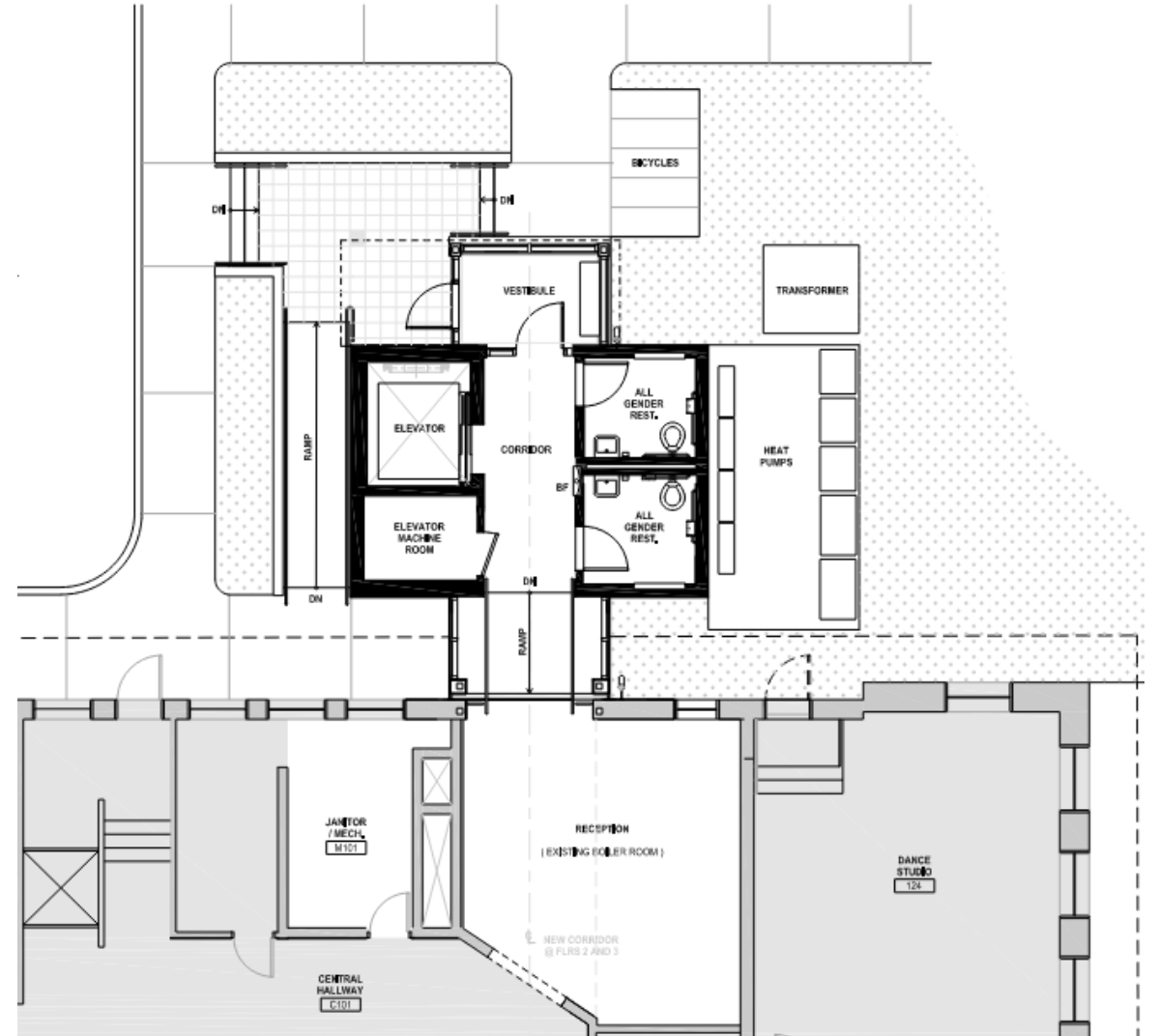
Elevator addition

Accessible restrooms

Building wide mechanical
system replacement



Munroe Center for the Arts Building Renovation



Munroe Center for the Arts Building Renovation HDC Approved on 6 March 2025



Munroe Center for the Arts Building Renovation HDC Approved 6 March 2025



Munroe Center for the Arts Building Renovation

Integrated Building Design Policy

LEED / Lexington Checklist

With a very Focused scope (Elevator addition, bathrooms, HVAC) all categories not applicable

- **Location & Transportation**

- Established building site with Public Transportation and bicycle facilities

- **Sustainable Sites**

- Existing site already developed. Stormwater management will conform to Town by Law

Water Efficiency: Water efficient fixtures and faucets specified to comply

Energy & Atmosphere:

- Commissioning
- Optimize energy performance
- All electric

Materials & Resources:

- Storage & Collection of recyclables
- Waste Management implemented
- Wood Framing

Indoor Environmental Quality:

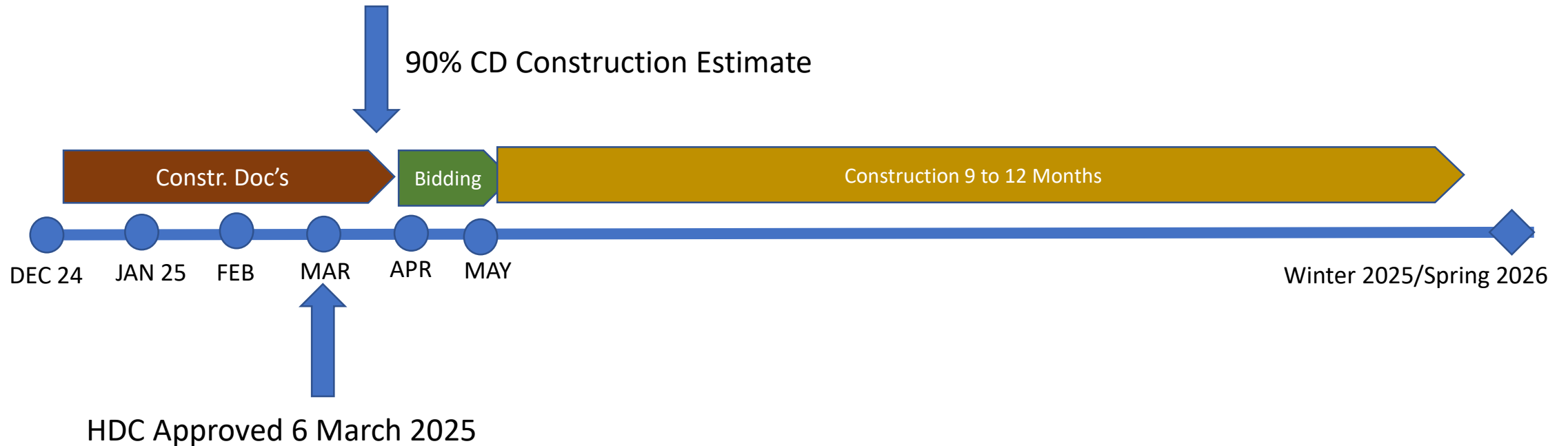
- Enhanced (Merv 13) Filtration
- Low emitting materials
- Avoid the use of Red List materials

LEED Accredited professionals as needed



Munroe Center for the Arts Building Renovation

Anticipated Project Timeline



Munroe Center for the Arts Building Renovation

Funding Available

\$6,635,000

DD Estimate w/ small addition

Project Development and Equipment Costs

Building & Site Construction

Estimated Construction Cost *

\$5,604,576

Project Costs

Geotech CA services	\$25,000
Hygenist to monitor Abatement	\$30,000
Unsuitable Soils Allowance	\$50,000
Building Commissioning	\$25,000
Envelope Commissioning	\$20,000
Post Occupancy Retro commission	\$10,000
Clerk of the Works / OPM Fees	\$180,000
Materials Testing	\$40,000
Printing / Advertising Expenses	\$5,000
Legal Fees	\$5,000
Project Cost Contingency	\$75,000

\$465,000

Owner's Construction Contingency

\$565,424

Total Projected Cost

\$6,635,000

* Per Estimators Email of 11/21/24

Updated Construction Estimate due End of March 2025.
Will move forward to Bid Phase contingent upon Estimate within Funding.

Munroe Center for the Arts Building Renovation

- This completes the end of phase report. The project scope, cost and schedule are still on target. The Design Team will proceed into Bidding and Construction.

Thank You

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Approve Increase to Outdoor Dining Permit Fee

PRESENTER:

Steve Bartha, Town Manager

ITEM NUMBER:

I.2

SUMMARY:

Category: Decision-Making

As in years' past, the Town has increased outdoor dining fees by 2.0%. Our current fee schedule is:

- Up to 10 outdoor seats on public sidewalks \$102 per year
- Over 10 seats on public sidewalks \$255 per year

The Town Manager is once again recommending a 2.0% increase consistent with the Town's practice.

SUGGESTED MOTION:

Move to approve a 2.0% fee increase for outdoor dining permits effective for permits in 2025. New outdoor dining permit fees would be:

- Up to 10 outdoor seats on public sidewalks \$104 per year
- Over 10 seats on public sidewalks \$260 per year

FOLLOW-UP:

Town Manager's Office.

DATE AND APPROXIMATE TIME ON AGENDA:

3/26/2025

6:20pm

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Request for Approval - Inn at Hastings earlier hours on April 19, 2025 for Alcohol Service

PRESENTER:

Doug Lucente, Chair

ITEM NUMBER:

I.3

SUMMARY:

Category: Decision-Making

The current hour on the Inn at Hasting's liquor license to start serving alcohol is 11:00am. The Inn at Hastings respectfully requests permission to be allowed an earlier start for Alcohol Service of 8:00am on 4/19/2025 for their Patriot Brunch at Town Meeting Bistro.

Katia Del Rio Gacanovic, Inn at Hastings, will be at the meeting to answer any questions the Board may have.

SUGGESTED MOTION:

Move to allow alcohol service to start at 8:00am on April 19, 2025 for the Inn at Hastings Park.

FOLLOW-UP:

Select Board Office

DATE AND APPROXIMATE TIME ON AGENDA:

3/26/2025

6:25pm

ATTACHMENTS:

Description	Type
☐ Inn at Hastings request to extend Liquor License hours on 4/19	Backup Material



Kim Katzenback

Select Board

Town of Lexington

Dear Select Board,

I am writing on behalf of Inn at Hastings Park to request an exception to our current liquor license in order to serve alcoholic beverages starting at 8:00 a.m. on Patriots' Day, April 19th, 2025.

Due to the 250th anniversary of beginning of the Revolution, we will be serving a Patriots Day Brunch from 6:00am and 3:00pm and would like to be able to offer alcoholic beverages.

Given the nature of the event and the anticipated demand for early service, we respectfully request that an exception be made to allow us to serve alcohol beginning at 8:00 a.m. on April 19th, 2025. We are confident that this adjustment will enhance the experience for our patrons while maintaining compliance with the law.

Thank you for considering our request.

Sincerely,

Katia Del Rio Gacanovic

General Manager

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

2025 Annual Town Meeting - Select Board Article Presenters, Discussion and Positions

PRESENTER:

ITEM NUMBER:

I.4

SUMMARY:

Category: Informing

The Board may take up discussion on the 2025 Annual Town Meeting Articles and/or Select Board article positions.

Town Website - 2025 Annual Town Meeting

2025 Annual Town Meeting

SUGGESTED MOTION:

FOLLOW-UP:

Select Board Office.

DATE AND APPROXIMATE TIME ON AGENDA:

3/26/2025

6:30pm

ATTACHMENTS:

Description	Type
 V7-_2025_ATM_Positions_Chart_Worksheet	Backup Material

**Select Board Positions
Working Document**

#	Article Name	PLACEHOLDER FOR AN UPDATE AT SELECT BOARD MTG	SELECT BOARD PRSNTR	Proposed CNSNT (PC)	IP	DL	JP	JH	MS	VK
1	Notice of Election									
2	Election of Deputy Moderator and Reports of Town Boards, Officers and Committees									
3	Appointments To Cary Lecture Series.					Y	Y	Y	Y	Y
Financial Articles										
4	Appropriate FY2026 Operating Budget		DL			Y	Y	Y	Y	Y
5	Appropriate FY2026 Enterprise Funds Budgets		TBD			Y	Y	Y	Y	Y
6	Amend Fy2025 Operating, Enterprise And CPA Budgets		MS			Y	Y	Y	Y	Y
7	Sustainable Projects		JP			Y	Y	Y	Y	Y
8	Appropriate Funding To Construct a Playground In Fletcher Park (Citizen Petition)- IP	2/24/2025		PC	IP	Y	Y	Y	Y	Y
9	Establish and Continue Departmental Revolving Funds		JH			Y	Y	Y	Y	Y
10	Appropriate The FY2026 Community Preservation Committee Operating Budget And CPA Projects a. Cotton Farm/Community Center Connector – \$300,000 b. Simond’s Brook Conservation Area Trail Design & Engineering – \$75,000 c. Document Conservation – \$21,000 - Proposed Consent d. Hancock-Clarke House Roof Replacement – \$57,800 e. Affordable Housing Trust Funding– \$3,000,000 f. LexHAB Affordable Housing Support, Restoration, Preservation, and Decarbonization – \$494,140 g. Park and Playground Improvements – Center Playground – \$1,490,000 h. Park Improvements – Athletic Fields - Harrington – \$3,197,904* i. Lincoln Park Field Improvements #3 – \$1,950,000* j. Administrative Budget – \$150,000- Proposed Consent	1/27/2025	MS	PC PC		Y	Y	Y	Y	Y
11	Appropriate For Recreation Capital Projects		JH	PC		Y	Y	Y	Y	Y
12	Appropriate For Municipal Capital Projects And Equipment									
	a) Transportation Mitigation			PC		Y	Y	Y	Y	Y
	b) Fire Pumper Truck					Y	Y	Y	Y	Y
	c) Equipment Replacement			PC		Y	Y	Y	Y	Y

**Select Board Positions
Working Document**

#	Article Name	PLACEHOLDER FOR AN UPDATE AT SELECT BOARD MTG	SELECT BOARD PRSNTR	Proposed CNSNT (PC)	IP	DL	JP	JH	MS	VK	
12 (cont.)	d) Sidewalk Improvements		JP	PC		Y	Y	Y	Y	Y	
	e) Hydrant Replacement			PC		Y	Y	Y	Y	Y	Y
	f) Street Improvements			PC		Y	Y	Y	Y	Y	Y
	g) Stormwater Management Program			PC		Y	Y	Y	Y	Y	Y
	h) New Sidewalk Installations - Study and Design					Y	Y	Y	Y	Y	Y
	i) Intersection Improvements - Adams St. at East St. & Hancock St.					Y	Y	Y	Y	Y	Y
	j) DPW Building Improvements					Y	Y	Y	Y	Y	Y
	k) Lincoln Park Parking Lot - Design					Y	Y	Y	Y	Y	Y
	l) Municipal Technology Improvement Program			PC		Y	Y	Y	Y	Y	Y
	m) Network Redundancy & Improvement Plan			PC		Y	Y	Y	Y	Y	Y
	13	Appropriate For Water System Improvements.				PC		Y	Y	Y	Y
14	Appropriate For Wastewater System Improvements			PC		Y	Y	Y	Y	Y	
15	Appropriate For School Capital Projects And Equipment			PC		Y	Y	Y	Y	Y	
16	Appropriate For Public Facilities Capital Projects		JP						Y		
	a) Public Facilities Bid Documents			PC		Y	Y	Y	Y	Y	Y
	b) Public Facilities Interior Finishes			PC		Y	Y	Y	Y	Y	Y
	c) School Paving and Sidewalks			PC		Y	Y	Y	Y	Y	Y
	d) Municipal Building Envelopes and Associated Systems			PC		Y	Y	Y	Y	Y	Y
	e) Central Administration Building Demolition					Y	Y	Y	Y	Y	Y
f) Estabrook Elementary School Nurse Bathroom Renovation					Y	Y	Y	Y	Y		
17	Appropriate To Post Employment Insurance Liability Fund		JP	PC		Y	Y	Y	Y	Y	
18	Rescind Prior Borrowing Authorizations			PC		Y	Y	Y	Y	Y	
19	Establish, Amend, Dissolve And Appropriate To And From Specified Stabilization Funds		TBD			Y	Y	Y	Y	Y	
20	Appropriate For Prior Years' Unpaid Bills - IP			PC	IP	Y	Y	Y	Y	Y	
21	Appropriate For Authorized Capital Improvements. - IP			PC	IP	Y	Y	Y	Y	Y	
General Articles											

**Select Board Positions
Working Document**

#	Article Name	PLACEHOLDER FOR AN UPDATE AT SELECT BOARD MTG	SELECT BOARD PRSNTR	Proposed CNSNT (PC)	IP	DL	JP	JH	MS	VK
22	Select Board To Accept Easements			PC		Y	Y	Y	Y	Y
23	Dispose Of 116 Vine Street	3/10/2025	MS			W	Y	Y	Y	W
24	Authorize The Town Of Lexington To Prohibit Or Restrict The Application Of Second Generation Anticoagulant Rodenticides (Citizen Petition)	2/3/2025	JH			Y	Y	Y	Y	Y
25	Amendment To Town Meeting Management Provisions In Town Bylaws (Citizen Petition)		DL			W	Y	W	Y	W
26	Local Voting Rights For Lawful Permanent Residents (Citizen Petition)	2/14/2025	JH			Y	Y	Y	Y	Y
27	Allow 16 Year Olds Voting Rights In Municipal Elections (Citizen Petition)	2/24/2025	DL			Y	Y	Y	Y	Y
28	Accurate Reporting On The Negative Aspects Of Lithium-Ion Batteries (Citizen Petition)	1/27/2025	MS			Y	Y	Y	W	W

Zoning Articles

29	Amend Zoning Bylaw - Bicycle Parking - REFER BACK TO PB	3/10/2025	MS	PC		Y	Y	Y	Y	Y
30	Amend Zoning Bylaw - Inclusionary Housing For Special Residential Developments	3/10/2025	JH			W	Y	Y	W	Y
31	Amend Zoning Bylaw - National Flood Insurance (NFI) District	3/10/2025	DL			Y	Y	Y	Y	Y
32	Amend Zoning Bylaw And Map - Technical Corrections	3/10/2025	TBD			Y	Y	Y	Y	Y
33	Amend Zoning Bylaw - Accessory Uses	3/10/2025	JP			Y	Y	Y	Y	Y
34	Amend Section 7.5 Of The Zoning Bylaw To Reduce Multi-Family Dwelling Unit Capacity (Citizen Petition)					W	W	W	W	W

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Select Board Report to Annual Town Meeting 2025

PRESENTER:

Board Discussion

ITEM NUMBER:

I.5

SUMMARY:

Final copy of Select Board Report to 2025 Annual Town Meeting.

SUGGESTED MOTION:

FOLLOW-UP:

Select Board Office.

DATE AND APPROXIMATE TIME ON AGENDA:

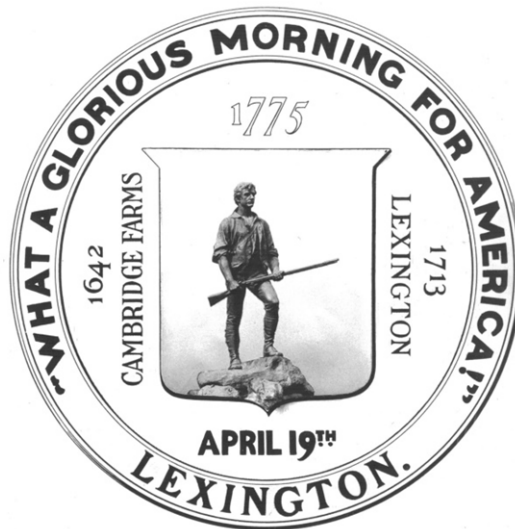
3/26/2025

6:45pm

ATTACHMENTS:

Description	Type
☐ 03262025 Select Board Report to Annual Town Meeting 2025 FINAL	Backup Material
☐ 03262025 Select Board Report to Annual Town Meeting 2025 Redline Version	Backup Material

SELECT BOARD TOWN OF LEXINGTON



SELECT BOARD REPORT TO THE 2025 ANNUAL TOWN MEETING

MARCH 24, 2025

Select Board:

Douglas M. Lucente, Chair; Jill I. Hai, Vice-Chair; Joseph N. Pato;
Mark D. Sandeen Vineeta Kumar;
Kim Katzenback, Executive Clerk

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2025: The 250 th Anniversary of the Battle of Lexington	Page 8



March 2025

Message from the Select Board

As we present this report to the Annual Town Meeting of 2025, we reflect on a year marked by meaningful progress and investment in Lexington’s infrastructure, community, and sustainability initiatives. This report includes detailed sections on the Lexington High School Project, the Town Manager transition, Affordable Housing Initiatives, and Economic Development and Community Vitality.

Key Updates:

Infrastructure: Significant infrastructure improvements remained a key priority throughout the past year. Notably, the Hartwell Avenue and Bedford Street Complete Streets Reconstruction Project advanced considerably, incorporating enhancements focused on safety, mobility, and accessibility, such as raised medians, sidewalks, and shared-use paths. Continued community dialogue ensured attention to pedestrian and cyclist safety concerns for this project anticipated to be on the State’s Transportation Improvement Plan in the 2030s. The Board also prioritized sidewalk improvements in the next several years, especially on Burlington Street and North Street, recognizing their critical role in pedestrian safety and connectivity. Recent major zoning changes related to MBTA Zoning have prompted additional municipal planning efforts to meet increased infrastructure demands across water, sewer, public safety, and transportation services. Further investments in sidewalk expansions, town-wide traffic signal upgrades, public parking lot enhancements, and intersection improvements – particularly at the Adams Street intersections with East and Hancock Streets – underscore our ongoing commitment to enhancing town-wide safety and accessibility.

ARPA: The American Rescue Plan Act (ARPA) funds have now been fully allocated, marking the completion of strategic investments designed to directly benefit the community. Key initiatives included expanding free public Wi-Fi in the Town Center, Center Fields, and Lincoln Field; launching the implementation of SeeClickFix to enhance communication between residents and town departments, with ongoing development and improvements; installing a seasonal event tent to support community events; funding a two-year mental health clinician position; and providing ongoing Diversity, Equity, and Inclusion (DEI) training initiatives. Throughout the allocation process, the Board maintained a careful and flexible approach, ensuring compliance with federal guidelines and reserving funds for impactful projects. Notably, consideration of an electric or hybrid trolley acquisition was deferred due to cost and timing constraints.

Climate Leadership: The Select Board reviewed and approved updates to the Fleet Electrification Roadmap and Policy, aligning Lexington’s vehicle acquisition goals with the Massachusetts Climate Leaders Program. Zero waste initiatives, informed by a Tufts University survey, focused discussions on expanding curbside composting, automated waste collection, enhanced recycling, and continued community conversations on the idea of a phased Pay-As-You-Throw program. The Board also considered a phased Single-Use Plastic Bottle Phase-Out Policy, initially targeting municipal departments. Further discussions included solar assessments for municipal parking lots and potential future funding of a Sustainability Coordinator to leverage grant opportunities.

We would like to take a moment to warmly welcome our new Town Manager, Steve Bartha, whose leadership and fresh perspective will undoubtedly help shape Lexington's continued growth and prosperity. We also extend a heartfelt welcome to our newest Select Board member, Vineeta Kumar, who joined us in March 2025. We look forward to her valuable contributions. We also express our sincere gratitude to Suzie Barry, whose dedicated service and thoughtful leadership on the Select Board concluded in March 2025. Her contributions have significantly benefited our community, and we thank her for her years of commitment.

Should you have any questions or comments regarding this report, the Board encourages you to get in touch with any member of the Board. Select Board meetings are generally held Monday evenings at 6:30pm in the Select Board meeting room of the Town Office building, and via Zoom. Board members’ office hours as well as the Select Board meeting packets are posted at <https://www.lexingtonma.gov/755/Select-Board>. We can be reached via email (below) or by calling the Select Board Office (781-698-4580) to schedule a phone conversation or meeting.

- Doug Lucente, Chair: dlucente@lexingtonma.gov
- Joe Pato: jpato@lexingtonma.gov
- Jill Hai, Vice Chair: jhai@lexingtonma.gov
- Mark Sandeen: msandeen@lexingtonma.gov
- Vineeta Kumar: vkumar@lexingtonma.gov

Respectfully submitted,
Lexington Select Board
Douglas M. Lucente, Chair
Joseph N. Pato
Jill I. Hai, Vice Chair
Mark D. Sandeen
Vineeta Kumar

Town Manager Transition

On March 21, 2024, Town Manager Jim Malloy announced his intention to retire at the end of his then current contract, September 30, 2024. The Select Board is grateful to Mr. Malloy for his years of service and stewardship.

In April, the Select Board issued a Request for Quotations (RFQ) for an Executive Search firm to run the recruitment for the next town manager. The Board received four responses to their RFQ and interviewed three firms, eventually selecting GovHR as the Executive Recruiting Firm to lead the search.

The Board also created a charge for a Town Manager Search Screening Committee (TMSSC), seeking a diverse group of residents to assist the Search firm in screening applicants. The TMSSC was to be comprised of two Select Board members (SB), a Planning Board (PB) member, a representative of the business community and five at large residents, to be chosen to represent “a diversity of lived experience, relevant expertise and community involvement”, as well as liaisons from each of the two finance committees.

The members of the TMSSC were: Sarah Bothwell Allen, Bob Creech (PB), Jill Hai (SB), Heather Hartshorn (Business Community), Vineeta Kumar, Charles Lamb (CEC liaison), Robert Mandeville, Sean Osborne (AC liaison), Janet Perry, Mark Sandeen (SB), and Helen Yang

The Select Board appointed Kelly Axtell as Acting Town Manager. Ms. Axtell served in that role from October 1st through November 3, 2024.

Between May and August, the TMSSC created criteria, interview and essay questions, reviewed two dozen applications and selected 11 candidates for further review. Second round submission materials, including essay responses to TMSSC questions and work product examples were reviewed and the committee held a full day of interviews with six semi-final candidates in August. The committee recommended three applicants to the Select Board for final interviews.

The Select Board interviewed the three recommended candidates and on September 4, 2024, voted to engage Steve Bartha, then Town Manager of Danvers, as Lexington’s next Town Manager. Mr. Bartha began work in Lexington November 4, 2024. Since that date, Mr. Bartha has been meeting with departments, individual staff, committees, and resident groups as he continues to integrate into the community.

Lexington High School Project

The Lexington High School project is likely to be the most ambitious and expensive project undertaken by the Town of Lexington. Plans for this project have been brewing for years leading to the 2017 LHS Visioning process, the 2019 LPS Strategic Plan and the creation of the Master Planning Advisory Committee during the 2018-2019 year. Beginning in 2019, Lexington submitted Statement of Interest (SOI) applications each year to the Massachusetts School Building Authority (MSBA) to evaluate LHS for insufficient educational capacity and system upgrades. In 2022 Lexington was invited into the MSBA Eligibility Period beginning the current process for the project.

In November, 2024, the Lexington High School Building Committee (SBC) [selected the Bloom option](#) after lengthy consideration of a wide range of alternatives. Bloom was deemed the

superior option due to several key advantages over other options which also met the minimum requirements for satisfying the educational program and safety needs. These advantages include cost-effectiveness, construction efficiency, and minimized disruption for students and community users.

On February 26, 2025, the MSBA Board of Directors approved the Town of Lexington's Preferred Schematic Report submission. With this approval, the Lexington High School Building project has successfully progressed into [Module 4: Schematic Design](#) phase of the MSBA process. The proposed Bloom project includes a new building adjacent to the current LHS facility while maintaining the existing field house with an addition and renovation.

During the schematic design phase, the [project design team](#) will refine the Bloom concept and create a robust schematic design from which the MSBA will generate a scope, budget, schedule, and MSBA financial grant award. This team is composed of Dore and Whittier, Owner's Project Manager; SMMA, Architects; and Turner Construction, Construction Manager at Risk. The team has been guided by the SBC to produce a responsible design that avoids unnecessary expense. The team is working with key stakeholders to adjust the Bloom concept to address community concerns regarding building massing, site traffic, and facility use.

We anticipate that the project will be presented for approval to the MSBA during the summer of 2025 and will then come for community approval through a Special Town Meeting in the fall of 2025 followed by a debt exclusion vote at the end of the year. At the special town meeting we also expect to seek authorization for an Article 97 land swap to be submitted to the state legislature. This land swap would relocate some recreation fields to the footprint of the existing LHS and parking areas while building the new structure on the former field locations. Occupancy in the new or renovated facility is expected at the end of 2029.

Detailed information about the project is publicly available at:
<https://lhsproject.lexingtonma.org>

Affordable Housing Initiatives

One of the Select Board's highest priority goals is to enhance community vibrancy by increasing the diversity of housing stock in size, accessibility, and price including increasing the availability of affordable housing.

Lexington has a serious affordable housing crisis that has been decades in the making. Housing prices are rising much faster than household incomes. The average sale price of a Lexington home rose to over \$1.9 million in 2024, with the average price of a new construction home reaching \$3 million. The Massachusetts Municipal Association data also shows that Lexington's median gross rents are the highest of any municipality in the Commonwealth. 24% of Lexington homeowners and 44% of Lexington renters are housing cost burdened, spending at least 30% to 50% of their income on housing.

Currently only 6% of Lexington's housing stock is truly affordable, while 21% of Lexington households qualify as low-income. The result is that the demand for affordable housing is quite high, with 10 to 20 applicants per each newly available affordable home. That translates into families waiting between 5 and 8 years to secure affordable housing in Lexington.

Between 2011 and June of 2023, Lexington had a net gain of zero affordable housing units on the Subsidized Housing Inventory or SHI. Since that time Lexington has had a net gain of 11 truly affordable units on the SHI, largely due to the creation of 21 units of affordable housing as part of the Waterstone/Bridges project approved by 2018 Special Town Meeting.

The Select Board and Town Meeting have taken several recent actions to increase the availability of affordable housing in Lexington. Special Town Meeting 2022-3 approved the creation of the Affordable Housing Trust and the reorganization of LexHAB as an independent 501(c)3 organization.

The legislature approved the reorganization of LexHAB in September of 2024, which will allow the reorganized LexHAB to access more diverse sources of funding, including private donations, federal and state funding, in addition to local appropriations. The reorganization also enables faster, more efficient, and lower cost housing production. Soon after the reorganization, LexHAB received a donation of a property that LexHAB will convert to an affordable home for Lexington residents in perpetuity.

The Affordable Housing Trust was formed to preserve and create affordable housing, with a structure that provides the ability to respond to opportunities and funding requests from Lexington housing partners like LexHAB and the Lexington Housing Authority in real time.

The Affordable Housing Trust funded two LexHAB property purchases in its first year of operation, creating affordable housing for three families in response to highly time sensitive opportunities.

2024 Annual Town Meeting overwhelmingly approved Article 33 authorizing the Select Board and the Affordable Housing Trust to create 40 units of 100% truly affordable housing at an average of 60% of Area Median Income on Town owned property located near Lowell and North Street. The Town received 7 proposals and has signed a land disposition agreement with the winning team. The developer has begun the community engagement and due diligence process defined in the RFP.

The proposed design significantly exceeds the RFP requirements in many ways, including providing housing that is well integrated with the neighborhood, designed to feel like 8 individual buildings, with a community meeting area and a common space walking area, dark sky compliant lighting, thoughtfully designed landscaping that preserves as many existing native trees as possible, supplemented with new native plants to enhance ecological systems, and almost an acre of protected woodland area. Each home will have ample natural daylight, outdoor space, in unit laundry, elevator accessibility, universally accessible design, communal storage space, bike storage, and covered parking.

They will be all-electric, solar powered homes, built to Passive House standards. The economics of building to these standards are excellent for both the residents and the developer.

The residents will live in a home with incredibly healthy indoor air quality, that is extremely quiet, provides amazing thermal comfort, and exceptional resilience. Massachusetts Dept of Energy Resources studies show that multi-family buildings built to Passive House standards have such excellent thermal resilience that they can go a week without electric power on the coldest week of the year, with indoor temperatures dropping only 6 or 7° F. No backup power needed. The selected developer has built several affordable housing Passive House buildings and has now made it their design standard.

That excellent thermal performance also lowers the cost of HVAC equipment, as the heating loads for a Passive House building are roughly an order of magnitude lower than a standard building code building. Because those heating and cooling loads are so low, a central heating and cooling system for all of the units will be entirely powered by solar panels on the roof. That means the residents will have zero cost for heating or cooling their homes.

And because that power is provided entirely by the sun, it will be insulated from the dramatic energy price spikes we've seen over the last few years. This is especially important because low-income households in the Boston area have the highest median energy burden in the country, spending 14% of their income on energy.

Building affordable housing to Passive House standards is among the best ways the Town can address both the housing cost burden and the energy cost burden of its low-income residents. Perhaps most importantly the homes built on Lowell & North Street will be incredibly healthy, comfortable, and resilient homes for the residents.

All affordable housing initiatives require significant sources of funding. The Community Preservation Committee currently provides the majority of affordable housing funds to LexHAB and is the only significant source of funding for the Affordable Housing Trust. The anticipated requests from the Lexington Housing Authority, LexHAB, and the Affordable Housing Trust for community housing initiatives are likely to exceed the amount of available Community Preservation Act funds in the coming years.

Lexington 2021 Annual Town Meeting approved Article 36 to submit a home rule petition requesting legislative authority to establish a surcharge on specific commercial development activities for the purpose of funding affordable housing. The legislature recently approved that home rule petition by passing H.2740 "An Act to establish a surcharge on specific commercial development activities for the purpose of funding the creation of community housing." The Governor signed the bill on January 8, 2025.

The Select Board is now required to set a linkage fee rate within a year. The Select Board authorized Town staff to commission a study funded under Article 36, to assess commercial development and housing inventory trends before recommending an appropriate range of linkage fee rates. Given that commercial development trends have slowed considerably since 2021, expectations for this source of funds are fairly modest. Any funds generated from the linkage fee would be transferred to the Affordable Housing Trust.

Another potential source of funding was not approved by the legislature. Lexington 2020 Special Town Meeting approved Article 6 to submit a home rule petition requesting legislative authority to establish a surcharge on residential development for the purpose of funding affordable housing. Unfortunately, the legislature took no action on that home rule petition during this or the previous legislative session. For that reason, that Article 6 home rule petition failed and can only be reconsidered by the legislature after another vote of Lexington Town Meeting.

Economic Development and Community Vitality Initiatives

In 2024-25 the Select Board continued to support initiatives which stimulate economic development and commercial expansion within the town, including revitalizing the downtown. Among the key strategies has been the formation of strong partnerships with local business

associations and individual businesses including through the Select Board's advisory committees, the Economic Development Advisory Committee and the Center Committee. Additionally, the Select Board Chair and Vice Chair continue to participate in the Quarterly Small Business Roundtable discussions organized by the Economic Development Department.

These are some highlights from the Economic Development Department's efforts in 2024-25.

Lex 250 and Tourism: The Visitor's Center has seen 60,000 visitors come through our doors since July 2024, compared to 51,000 travelers in the year prior. The increase in foot traffic stems from Lex250th promotion, advertising and marketing efforts with National Geographic, BBC, WCVB, and NYT which have reached at least 15 million people around the world to promote the 250th Celebrations in Lexington. Furthermore, TourLexington.us, Lexington's main tourism website, which was launched in January 2024, has hit over 100,000 users and over 300,000 page views. These efforts have led to increases in foot traffic, merchandise revenue and a 56% increase in revenue through online tour booking channels. The Lexington Visitors Center has received new merchandise to accommodate the influx of tourists who will come for Patriots' Day Weekend.

Local Economic Policy Enhancements: 2024 ATM passed Article 39 Home Rule Petition to Adjust the Number of On-Premise Wine and Malt Alcohol Licenses. State Representative Michelle Ciccolo brought filed House Bill HD.3893 requesting our home rule petition which was referred to the Joint Committee on Consumer Protection and Professional Licensure on 3/13/2025. At their June 24, 2024 meeting the Select Board voted for a revised Alcohol Beverage License Regulations updated to include the new zoning. This 2024 policy expands the scope to include event spaces and craft beverage establishments, not just restaurants, for eligibility for a License to serve alcoholic beverages. This includes locations such as Pinot's Palette, The Venue, Galaray House, and Craft Foods who could apply for a liquor license to serve liquor as part of their operations.

Wayfinding Signs: In East Lexington, wayfinding signs have been installed at Bow Street to direct travelers to restaurants, coffee shops, and businesses. People who may not have known these options exist can now go enjoy a cup of coffee, buy a bagel, or find a new place to get their haircut. In addition to East Lexington, new signage is coming to Lexington Center. The Economic Development Department is bringing a large kiosk at the Grain Mill Alley Bike Node next to the solar bench to direct visitors and travelers to Lexington's historic amenities, businesses, and restaurants. Similar to East Lexington, these signs will appear along the Minuteman Bikeway. In addition to this initiative, work is being done in Lexington Center and in East Lexington to connect the Minuteman Bikeway to our business community. In East Lexington, Wayfinding Signs

Art Installations and Vibrancy efforts: Later this year, travelers on the bikeway may see new art installations at 55 Massachusetts Avenue, 131 Massachusetts Avenue, and the shops at 135-145 Massachusetts Avenue. This work was funded through the American Rescue Plan Act and is part of the Rapid Recovery Plan that began during the COVID-19 pandemic. Finally, the Economic Development Department is working with landscape architects and the Department of Public Works to landscape that area to open up the space and install new benches. In addition to these signs, the Economic Development Department is also working on bringing murals to businesses along the bikeway.

Additionally, there is a collaborative effort from Lexington Economic Development, the Lexington Center Committee, and the Lexington History Museum to bring art to Lexington Depot.

Commercial Development: Lexington welcomed more than six small businesses including new cafes in the Center and three large life sciences businesses in 2024. These cafes have transformed Lexington Center into a breakfast destination for all. Major vacancies have been filled including the former Starbucks which is now Revival Café, and the Bertucci's Pizza location which is now Tatte. Additionally, long-term vacancies in the center and across town have seen increased interest. More cafes and restaurants are slated to open their doors this summer and fall in Lexington Center. Lexington and Cambridge current lab market vacancy rates are both close to 19%, while Burlington and Waltham have higher vacancy rates of 29% and 22%, respectively.

Center Revitalization: On December 16, 2024 the Economic Development Advisory Committee and Lexington Center Committee presented to the Select Board, a set of recommendations based on *Lexington Center: The Journey Forward*. The recommendations were the following:

- 1) Focus on ways to create more welcoming and inviting entryways from key access points (parking lots, bike path, Visitors Center)
- 2) Convene a forum of relevant municipal bodies and committees to ensure alignment around application of new bylaws
- 3) Evaluating options for supporting Lexington Center programming.
- 4) Prioritize decision(s) regarding use of town-owned land in Lexington Center.

The Select Board has made Center Revitalization a major goal to work on over the next two years.

2025: The 250th Anniversary of the Battle of Lexington

Preparations for Lexington's landmark 250th Anniversary of the Battle have been extensive and community-oriented, reflecting both historical reverence and inclusive celebration. Throughout the past year, the Select Board has actively engaged in a range of discussions, projects, and events designed to honor this momentous occasion thoughtfully and collaboratively.

Monument Project: Extensive deliberation occurred regarding the proposed 250th Anniversary Monument at Belfry Hill Park. Community discussions provided valuable insights and raised critical considerations about the monument's scale, symbolic design, ongoing maintenance, and site suitability. Despite thorough evaluation and dialogue, the Historic Districts Commission (HDC) ultimately denied the Certificate of Appropriateness, effectively concluding the project.

Inter Municipal Collaboration: Lexington continued strengthening historical and celebratory ties with neighboring communities through an Inter Municipal Agreement (IMA) with Arlington, Concord, and Lincoln, collectively allocating \$200,000 towards collaborative planning and event execution for the 250th celebration.

US Army Participation and Special Events: The Select Board received and considered a special request from the US Army Military District of Washington DC, involving several prestigious Army units, notably the Golden Knights Parachute Team, for participation in commemorative activities on April 19, 2025. Recognizing the exceptional historical significance of the anniversary, the Board granted a unique, one-time exemption to the Select Board's Battle Green Regulation, which typically prohibits parachuting onto the Battle Green. Careful consideration was given to

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International Engagement – Antony, France: Recognizing Lexington's global historical connections, the Select Board strongly supported inviting our longstanding sister city, Antony, France, to participate in the anniversary celebrations. This international collaboration underscores our town's historical significance, celebrating longstanding international relationships and fostering meaningful cultural exchange.

As we approach the commemorative date, we acknowledge with gratitude the numerous volunteers, community groups, historical organizations, town staff, and regional partners working diligently toward a meaningful and memorable celebration. The Select Board remains committed to ensuring the 250th Anniversary of the Battle of Lexington is commemorated in a manner that honors our history, celebrates our vibrant community, and fosters connections both local and global.

SELECT BOARD TOWN OF LEXINGTON



SELECT BOARD REPORT TO THE 2025 ANNUAL TOWN MEETING

MARCH ~~24~~, 2025

Select Board:

Douglas M. Lucente, Chair; Jill I. Hai, Vice-Chair; Joseph N. Pato;
Mark D. Sandeen Vineeta Kumar;
Kim Katzenback, Executive Clerk

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March 2025

Message from the Select Board

As we present this report to the Annual Town Meeting of 2025, we reflect on a year marked by meaningful progress and investment in Lexington's infrastructure, community, and sustainability initiatives. This report includes detailed sections on the Lexington High School Project, the Town Manager transition, Affordable Housing Initiatives, and Economic Development and Community Vitality.

Key Updates:

Infrastructure: Significant infrastructure improvements remained a key priority throughout the past year. Notably, the Hartwell Avenue and Bedford Street Complete Streets Reconstruction Project advanced considerably, incorporating enhancements focused on safety, mobility, and accessibility, such as raised medians, sidewalks, and shared-use paths. Continued community dialogue ensured attention to pedestrian and cyclist safety concerns for this project anticipated to be on the State's Transportation Improvement Plan in the 2030s. The Board also prioritized sidewalk improvements in the next several years, especially on Burlington Street and North Street, recognizing their critical role in pedestrian safety and connectivity. Recent major zoning changes related to MBTA Zoning have prompted additional municipal planning efforts to meet increased infrastructure demands across water, sewer, public safety, and transportation services. Further investments in sidewalk expansions, town-wide traffic signal upgrades, public parking lot enhancements, and intersection improvements – particularly at the Adams Street intersections with East and Hancock Streets – underscore our ongoing commitment to enhancing town-wide safety and accessibility.

ARPA: The American Rescue Plan Act (ARPA) funds have now been fully allocated, marking the completion of strategic investments designed to directly benefit the community. Key initiatives included expanding free public Wi-Fi in the Town Center, Center Fields, and Lincoln Field; launching the implementation of SeeClickFix to enhance communication between residents and town departments, with ongoing development and improvements implementing SeeClickFix to improve communication between residents and town departments; installing a seasonal event tent to support community events; funding a two-year mental health clinician position; and providing ongoing Diversity, Equity, and Inclusion (DEI) training initiatives. Throughout the allocation process, the Board maintained a careful and flexible approach, ensuring compliance with

federal guidelines and reserving funds for impactful projects. Notably, consideration of an electric or hybrid trolley acquisition was deferred due to cost and timing constraints.

Climate Leadership: The Select Board reviewed and approved updates to the Fleet Electrification Roadmap and Policy, aligning Lexington's vehicle acquisition goals with the Massachusetts Climate Leaders Program. Zero waste initiatives, informed by a Tufts University survey, focused discussions on expanding curbside composting, automated waste collection, enhanced recycling, and continued community conversations on the idea of a phased Pay-As-You-Throw program. The Board also considered a phased Single-Use Plastic Bottle Phase-Out Policy, initially targeting municipal departments. Further discussions included solar assessments for municipal parking lots and potential future funding of a Sustainability Coordinator to leverage grant opportunities.

We would like to take a moment to warmly welcome our new Town Manager, Steve Bartha, whose leadership and fresh perspective will undoubtedly help shape Lexington's continued growth and prosperity. We also extend a heartfelt welcome to our newest Select Board member, Vineeta Kumar, who joined us in March 2025. We look forward to her valuable contributions. We also express our sincere gratitude to Suzie Barry, whose dedicated service and thoughtful leadership on the Select Board concluded in March 2025. Her contributions have significantly benefited our community, and we thank her for her years of commitment.

Should you have any questions or comments regarding this report, the Board encourages you to get in touch with any member of the Board. Select Board meetings are generally held Monday evenings at 6:30pm in the Select Board meeting room of the Town Office building, and via Zoom. Board members' office hours as well as the Select Board meeting packets are posted at <https://www.lexingtonma.gov/755/Select-Board>. We can be reached via email (below) or by calling the Select Board Office (781-698-4580) to schedule a phone conversation or meeting.

- Doug Lucente, Chair: dlucente@lexingtonma.gov
- Joe Pato: jpato@lexingtonma.gov
- Jill Hai, Vice Chair: jhai@lexingtonma.gov
- Mark Sandeen: msandeen@lexingtonma.gov
- Vineeta Kumar: vkumar@lexingtonma.gov

Respectfully submitted,
Lexington Select Board
Douglas M. Lucente, Chair
Joseph N. Pato
Jill I. Hai, Vice Chair
Mark D. Sandeen
Vineeta Kumar

Town Manager Transition

On March 21, 2024, Town Manager Jim Malloy announced his intention to retire at the end of his then current contract, September 30, 2024. The Select Board [is grateful to Mr. Malloy for his years of service and stewardship](#)~~then drafted a process and timeline for recruitment and transition to a new Town Manager.~~

In April, the Select Board issued a Request for Quotations (RFQ) for an Executive Search firm to run the recruitment for the next town manager. The Board received four responses to their RFQ and interviewed three firms, eventually selecting GovHR as the Executive Recruiting Firm to lead the search.

The Board also created a charge for a Town Manager Search Screening Committee (TMSSC), seeking a diverse group of residents to assist the Search firm in screening applicants. The TMSSC was to be comprised of two Select Board members (SB), a Planning Board (PB) member, a representative of the business community and five at large residents, to be chosen to represent “a diversity of lived experience, relevant expertise and community involvement”, as well as liaisons from each of the two finance committees.

The members of the TMSSC were: Sarah Bothwell Allen, Bob Creech (PB), Jill Hai (SB), Heather Hartshorn (Business Community), Vineeta Kumar, Charles Lamb (CEC liaison), Robert Mandeville, Sean Osborne (AC liaison), Janet Perry, Mark Sandeen (SB), [and](#) Helen Yang

The Select Board appointed Kelly Axtell as Acting Town Manager. Ms. Axtell served in that role from October 1st through November 3, 2024.

Between May and August, the TMSSC created criteria, interview and essay questions, reviewed two dozen applications and selected 11 candidates for further review. Second round submission materials, including essay responses to TMSSC questions and work product examples were reviewed and the committee held a full day of interviews with six semi-final candidates in August. The committee recommended three applicants to the Select Board for final interviews.

The Select Board interviewed the three recommended candidates and on September 4, 2024, voted to engage Steve Bartha, then Town Manager of Danvers, as Lexington’s next Town Manager. Mr. Bartha began work in Lexington November 4, 2024. Since that date, Mr. Bartha has been meeting with departments, individual staff, committees, and resident groups as he continues to integrate into the community.

Lexington High School Project

The Lexington High School project is likely to be the most ambitious and expensive project undertaken by the Town of Lexington. Plans for this project have been brewing for years leading to the 2017 LHS Visioning process, the 2019 LPS Strategic Plan and the creation of the Master Planning Advisory Committee during the 2018-2019 year. Beginning in 2019, Lexington submitted Statement of Interest (SOI) applications each year to the Massachusetts School Building Authority (MSBA) to evaluate LHS for insufficient educational capacity and system upgrades. In 2022 Lexington was invited into the MSBA Eligibility Period beginning the current process for the project.

In November, 2024, the Lexington High School Building Committee (SBC) [selected the Bloom option](#) after lengthy consideration of a wide range of alternatives. Bloom was deemed the superior option due to several key advantages over other options which also met the minimum requirements for satisfying the educational program and safety needs. These advantages include cost-effectiveness, construction efficiency, and minimized disruption for students and community users.

On February 26, 2025, the MSBA Board of Directors approved the Town of Lexington's Preferred Schematic Report submission. With this approval, the Lexington High School Building project has successfully progressed into [Module 4: Schematic Design](#) phase of the MSBA process. The proposed Bloom project includes a new building adjacent to the current LHS facility while maintaining the existing field house with an addition and renovation.

During the schematic design phase, the [project design team](#) will refine the Bloom concept and create a robust schematic design from which the MSBA will generate a scope, budget, schedule, and MSBA financial grant award. This team is composed of Dore and Whittier, Owner's Project Manager; SMMA, Architects; and Turner Construction, Construction Manager at Risk. The team has been guided by the SBC to produce a responsible design that avoids unnecessary expense. The team is working with key stakeholders to adjust the Bloom concept to address community concerns regarding building massing, site traffic, and facility use.

We anticipate that the project will be presented for approval to the MSBA during the summer of 2025 and will then come for community approval through a Special Town Meeting in the fall of 2025 followed by a debt exclusion vote at the end of the year. At the special town meeting we also expect to seek authorization for an Article 97 land swap to be submitted to the state legislature. This land swap would relocate some recreation fields to the footprint of the existing LHS and parking areas while building the new structure on the former field locations. Occupancy in the new or renovated facility is expected at the end of 2029.

Detailed information about the project is publicly available at:
<https://lhsproject.lexingtonma.org>

Affordable Housing Initiatives

One of the Select Board's highest priority goals is to enhance community vibrancy by increasing the diversity of housing stock in size, accessibility, and price including increasing the availability of affordable housing.

Lexington has a serious affordable housing crisis that has been decades in the making. Housing prices are rising much faster than household incomes. The average sale price of a Lexington home rose to over \$1.9 million in 2024, with the average price of a new construction home reaching \$3 million. The Massachusetts Municipal Association data also shows that Lexington's median gross rents are the highest of any municipality in the Commonwealth. 24% of Lexington homeowners and 44% of Lexington renters are housing cost burdened, spending at least 30% to 50% of their income on housing.

Currently only 6% of Lexington's housing stock is truly affordable, while 21% of Lexington households qualify as low-income. The result is that the demand for affordable housing is quite

high, with 10 to 20 applicants per each newly available affordable home. That translates into families waiting between 5 and 8 years to secure affordable housing in Lexington.

Between 2011 and June of 2023, Lexington had a net gain of zero affordable housing units on the Subsidized Housing Inventory or SHI. Since that time Lexington has had a net gain of 11 truly affordable units on the SHI, largely due to the creation of 21 units of affordable housing as part of the Waterstone/Bridges project approved by 2018 Special Town Meeting.

The Select Board and Town Meeting have taken several recent actions to increase the availability of affordable housing in Lexington. Special Town Meeting 2022-3 approved the creation of the Affordable Housing Trust and the reorganization of LexHAB as an independent 501(c)3 organization.

The legislature approved the reorganization of LexHAB in September of 2024, which will allow the reorganized LexHAB to access more diverse sources of funding, including private donations, federal and state funding, in addition to local appropriations. The reorganization also enables faster, more efficient, and lower cost housing production. Soon after the reorganization, LexHAB received a donation of a property that LexHAB will convert to an affordable home for Lexington residents in perpetuity.

The Affordable Housing Trust was formed to preserve and create affordable housing, with a structure that provides the ability to respond to opportunities and funding requests from Lexington housing partners like LexHAB and the Lexington Housing Authority in real time.

The Affordable Housing Trust funded two LexHAB property purchases in its first year of operation, creating affordable housing for three families in response to highly time sensitive opportunities.

2024³ Annual Town Meeting overwhelmingly approved Article 33 authorizing the Select Board and the Affordable Housing Trust to create 40 units of 100% truly affordable housing at an average of 60% of Area Median Income on Town owned property located near Lowell and North Street. The Town received 7 proposals and has signed a land disposition agreement with the winning team. The developer has begun the community engagement and due diligence process defined in the RFP.

The proposed design significantly exceeds the RFP requirements in many ways, including providing housing that is well integrated with the neighborhood, designed to feel like 8 individual buildings, with a community meeting area and a common space walking area, dark sky compliant lighting, thoughtfully designed landscaping that preserves as many existing native trees as possible, supplemented with new native plants to enhance ecological systems, and almost an acre of protected woodland area. Each home will have ample natural daylight, outdoor space, in unit laundry, elevator accessibility, universally accessible design, communal storage space, bike storage, and covered parking.

They will be all-electric, solar powered homes, built to Passive House standards. The economics of building to these standards are excellent for both the residents and the developer.

The residents will live in a home with incredibly healthy indoor air quality, that is extremely quiet, provides amazing thermal comfort, and exceptional resilience. Massachusetts Dept of Energy Resources studies show that multi-family buildings built to Passive House standards have such excellent thermal resilience that they can go a week without electric power on the coldest week of the year, with indoor temperatures dropping only 6 or 7° F. No backup power

needed. The selected developer has built several affordable housing Passive House buildings and has now made it their design standard.

That excellent thermal performance also lowers the cost of HVAC equipment, as the heating loads for a Passive House building are roughly an order of magnitude lower than a standard building code building. Because those heating and cooling loads are so low, a central heating and cooling system for all of the units will be entirely powered by solar panels on the roof. That means the residents will have zero cost for heating or cooling their homes.

And because that power is provided entirely by the sun, it will be insulated from the dramatic energy price spikes we've seen over the last few years. This is especially important because low-income households in the Boston area have the highest median energy burden in the country, spending 14% of their income on energy.

Building affordable housing to Passive House standards is among the best ways the Town can address both the housing cost burden and the energy cost burden of its low-income residents. Perhaps most importantly the homes built on Lowell & North Street will be incredibly healthy, comfortable, and resilient homes for the residents.

All affordable housing initiatives require significant sources of funding. The Community Preservation Committee currently provides the majority of affordable housing funds to LexHAB and is the only significant source of funding for the Affordable Housing Trust. The anticipated requests from the Lexington Housing Authority, LexHAB, and the Affordable Housing Trust for community housing initiatives are likely to exceed the amount of available Community Preservation Act funds in the coming years.

Lexington 2021 Annual Town Meeting approved Article 36 to submit a home rule petition requesting legislative authority to establish a surcharge on specific commercial development activities for the purpose of funding affordable housing. The legislature recently approved that home rule petition by passing H.2740 "An Act to establish a surcharge on specific commercial development activities for the purpose of funding the creation of community housing." The Governor signed the bill on January 8, 2025.

The Select Board is now required to set a linkage fee rate within a year. The Select Board authorized Town staff to commission a study funded under Article 36, to assess commercial development and housing inventory trends before recommending an appropriate range of linkage fee rates. Given that commercial development trends have slowed considerably since 2021, expectations for this source of funds are fairly modest. Any funds generated from the linkage fee would be transferred to the Affordable Housing Trust.

Another potential source of funding was not approved by the legislature. Lexington 2020 Special Town Meeting approved Article 6 to submit a home rule petition requesting legislative authority to establish a surcharge on residential development for the purpose of funding affordable housing. Unfortunately, the legislature took no action on that home rule petition during this or the previous legislative session. For that reason, that Article 6 home rule petition failed and can only be reconsidered by the legislature after another vote of Lexington Town Meeting.

Economic Development and Community Vitality Initiatives

In 2024-25 the Select Board continued to support initiatives which stimulate economic development and commercial expansion within the town, including revitalizing the downtown. Among the key strategies has been the formation of strong partnerships with local business associations and individual businesses including through the Select Board's advisory committees, the Economic Development Advisory Committee and the Center Committee. Additionally, the Select Board Chair and Vice Chair continue to participate in the Quarterly [Small Business Roundtable](#) discussions organized by the Economic Development Department.

These are some highlights from [the Economic Development Department's](#) efforts in 2024-25.

Lex 250 and Tourism: The Visitor's Center has seen 60,000 visitors come through our doors since July 2024, compared to 51,000 travelers in the year prior. The increase in foot traffic stems from Lex250th promotion, advertising and marketing efforts with National Geographic, BBC, WCVB, and NYT which have reached at least 15 million people around the world to promote the 250th Celebrations in Lexington. Furthermore, Tour Lexington.us, Lexington's main tourism website, which was launched in January 2024, has hit over 100,000 users and over 300,000 page views. These efforts have led to increases in foot traffic, merchandise revenue and a 56% increase in revenue through online tour booking channels. The Lexington Visitors Center has received new merchandise to accommodate the influx of tourists who will come for Patriots' Day Weekend.

Local Economic Policy Enhancements: 2024 ATM passed [Article 39 Home Rule Petition](#) to Adjust the Number of On-Premise Wine and Malt Alcohol Licenses. State Representative Michelle Ciccolo brought [filed forward House Bill HD.43843893](#) requesting our home rule petition which [was referred to the Joint Committee on Consumer Protection and Professional Licensure on 3/13/2025. was filed with the House clerk on 2/25/2025 and is awaiting the next steps in the State process.](#) At their June 24, 2024 meeting the Select Board voted for a revised Alcohol Beverage License Regulations updated to include the new zoning. This 2024 policy expands the scope to include event spaces and craft beverage establishments, not just restaurants, for eligibility for a License to serve [aAlcoholic bBeverages](#). This includes locations such as Pinot's Palette, The Venue, [and Galaray House,](#) and Craft Foods who could apply for a liquor license to serve liquor as part of their operations.

Wayfinding Signs: In East Lexington, [wWayfinding sSigns](#) have been installed at Bow Street to direct travelers to restaurants, coffee shops, and businesses. People who may not have known these options exist can now go enjoy a cup of coffee, buy a bagel, or find a new place to get their haircut. In addition to East Lexington, new signage is coming to Lexington Center. The [Economic Development Department Office](#) is bringing a large kiosk at the Grain Mill Alley Bike Node next to the [sSolar](#) bench to direct visitors and travelers to Lexington's historic amenities, businesses, and restaurants. Similar to East Lexington, these signs will appear along the Minuteman Bikeway. In addition to this initiative, work is being done in Lexington Center and in East Lexington to connect the Minuteman Bikeway to our business community. [In East Lexington, Wayfinding Signs](#)

Art Installations and Vibrancy efforts: Later this year, travelers on the bikeway may see new art installations at 55 Massachusetts Avenue, 131 Massachusetts Avenue, and the [sShops](#)

at 135-145 Massachusetts Avenue. This work was funded through the American Rescue Plan Act and is part of the Rapid Recovery Plan that began during the COVID-19 pandemic. Finally, the ED-Office-economic Development Department is working with landscape aArchitects and the Department of Public Works to landscape that area to open up the space and install new benches. In addition to these signs, the Economic Development Department ED-Office is also working on bringing murals to businesses along the bikeway.

Additionally, there is a collaborative effort from Lexington Economic Development, the Lexington Center Committee, and the Lexington History Museum to bring art to Lexington Depot.

Commercial Development: Lexington welcomed more than six small businesses including new cafes in the Center and three large life sciences businesses in 2024. These cafes have transformed Lexington Center into a breakfast destination for all. Major vacancies have been filled including the former Starbucks which is now Revival Café, and the Bertucci's Pizza location which is now Tatte. Additionally, long-term vacancies in the cCenter and across Town have seen increased interest. More cafes and restaurants are slated to open their doors this summer and fall in Lexington Center. Lexington and Cambridge current lab market vacancy rates are both close to 19%, while Burlington and Waltham have higher vacancy rates of 29% and 22%, respectively. The current vacancy rate for the lab market in Lexington is close to 19% which is like Cambridge's 18.8% vacancy. Burlington with 29.4% and Waltham with 22.3% are at a higher vacancy rate.

Center Revitalization: On December 16, 2024 the Economic Development Advisory Committee and Lexington Center Committee presented to the Select Board, a set of recommendations based on *Lexington Center: The Journey Forward*. The recommendations were the following:

- 1) Focus on ways to create more welcoming and inviting entryways from key access points (parking lots, bike path, Visitors Center)
- 2) Convene a forum of relevant municipal bodies and committees to ensure alignment around application of new bylaws
- 3) Evaluating options for supporting Lexington Center programming.
- 4) Prioritize decision(s) regarding use of town-owned land in Lexington Center.

The Select Board has made Center Revitalization a major goal to work on over the next two years.

2025: The 250th Anniversary of the Battle of Lexington

Preparations for Lexington's landmark 250th Anniversary of the Battle have been extensive and community-oriented, reflecting both historical reverence and inclusive celebration. Throughout the past year, the Select Board has actively engaged in a range of discussions, projects, and events designed to honor this momentous occasion thoughtfully and collaboratively.

Monument Project: Extensive deliberation occurred regarding the proposed 250th Anniversary Monument at Belfry Hill Park. Community discussions provided valuable insights and raised critical considerations about the monument's scale, symbolic design, ongoing maintenance, and site suitability. Despite thorough evaluation and dialogue, the Historic Districts Commission (HDC) ultimately denied the Certificate of Appropriateness, effectively concluding the project.

Inter Municipal Collaboration: Lexington continued strengthening historical and celebratory ties with neighboring communities through an Inter Municipal Agreement (IMA) with Arlington, Concord, and Lincoln, collectively allocating \$200,000 towards collaborative planning and event execution for the 250th celebration.

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