

# AGENDA

## Lexington Planning Board

**Wednesday, February 4, 2026**

**Remote on Zoom: <https://www.lexingtonma.gov/377/Access-Virtual-Meetings>**

**6:00 PM**

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### **Development Administration**

- 1. 114 Wood Street - Public Hearing for Special Residential Development**  
**Public hearing for a major site plan review application for a special residential development - APPLICANT REQUEST HEARING BE POSTPONED UNTIL APRIL 7**

### **Town Meeting**

- 1. Zoning Amendment public hearing for Annual Town Meeting**  
**Public hearing to discuss the Board-sponsored article 35 for Annual Town Meeting 2026 regarding technical corrections to Ch. 135 of the Lexington Code.**

### **Board Administration**

- 1. Board to discuss future zoning amendments related to accessory dwelling units**  
**The Board may discuss future zoning amendments related to accessory dwelling units**
- 2. Board Member & Staff Updates**
- 3. Review of Draft Meeting Minutes: 12/10**
- 4. Upcoming Meetings**  
**Upcoming meetings: Wednesdays 2/25, 3/11, 3/25**

### **Adjourn**

- 1. Adjourn – The meeting will continue until all items are finished. The estimated adjournment time is 8:45 PM**

### **Zoom Details**

- 1. Zoom Details - <https://www.lexingtonma.gov/377/Access-Virtual-Meetings>**  
**Planning is inviting you to a scheduled Zoom meeting.**  
**Topic: Planning's Zoom Meeting**  
**Time: Feb 4, 2026 06:00 PM Eastern Time (US and Canada)**

**Join Zoom Meeting**

**<https://lexingtonma.zoom.us/j/84462134998?>**

**pwd=DbuviNn3yrvfznUqXyasPBW4JGKLRf.1**

**Meeting ID: 844 6213 4998**

**Passcode: 689139**

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Meeting broadcast by LexMedia

# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

114 Wood Street - Public Hearing for Special Residential Development

### **PRESENTER:**

Applicant: Seaver Properties, LLC

### **ITEM NUMBER:**

### **SUMMARY:**

The Planning Board will hold a virtual public hearing on the application of Seaver Properties LLC, for approval of a compact neighborhood Special Residential Development, pursuant to §135-6.9 and §135-9.5 of the Zoning Bylaw and Stormwater Management permit under Article VI of § 181-71. Application is to construct seven (7) buildings consisting of 19 total dwelling units. Development also proposes an access drive for the units and includes landscaping and stormwater improvements.

The property is located at 114 Wood Street, Lexington, MA also known as Map 59, Lot 175 in the RO (One Family Dwelling) zoning district.

Application materials may be viewed at <https://lexingtonma.portal.opengov.com/records/110931>.

**APPLICANT REQUEST HEARING BE POSTPONED. The Applicant would like more time to revise plans after completion of Conservation Commission's review and request the hearing be postponed until the Tuesday, April 7th meeting.**

### **SUGGESTED MOTION:**

#### **APPLICANT REQUEST HEARING BE POSTPONED UNTIL APRIL 7**

Move to accept the Applicant's request to postpone the public hearing for the special residential development site plan review application at 114 Wood Street to **Tuesday, April 7 at or after 6:00 pm on Zoom** and to extend the final action deadline from May 1, 2026 to July 17, 2026.

### **FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

2/4/2026

**ATTACHMENTS:**

	Description	Type
▣	Staff Memo 01.29.26	Cover Memo
▣	Postponement & Extension Request	Cover Memo



TOWN OF LEXINGTON  
**PLANNING OFFICE**

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Abby McCabe, Planning Director  
Meghan Roche, Asst. Planning Director  
Aaron Koepper, Planner  
Carolyn Morrison, Planning Coordinator

**To: Lexington Planning Board**

**From: Aaron Koepper, Planner**

**Re: Project Review for 114 Wood Street: SRD, Major Site Plan Review**

**Date: January 29, 2026**

Property Information	
<b>Project Address</b>	114 Wood Street
<b>Parcel ID</b>	Map 59, Lot 175
<b>Permit #</b>	Plan-25-52
<b>Applicant/Owner Name</b>	Seaver Properties LLC on behalf of Angelo & Marianne Tortola
<b>Type of Review</b>	Major Site Plan Review, § 6.9 Special Residential Developments
<b>Zoning District</b>	RO – One Family Dwelling
<b>Property Size</b>	± 7.49 Acres
<b>Existing Conditions</b>	The lot presently contains one (1) single family home, a paved driveway, a walking path, and a garden area. Overhead wires are present on the site, running parallel to the N/NW boundary. A 25-foot-wide sewer easement, 30-foot-wide sewer easement, 50-foot-wide access & utility easement, and 250-foot-wide Boston Edison Company easement are all also found on the property. Unaccepted way Amherst Street and paper streets Bon Air Avenue, Beaumont Street and Colonial Avenue all directly abut or come within 50 feet of the property.
<b>Environmental Conditions</b>	<p>Multiple resource areas and buffer zones have been identified on the site, which limits the developable area to the S/SE portion of the property. Lost Pond is located immediately to the south of the lot, with 25-foot, 50 foot and 100-foot buffer zones falling onto the project site. Much of the proposed limit of work (LOW) area is filled with tree growth.</p> <p>The Applicant is currently meeting with the Conservation Commission to finalize resource area and vernal pool delineation; the next hearing is scheduled for 2/10/2026. On January 27<sup>th</sup>, the Commission requested plan modifications. Findings from Conservation hearings may impact submitted plans. After completion of the delineation, the project requires a Notice of Intent submission.</p>

Important Dates/Timelines	
Public Meeting	February 4, 2026
Filed with Town Clerk	December 2, 2025
Decision Deadline (150 days)	May 1, 2026

Approval Information	
Action Required at Decision Deadline	The decision of the Planning Board shall be by a majority vote of the Board as constituted. The Project is permitted by right, and site plan review approval is required. The Planning Board shall review and act upon the site plan, requiring such conditions as necessary to satisfy the Review Standards and the Zoning Regulations.
Applicability	Under provisions of c. 135 § 6.9.2, a Special Residential Development (SRD) is a project in which one or more lots, tracts, or parcels of land are to be improved for use as a coordinated site for housing and for which deviations from the dimensional standards that apply to conventional developments are allowed in order to achieve a diversity of household types, sizes and affordability.

Executive Summary	
<b>Main items to be resolved:</b>	
<ul style="list-style-type: none"> <li>• Need to show how project meets 15% common-open-space SRD requirement.</li> <li>• 4-plex B/A/A/B has a GFA larger than that allowed by c. 135 § 6.9.7.4 - Building Size.</li> <li>• Add a plan showing locations of IDUs and confirm the affordability of IDUs (is it 2 SHI + 1 Moderate Income Unit?).</li> <li>• Update architectural plans to show the interior of units and unit garages.</li> <li>• Add perspective renderings with views from Woodpark Circle.</li> <li>• Update plans to include bicycle parking dimensions and details.</li> <li>• Submit a Lighting Plan pursuant to c. 135 § 5.2.11 and c. 176 § 12.8.</li> <li>• List and show the total number of parking spaces with dimensions on plans.</li> <li>• Demonstrate compliance with EV parking requirements in §135-5.1.13.11.</li> <li>• Update landscaping plans to show the number and total DBH of all trees with a DBH greater than six inches and any trees to-be-removed/retained/replanted.</li> <li>• Add the firetruck turn-around diagram (Sheet 13) to plans to show within context of road layout.</li> <li>• Revised civil plans and potentially the stormwater report after conclusion of delineation with the Conservation Commission.</li> </ul>	

Project Summary	
<p>This proposal is for a Compact Neighborhood Development (CND), meaning the size of dwelling units is limited per c. 135 § 6.9.7.3.</p> <p>The applicant proposes nineteen (19) townhouse-style, three-bedroom, condominium units. The development will include seven (7) total buildings, containing two (2), three (3), or four (4) units each.</p>	

Three (3) Inclusionary Dwelling Units are proposed with this project; two (2) must be qualifying as SHI eligible and one (1) moderate-income.

All buildings on the site will utilize a common drive entrance/exit with access to Wood Street.

On March 26, 2025, the applicant met with Town Staff for a Development Review Team (DRT) meeting to review their proposal. On May 13, 2025, the applicant held a meeting for abutters and neighborhood members. The applicant has provided a summary for each, which are available on the OpenGov portal under Permit # PLAN-25-52.

Planning staff and Board members performed a site visit on January 13, 2026; photographs have been provided in the "Photos" section of this memo.

The Planning Board hired GCG Associates as a peer review consultant to assist in this review. Since the Conservation Commission's resource area delineation has not concluded, the peer review memo is forthcoming after updated civil plans are to be submitted for a second hearing with the Planning Board in the event revisions are needed.

Parking Analysis/GFA & IDU				
<b>Parking Analysis:</b>				
	Parking Required		Provided	Notes
Long-Term Bicycles	1.5 per dwelling unit	29	0	Not shown
Short-Term Bicycles	0.1 per dwelling unit	2	0	Not shown
Car Parking	1 per dwelling unit	19	23 garage spaces + driveway (units 1-4 have 2 car garage, other units have 1 car garage)	Number appears to comply, but parking plan requested to clearly show parking spaces & dimensions
<b>Gross Floor Area and Inclusionary Dwelling Units:</b>				
	Required or Allowed (Sq. Ft.)	Provided (Sq. Ft.)	Notes	
GFA not including IDU	Allowed: 65,175	35,077	Complies	

IDU	Required: 6,174	7,581	Complies; 21.6% IDU
SHI	Required: 4,116	5,054	Complies: 2 IDU are SHI eligible
Total GFA	Allowed: 71,348	42,658	Base GFA + IDU

### Chapter 135 Zoning Bylaw Review

Staff believe the proposed development meets the requirements of the Zoning Bylaw, unless otherwise noted below.

#### **Section 5.0 General Regulations**

##### **5.1 Off-Street Parking and Loading**

Plans do not show any bicycle parking spaces; applicant will need to update plans to comply. Per § 5.1.8.4, “bicycle parking apparatus shall be of a high-security design to which the frame and wheel may be attached; installed in a visible location to deter vandalism and theft; and permanently mounted to the ground or to a building or to other immovable structure.

Section 5.1.13.1(a) states that parking spaces shall have a minimum width of 9 feet and a minimum depth of 19 feet; applicant will need to show dimensions of parking spaces to determine compliance.

Section 5.1.13.2 states that, “a strip of land not less than five feet in width shall be provided...for the storage of snow plowed or removed from the surface area of the parking lot.”

Section 5.1.13.11 states that, “newly constructed parking spaces shall include Level 2 (or higher) EV charging stations in a minimum of 4% of the total off-street parking spaces but not more than the total of the newly constructed parking spaces. In addition, the parking lot shall be constructed with appropriate conduits and space for transformers and switchgear to allow for future installation of EV charging stations for a minimum of 50% of the total off-street parking spaces, but not more than the total of the newly constructed parking spaces.”

##### **5.2 Signs**

No signage is currently proposed for this project. If signage is needed please provide a preliminary signage package for Board review pursuant to § 5.2 of the Zoning Bylaw. This will be reviewed further by staff at the building permit stage.

##### **5.3 Landscaping, Transition and Screening**

Section 5.3.11.1 states that “the owner of the lot shall be responsible for the maintenance, repair and replacement of all landscaping materials.”

#### **Section 6.0 Special Regulations**

##### **6.9 Special Residential Developments**

Section 6.9.7.2 states that, “the number of dwelling units shall not be less than the number of lots shown on the proof plan.” 19 units are proposed from a 3-lot proof plan, this complies.

Section 6.9.7.3 states that, “the average GFA for all dwelling units in a CND shall not exceed 2,250 SF. The GFA for any single dwelling unit in a CND shall not exceed 2,800 SF. The proposal has an average of 2,245 SF across all units, and a maximum unit size of 2,527 SF; this complies.

Section 6.9.7.4 states that, “the GFA of any building in an SRD other than a Historic Building shall not exceed 9,350 SF in the RO district;” 4-plex B/A/A/B (**Plan A (partial walkout basement)** and **Plan B (partial walkout basement)**) has a total GFA of 9,442 SF. Applicant will need to update plans to reduce the building size to comply.

Section 6.9.8.3 states that IDUs shall be proportionally dispersed throughout the development. According to the GFA Schedule, all three IDUs are proposed as end units with a **Plan B** floor plan. Two of the IDUs are proposed in a **3-Plex B/A/B** (Units 7, 9, 10, 12, 13, or 15) and one in **4-Plex B/A/A/B** (Units 16 or 19). Staff recommend that one of the units in **Duplex C/C** (Units 1, 2, 3, or 4) be considered to further disperse the IDUs throughout the site. Staff request a clearer layout visual identifying the inclusionary units.

Section 6.9.10 states that, “at least 15% of developable site area in an SRD shall be set aside as common open space.” This appears to be met; however, we ask the Applicant to provide a plan labelling which areas are proposed as common open space and prove that it meets the minimum 15% requirement.

### Chapter 176 Planning Board Zoning Regulations Review

Staff believe the proposed development meets the requirements of the Zoning Bylaw, unless otherwise noted below.

#### **Section 8.6 Nonregulatory information**

If the development is proposed to remain as one lot the references to a covenant, certificate of action, special permit, and Board signature lines may be removed from the cover sheet/locus plan and other plan sheets.

#### **Section 5.0 Submission Materials**

##### **5.2 Information Required**

Section 5.2.2.1(c) requires mature trees, distinguishing deciduous from evergreen, and differentiating between them by size. Applicant will need to update plans to comply.

Section 5.2.2.1(d) requires, “a note containing the number and total DBH of all trees with a DBH greater than six inches.” Applicant will need to update plans to provide this information to comply.

Section 5.2.3.6 requires, “the proposed boundaries of any common open space.” Applicant to identify all common open space on plans.

Section 5.2.6.1(g) requires “sight lines for entering and merging traffic at street intersections.” Applicant should show sight lines where the driveway exits to Wood Street.

Section 5.2.8.2 requires, “existing vegetative cover to-be-retained, including the location, size, and type of such vegetation.” Applicant will need to update landscaping plans to comply.

Section 5.2.8.3 requires identification of the total number, species, and caliper inches for trees with a six-inch DBH or greater within the limit of work, as well as identification of trees being retained, removed, and transplanted. Applicant will need to update landscaping plans to comply.

Section 5.2.10.1 requires the number and dimensions of all parking spaces. Applicant will need to add dimensions and the total number of parking spaces to plans to comply. Please provide on a separate sheet.

Section 5.2.10.5 requires turning movements of large vehicles. A turnaround diagram was shown on Sheet 13 without any roadway/buildings/etc. included. Request applicant add turnaround onto a street layout plan to better see how the turnaround functions within the proposed roadway.

### **Section 9.0 Site Plan Review**

#### **9.3 Major Site Plan Review**

Section 9.3.2 requires color renderings of outdoor gathering spaces and plans that illustrate what the proposal will look like from the public way and abutting views sufficient to understand massing within context of the surroundings. Outdoor gathering spaces are unclear in plans, and the site will be visible from Woodpark Circle. Please include additional renderings with the next submission.

Section 9.3.2.1.c requires an off-street parking, circulation, and loading plan to clearly show parking along with dimensions.

Section 9.3.8 requires, “a narrative describing the location, dimensions, and accessibility of common outdoor spaces.” Applicant should expand on the submitted accessibility narrative to describe areas that are suitable for people with disabilities.

Section 9.3.15 requires, “alternative design concept plans prepared by a registered landscape architect.” Alternative design concept plans were submitted by Keenan Survey but are not stamped.

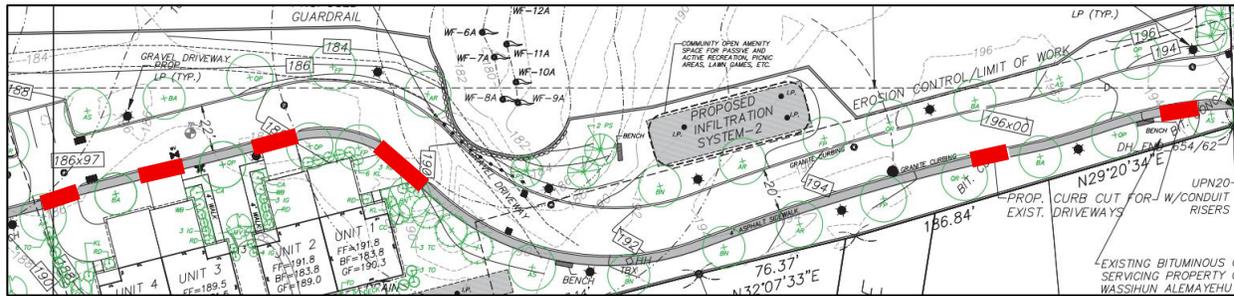
Section 9.3.2.16 requires, “preliminary floor plans showing the locations of inclusionary dwelling units.” Applicant will need to submit a floor plan showing locations of IDUs to comply.

### **Section 12.0 Site Plan Review Design Regulations**

#### **12.4 Access; Parking; Transportation**

Section 12.4.1.1(d) states that, “projects adjacent to existing sidewalks or walking paths shall provide pedestrian connections on the property.” Staff appreciate the proposed sidewalk along the driveway as well as the applicant’s plan to retain a walking path next to the hammerhead turn-around. The MBTA route 76 bus stop is approximately 200 feet from the site entrance drive. The Applicant states that they are willing to review a sidewalk extension with the Engineering Dept. Has this been done? Planning staff recommend extending the sidewalk to at least the driveway entrance if OK’d by the Engineering Dept.

Section 12.4.1.1(e) states that, “where vehicular access drives across pedestrian routes or sidewalks, the pedestrian crossings shall be marked and differentiated with variations in paving materials.” There are a number of places where driveways cross over a sidewalk, what material is proposed in these locations?



Section 12.4.2.3 states that, “residential developments shall have an area for strollers, at least one per development.” As this regulation was intended to guide developments without individual unit garages, staff would support a waiver from this regulation if requested by the applicant. As submitted, applicant will need to update plans to comply.

Section 12.4.2.4 states that, “where there are residential units, there shall be space for 1.5 long-term bicycle spaces per dwelling unit and 0.1 short-term bicycle spaces per dwelling unit.” Applicant will need to update plans to show comply.

Section 12.4.4 states that projects shall be accessible for public transportation and that, “projects near a bus stop are encouraged to provide a bench and shelter.” Has the applicant considered a bench and shelter to encourage alternative transportation options?

Section 12.4.5.3 encourages the creation of footpaths and trails to offer public access to open land and common open space. Is the retained/proposed path on site intended to be for public use? If so, will the applicant provide a public easement for use of the path?

Section 12.4.6.2(a) encourages canopy solar energy systems and water retention devices in surface parking areas. Has the applicant considered any canopy systems for the proposed surface parking?

## 12.6 Landscaping

The proposed planting schedule dated 10/15/2025 includes *Syringa Vulgaris* which is not listed on Lexington’s recommended planting lists. Request that the applicant consider an alternative from the [recommended plantings list](#).

Section 12.6.8.6 states that, “where soils have been compacted and where existing trees will not be adversely affected by the process, soil profile rebuilding shall be employed before landscaping begins.” The proposed tree pit is not sufficient for the tree to thrive, please expand.

Section 12.6.9.2 calls for a residential amenity space such as a courtyard, rooftop, pool area, yard or play area, playground, terrace or similar outdoor gathering area. The residential amenity space shall be at least 50 SF per dwelling unit, and a majority shall be contiguous and designed to be accessible for all residents. Proposal shows a community area next to unit 19 but staff requests more details with sizing and more inviting resident amenities.

Staff recommend using salt tolerant plantings in any area where snow removal/storage will be planned.

**12.8 Outdoor Lighting (and 5.4 of Zoning Bylaw)**

Applicant will need to submit a Lighting Plan pursuant to c. 135 § 5.2.11 and c. 176 § 12.8, none was submitted. Please provide for the Board's review.

**12.9 Utilities**

Section 12.9.5.8 encourages the use of, "stormwater harvesting systems, such as cisterns and ponds, for plant irrigation." The applicant should explore ways such as rain barrels to meet this recommendation.

**Section 13.0 Open Space Residential Developments and Special Residential Developments Regulations**

**13.3 Applications**

Section 13.3.3 requires an open space plan sheet identifying, differentiating, and detailing open land and common open space, including a table calculating the square footage and percentages for compliance." Applicant will need to submit an open space plan.

13.3.5 Common Open Space. Provisions for management, operation, and maintenance of open space by condo or homeowners' association. Please explain maintenance and how expenses will be handled for the common areas.

**Section 14.0 Inclusionary Dwelling Units**

Section 14.2.3.1.a Project proposes 3 inclusionary dwelling units, which complies with this section. Will all three units be eligible for listing on the Town's SHI limited to households earning 80% of the AMI?

**Town Staff & Board/Committee Comments**

**Planning:**

- How does applicant plan to handle snow removal?
- Has the applicant considered a Stop sign at the end of the driveway?
- How will trash/recycling collection work? Will each unit have individual barrels? Where will collection take place? Staff recommends private removal with a collection area.
- Has the applicant considered a composting program?
- Where is the proposed location for mailboxes?
- What material is proposed for the path shown on Sheet 9?
- What material is proposed for the siding of the buildings?
- The development will be visible from Woodpark Circle, request that the applicant add renderings to illustrate what the project will look like from the road, and an overhead image showing the proposed development in proximity to Woodpark Circle.
- What are the limitations for planting under overhead wires within the Eversource easement? Screening in between Woodpark Circle and the proposed development site is encouraged.
- Provide renderings of all unit types. No architectural plans provided for the walkout basement units.
- Provide a rendering view from Amherst Street. Landscape Plan 1 does not show any proposed plantings within the 25-wide sewer easement. What screening will there be between this development at the properties on Amherst Street? Are all these trees proposed for removal?

- Confirm mailbox locations with the Postmaster. A communal mailbox area out on Wood Steet will likely be preference of the post office.

**Building:**

- Will the buildings be sprinklered?

**Commission on Disability:**

- Are there plans to provide any accessible units?
- Has the Applicant looked into the concepts of universal design? It would be a good practice in town homes such as these to prepare for persons with mobility or other special needs for living.

**Zoning:**

- Request ANG and Height forms submitted for each building.
- Request photometric plan to ensure no light trespass onto abutting properties or Wood street.

**Fire:**

- Show that the rear of any of the buildings is reachable by 250/ft of hose from both sides and meeting. This cannot be impeded by retaining walls, or excessive grade.
- Please provide clearer truck turn around diagrams.
- Confirm turn-arounds work with current Lexington ladder truck specs and Waltham tower ladders.

**Engineering:**

- Provide sewer and water flow estimates to engineering for review.

**Health:**

- Applicant will be required to provide a pest control plan and dust management plan during site prep and construction phases.

**Transportation Manager:**

- This property is a 1-minute walk to the MBTA #76 bus at Wood St @ Woodpark Circle. Service was enhanced on that route at the end of August and now has peak time frequencies of every half hour. We need to incentivize people to take transit (and/or walk, bike) and reduce our reliance on automobiles to meet the goals outlined in our many plans (Comprehensive Plan, Climate Action & Resilience Plan, Age Friendly Plan, and even Open Space & Recreation Plan).
- I think this development should reduce its parking. I realize it is not as close to amenities as some of the other newer developments, but it still has too much parking. (Please keep in mind that the Perfect Fit Parking Study noted that Lexington parking was only 64% utilized when they surveyed our multifamily properties. At the time of the survey, we had an average parking ratio of 1.68 cars per unit and an average utilization of 1.09 cars per unit. ) Building for more cars also usually adds to development costs, thus increasing costs for the residents, and it also leads to more impervious surfaces and less open space.
- This property is surrounded by excellent green space, and the property should ensure it is building good connections for people to walk/bike/roll (accessible) to those lands (i.e. Katahdin Woods, Battle Rd Trail, etc.) and also to walk to the very nearby bus stop.
- Sidewalks should be built to allow people to walk/roll (accessible) to the bus stop, and to enhance walkability/accessibility in general.
- We would greatly appreciate contributing to our TDM fund to help us fund transit operations.

- Encourage the Applicant to consider enhancing bus stop amenities at the nearest stop, that would benefit their residents. There could be an array of amenities to be considered (in coordination with the MBTA) from a shelter to better lighting, to better signage, etc.) I recommend asking the MBTA for their opinion at this location.

**Tree Committee/Tree Bylaw:**

- Provide details of which protected trees will be removed and their caliper inch total.
- The landscape plan specifies green ash – the Applicant should replace these with a species not vulnerable to emerald ash borer.
- Applicant does not adequately correct for compacted soils - a tree pit that is only 3x the root ball diameter will not provide conditions necessary for the trees to thrive. There are no remaining trees on site that would be impacted by the backhoe work necessary to remediate compacted soils, so this work should be possible.

**Environmental Services:**

- Environmental Services Superintendent recommends that refuse, recycling and organic collection costs be the responsibility of the developer or property manager.

**Housing:**

- Clearly show proposed locations of the inclusionary units on the plans.

**Assessing:**

- Addresses for each unit will be coordinated with Building, Public Safety, Assessing and Engineering Staff. A meeting of these groups will be scheduled following a decision issuance.

**Conservation:**

- The Applicant has submitted an Abbreviated Notice of Resource Area Delineation with the Conservation Commission. This is the process where the Conservation Commission confirms the presence and buffer zones related to various resources areas such as wetlands, vernal pools, isolated wetlands. The vernal pool boundary and limit of the isolated land subject to flooding as been confirmed but the Conservation Commission requests a couple minor change and continued the hearing to February 10, 2026. The next step in the Conservation Commission process is for the Applicant to submit the NOI (Notice of Intent) for the development proposal.
- GCG Associates will provide a full report to the Conservation Commission and for the Planning Board's next hearing, as the current civil plans may be adjusted after the delineation is approved.

**Planning Staff Recommendation:** At the end of the hearing on February 4, staff recommends the hearing be continued to a date where the Applicant has time to respond to staff, board, and public comments raised during the hearing and submit revised material. This may need to be a date in late March or April. The date, time, and place will be announced on February 4.

Photos

Photo 1: GIS Map of the Project Site



Photo 2: Satellite Image of the Project Site (September 28, 2025)

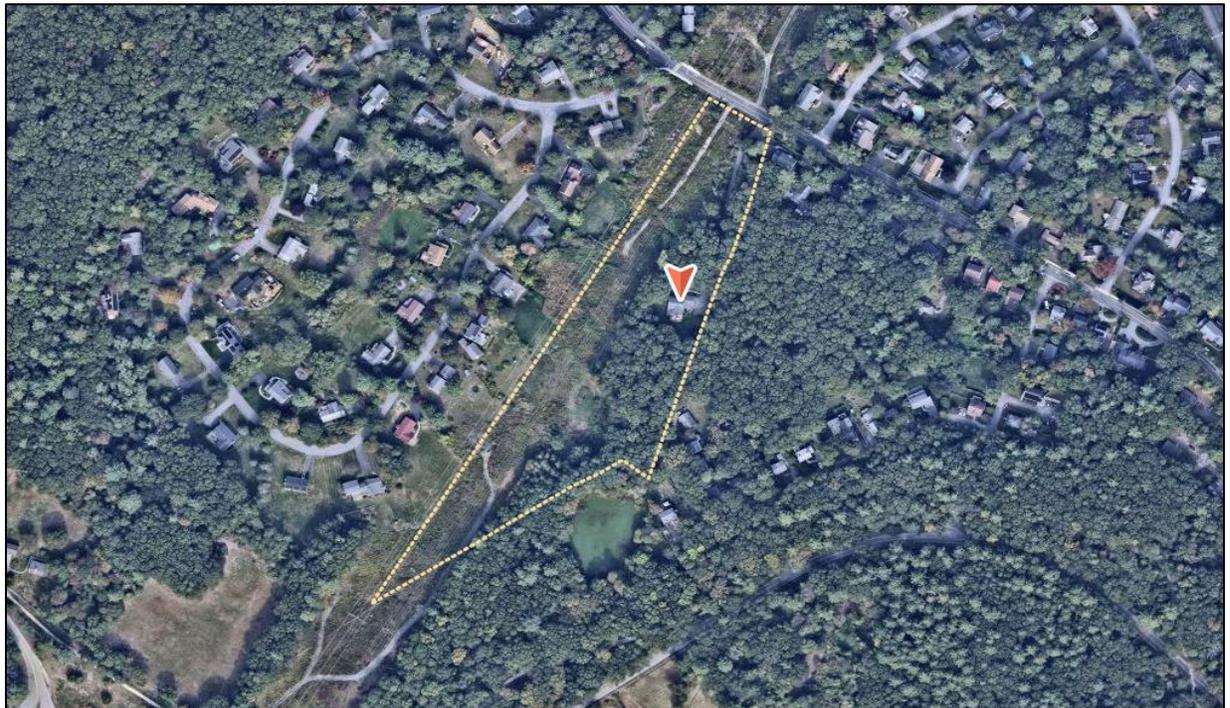


Photo 3: Planning Board & Staff Site Visit (January 13, 2026) | 1 of 10



Photo 4: Planning Board & Staff Site Visit (January 13, 2026) | 2 of 10



Photo 5: Planning Board & Staff Site Visit (January 13, 2026) | 3 of 10



Photo 6: Planning Board & Staff Site Visit (January 13, 2026) | 4 of 10



Photo 7: Planning Board & Staff Site Visit (January 13, 2026) | 5 of 10



Photo 8: Planning Board & Staff Site Visit (January 13, 2026) | 6 of 10



Photo 9: Planning Board & Staff Site Visit (January 13, 2026) | 7 of 10



Photo 10: Planning Board & Staff Site Visit (January 13, 2026) | 8 of 10



Photo 11: Planning Board & Staff Site Visit (January 13, 2026) | 9 of 10



Photo 12: Planning Board & Staff Site Visit (January 13, 2026) | 10 of 10





*Town of Lexington*  
**PLANNING BOARD**  
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Michael Schanbacher, Chair  
Melanie Thompson, Vice Chair  
Tina McBride, Clerk  
Robert Creech, Member  
Charles Hornig, Member  
Michael Leon, Associate Member

**RECEIVED**

**2026 03 Feb, 8:52 am**

**TOWN CLERK  
LEXINGTON MA**

Date: February 2, 2026

Lexington Planning Board

**Re: Request for Extension of Final Action Deadline**

Project Address: 114 Wood Street (PLAN-25-52)

To the Lexington Planning Board:

I am hereby requesting that the public hearing for a major site plan review application at 114 Wood Street by Seaver Properties LLC submitted to the Town Clerk on December 2, 2025, be postponed until an April Planning Board meeting and to extend the final action deadline as follows to allow more time to update plans and complete the Conservation Commission delineation process.

Current Public Hearing meeting date: February 4, 2026

Requested Public Hearing meeting date: April 7 or ~~April 28, 2026~~

Final Action Deadline: May 1, 2026, to July 17, 2026

Respectfully,

Signature: \_\_\_\_\_

Print Name: Steven Zieff

# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

Zoning Amendment public hearing for Annual Town Meeting

### **PRESENTER:**

Staff and Board

### **ITEM NUMBER:**

### **SUMMARY:**

The Planning Board will hold a remote public hearing in accordance to consider the following proposed amendments to the Lexington Zoning Bylaw Chapter 135 of the Code of the Town of Lexington relative to technical corrections Article 35.

The proposed zoning amendment language for the motion and presentation are attached as exhibits. The proposed changes will be presented and the hearing will be opened up to public comments.

At the end of the evening, if the Board is ready, the Board can vote to close the public hearing on the zoning amendment article, or continue the public hearing to the next meeting on Wednesday, February 25 at or after 6:00 pm on Zoom. If the Board votes on the article, a draft recommendation report is attached.

### **SUGGESTED MOTION:**

If the Board is ready to vote, staff recommends the following motion:

Move to recommend that Town Meeting approve the motion under Article 35 to amend the Zoning Bylaw for Technical Corrections.

Move to approve the attached draft recommendation report to Town Meeting for Article 35.

### **FOLLOW-UP:**

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

2/4/2026

**ATTACHMENTS:**

Description	Type
☐ Article Technical Corrections	Exhibit
☐ Draft Motion Technical Corrections	Exhibit
☐ Presentation	Presentation
☐ DRAFT Recommendation Report	Exhibit

**ARTICLE AMEND ZONING BYLAW AND MAP - TECHNICAL CORRECTIONS**

To see if the Town will vote to approve certain amendments to the Zoning Bylaw that are clerical in nature to correct any typographical errors, create consistency, or make other non-substantive changes; or act in any other manner in relation thereto.

*(Inserted by the Select Board at the request of the Planning Board)*

DESCRIPTION: This article would not change the Zoning Bylaw in any substantive way, but would correct typos, changes to section references for consistency, and correct any errors.

Town of Lexington  
Motion  
2026 Annual Town Meeting

**ARTICLE                    AMEND ZONING BYLAW – TECHNICAL CORRECTIONS**

**MOTION:**

That the Zoning Bylaw, Chapter 135 of the Code of the Town of Lexington, be amended as follows, where ~~struck through~~ text is to be removed and underlined text is to be added, and further that non-substantive changes to the numbering of this Bylaw be permitted to comply with the numbering format of the Code of the Town of Lexington:

1. Amend § 135-7.5 by deleting “AND MULTI-FAMILY” from the title of the section.
2. Amend § 135-7.1.6.3. as follows:

In Zones AE, along watercourses within the Town of Lexington that have a regulatory floodway designated on the Middlesex County FIRM Map, encroachments are prohibited in the regulatory floodway including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed ~~encouragement~~ encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

3. Amend § 135-3.4.1 Table 1 Permitted Uses and Development Standards to add the following to the KEY:

GC    Government Civic Use  
RO    One Family Dwelling  
RS    One Family Dwelling  
RT    Two Family Dwelling  
CN    Neighborhood Business  
CRS   Retail Shopping  
CS    Service Business  
CB    Central Business  
CLO   Local Office  
CRO   Regional Office  
CM    Manufacturing  
CSX   Commercial Service Expanded

4. Add the following KEY to § 135-4.1.1 Attachment 1 - Table 2, Schedule of Dimensional Controls, under the NOTES section as follows:

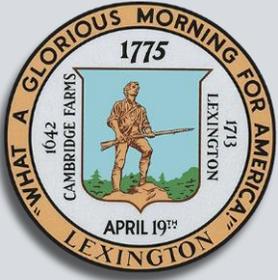
Town of Lexington  
Motion  
2026 Annual Town Meeting

**KEY:**

GC Government Civic Use  
RO One Family Dwelling  
RS One Family Dwelling  
RT Two Family Dwelling  
CN Neighborhood Business  
CRS Retail Shopping  
CS Service Business  
CB Central Business  
CLO Local Office  
CRO Regional Office  
CM Manufacturing  
CSX Commercial Service Expanded

(1/12/2026)

DRAFT



# Article 35

## Amend Zoning Bylaw - Technical Corrections

Planning Board Public Hearing  
February 4, 2026



# Technical Corrections

- Non-substantive changes intended to correct errors and provide consistency.

Amend as follows:

- **§7.5 VILLAGE ~~AND MULTI-FAMILY~~ OVERLAY DISTRICTS**
- **§7.1.6.3:** In Zones AE, along watercourses within the Town of Lexington that have a regulatory floodway designated on the Middlesex County FIRM Map, encroachments are prohibited in the regulatory floodway including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed **encouragement encroachment** would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.



# Technical Corrections

- Amend **Table 1** Permitted Uses and **Table 2** Dimensional Controls to add the zoning districts in the use of **symbols key** before the Table 1 and below Table 2:

GC	Government Civic Use
RO	One Family Dwelling
RS	One Family Dwelling
RT	Two Family Dwelling
CN	Neighborhood Business
CRS	Retail Shopping
CS	Service Business
CB	Central Business
CLO	Local Office
CRO	Regional Office
CM	Manufacturing
CSX	Commercial Service Expanded



# KEY: 3.4.1 Use of Symbols in Table 1

**KEY: 3.4.1 Use of Symbols in Table 1.** The symbols in Table 1, Permitted Uses and Development Standards, have the following meanings:

Y Yes, the use is permitted by right if in compliance with any applicable development and operating standards contained in Table 1.

R The use is permitted by right, but site plan review is required.

SP The use requires a special permit.

N No, the use is prohibited.

GC Government Civic Use

RO One Family Dwelling

RS One Family Dwelling

RT Two Family Dwelling

CN Neighborhood Business

CRS Retail Shopping

CS Service Business

CB Central Business

CLO Local Office

CRO Regional Office

CM Manufacturing

CSX Commercial Service Expanded

		GC	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM	CSX
<b>A.</b>	<b>RESIDENTIAL USES</b>												
A 1.0	PRINCIPAL RESIDENTIAL USES												
A.1.01	One-family dwelling	N	Y	Y	Y	Y	N	N	N	N	N	N	N
A.1.02	Two-family dwelling	N	N	N	Y	Y	N	N	N	N	N	N	N
A.1.03	Dwelling unit above street floor level in a commercial or institutional building	N	N	N	N	N	N	N	Y	N	N	N	N
A.1.04	Congregate living facility	N	SP	SP	SP	SP	N	N	N	N	N	N	N



# Table 2 Schedule of Dimensional Controls

## NOTES:

### KEY:

GC	Government Civic Use
RO	One Family Dwelling
RS	One Family Dwelling
RT	Two Family Dwelling
CN	Neighborhood Business
CRS	Retail Shopping
CS	Service Business
CB	Central Business
CLO	Local Office
CRO	Regional Office
CM	Manufacturing
CSX	Commercial Service Expanded



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Michael Schanbacher, Chair  
Melanie Thompson, Vice Chair  
Tina McBride, Clerk  
Robert Creech, Member  
Charles Hornig, Member  
Michael Leon, Associate Member

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**RECOMMENDATION REPORT OF THE LEXINGTON PLANNING BOARD**  
**2026 ANNUAL TOWN MEETING**  
**ARTICLE 35: TECHNICAL CORRECTIONS**

**February 4, 2026**

**RECOMMENDATION**

On Wednesday, February 4, 2026, the Planning Board voted \_\_\_\_ in favor and \_\_\_\_ opposed, to recommend that Town Meeting **approve** the motion under Article 35 to amend the Zoning Bylaw for technical corrections.

**RATIONALE FOR RECOMMENDATION**

This zoning amendment motion is intended to correct errors and provide clarifications for consistency. It is not intended to alter the zoning in any substantive way. The changes are:

- Eliminating the reference to the old Multi-Family Overlay district from the title of the Village Overlay District Section 7.5 after the 2025 changes;
- Correct a typo in the National Flood Insurance Section 7.1 to change “encouragement” to “encroachment”; and
- Update the symbols key for the Table of Uses and the Table of Dimensional Controls to list the names of each zoning district listed in the Tables to help provide clarity.

**PUBLIC PROCESS**

The Planning Board held a public hearing on February 4, 2026, after publication of the legal advertisement in the *Lexington Observer* on January 15 and January 22, 2026, and publication on the Town’s webpage by the Town Clerk on January 13, 2026. The public hearing closed on February 4, and the Board voted on February 4 to recommend Town Meeting approve Article 35.

**RECORD OF THE VOTE:**

On February 4, 2026, the Planning Board voted in favor of the motion 5-0-0 (Roll Call: Robert Creech - , Charles Hornig - , Tina McBride - , Michael Schanbacher - , Melanie Thompson - ).

**SIGNATURE OF THE PLANNING BOARD CHAIR**

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Michael Schanbacher

# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

Board to discuss future zoning amendments related to accessory dwelling units

### **PRESENTER:**

Board Discussion

### **ITEM NUMBER:**

### **SUMMARY:**

The Board may discuss future zoning amendments related to accessory dwelling units in response to the 2024 Affordable Homes Act and EOHLC Regulations. The Accessory Apartment section 6.9 require modifications to comply with new state law.

### **SUGGESTED MOTION:**

### **FOLLOW-UP:**

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

2/4/2026

**AGENDA ITEM SUMMARY**

**LEXINGTON PLANNING BOARD**

**AGENDA ITEM TITLE:**

Board Member & Staff Updates

**PRESENTER:**

**ITEM  
NUMBER:**

**SUMMARY:**

**SUGGESTED MOTION:**

**FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

2/4/2026

# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

Review of Draft Meeting Minutes: 12/10

### **PRESENTER:**

**ITEM  
NUMBER:**

### **SUMMARY:**

### **SUGGESTED MOTION:**

Move to approve the draft meeting minutes of December 10, 2025 as presented.

### **FOLLOW-UP:**

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

2/4/2026

# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

Upcoming Meetings

### **PRESENTER:**

**ITEM  
NUMBER:**

### **SUMMARY:**

Upcoming meetings: Wednesdays 2/25, 3/11, 3/25

Review April meeting dates: Tues. 4/7 or Thur. 4/9 or Tues. 4/28 or Thur. 4/30?

### **SUGGESTED MOTION:**

### **FOLLOW-UP:**

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

2/4/2026

# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

Adjourn – The meeting will continue until all items are finished. The estimated adjournment time is 8:45 PM

### **PRESENTER:**

### **ITEM NUMBER:**

### **SUMMARY:**

### **SUGGESTED MOTION:**

### **FOLLOW-UP:**

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

2/4/2026

# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

Zoom Details - <https://www.lexingtonma.gov/377/Access-Virtual-Meetings>

### **PRESENTER:**

### **ITEM NUMBER:**

### **SUMMARY:**

Planning is inviting you to a scheduled Zoom meeting.

Topic: Planning's Zoom Meeting

Time: Feb 4, 2026 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://lexingtonma.zoom.us/j/84462134998?pwd=DbuviNn3yrvfznUqXyasPBW4JGKLR.F.1>

Meeting ID: 844 6213 4998

Passcode: 689139

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Dial by your location

- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 646 876 9923 US (New York)
- +1 646 931 3860 US
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 408 638 0968 US (San Jose)
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)

### **SUGGESTED MOTION:**

**FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

2/4/2026