

AGENDA

Lexington Planning Board

Wednesday, February 25, 2026

Remote on Zoom: [https://www.lexingtonma.gov/377/Access-](https://www.lexingtonma.gov/377/Access-Virtual-Meetings)

Virtual-Meetings

6:00 PM

Development Administration

- 1. 166 Spring Street - Modification to approved Limited Site Plan Review**
Public hearing to modify the building of an approved limited site plan review application converting the existing dwelling to the Muslim American Community Center of Lexington, MA.
- 2. 131 Hartwell Avenue - Public Hearing for Site Plan Review**
Public hearing for a major site plan review proposal for a multi-family development in the village high-rise overlay district
- 3. 287 & 295 Waltham Street - Approval Not Required (ANR)**
Approval Not Required (ANR) Plan to reconfigure the lots for special residential development at 287 & 295 Waltham Street (Assessor's Map 41, Lots 8, 9, 10D)

Board Administration

- 1. Board Member & Staff Updates**
93 Bedford St. The Lex Residences - Affordable Homeownership Opportunities now available. Applications due by April 24. More info: <https://www.rhsohousing.org/looking-housing>
- 2. Review of Draft Meeting Minutes: 1/21 & 2/4**
Review of draft meeting minutes from January 21 and February 4, 2026.
- 3. Upcoming Meetings**
Meetings on Wednesdays 3/11 and 3/25. Tuesdays 4/7 and 4/28.

Adjourn

- 1. Adjourn – The meeting will continue until all items are finished. The estimated adjournment time is 9:00 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 25, 2026 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://lexingtonma.zoom.us/j/87881083826?>

pwd=RMQwLBXak52u8aczethQacgFeLQgBu.1

Meeting ID: 878 8108 3826

Passcode: 822378



Meeting broadcast by LexMedia

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

166 Spring Street - Modification to approved Limited Site Plan Review

PRESENTER:

Applicant: Isam Hijazi for the Muslim
American Community Center

ITEM NUMBER:

SUMMARY:

The Planning Board will hold a public hearing on the application of Isam Hijazi for the Muslim American Community Center to modify the limited site plan review application approved on May 7, 2025, pursuant to §9.5.6 [Limited Site Plan Review] of the Zoning Bylaw. The application proposes demolishing the existing structure and constructing a new building for a religious center with worship and study areas. The project continues to propose stormwater management improvements, landscaping, and parking for 48 vehicles. The religious use is permitted under the Dover Amendment (MGL Chapter 40A, §3) and therefore shall go through the limited site plan review process.

The property is located at 166 Spring Street, Lexington, MA also known as Map 12, Lot 8B in the RO [One Family Dwelling] zoning districts.

Application materials may be viewed online at <https://lexingtonma.portal.opengov.com/records/116204>

The Applicant will present to the Board, staff and Board members will discuss, and the Chair will then open the hearing up to any public comments. After the public comment period, the Board may continue discussing the application and may vote on the application or vote to continue the hearing to a future meeting date.

A memo from staff is attached.

SUGGESTED MOTION:

At the end of the discussion, the Board may vote on the application or vote to continue the hearing to a future meeting date and announce the time, date, and place.

If the Board is ready to be approved, the suggested motions are:

Move to close the public hearing for the modification application at 166 Spring Street.

Move to approve the limited site plan review modification submitted by the Muslim American Community Center for 166 Spring Street with the six conditions listed in the draft approval decision prepared by staff.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

2/25/2026

ATTACHMENTS:

Description	Type
☐ 05-08-2025 Decision 166 Spring St	Backup Material
☐ Staff Memo Revised 2.25.26	Cover Memo
☐ Aerial View Existing Conditions	Exhibit



LEXINGTON PLANNING BOARD
1625 MASSACHUSETTS AVENUE, LEXINGTON, MA

MEMBERS OF THE PLANNING BOARD:
MICHAEL SCHANBACHER, CHAIR, ROBERT CREECH, VICE CHAIR,
MELANIE THOMPSON, CLERK, CHARLES HORNIG, TINA MCBRIDE
MICHAEL LEON, ASSOCIATE MEMBER

**DECISION OF THE LEXINGTON PLANNING BOARD
LIMITED SITE PLAN REVIEW
166 SPRING STREET
PERMIT#: PLAN-5**

May 7, 2025

**APPLICANT/
OWNER:** Muslim American Community Center
Mohamed K. Miled
166 Spring Street
Lexington, MA 02421

**PROPERTY
LOCUS:** 166 Spring Street
Map 12, Lot 8B
Zoning District: RO (Single-Family)

PROJECT SUMMARY

The project proposes converting the existing single-family dwelling to a place of worship and community center for the Muslim American Community Center. The applicant proposes interior renovations, adding a second means of egress to the building, construction of two accessible ramps, lighting, stormwater management, landscaping, and grading changes associated with an expanded parking area for 48 vehicles. A new one-way curb cut entrance is proposed on Concord Avenue. A second phase of the project may include a future two-story building expansion on the east side of the existing building.

STATEMENT OF FINDINGS

PROCEDURAL FINDINGS & WAIVERS:

1. Zoning: The 49,602 SF property is in the RO (One Family Dwelling) zoning district.
2. Limited Site Plan Review: Religious uses are protected under MGL Chapter 40A Section 3 ('Dover Amendment uses') and are subject to reasonable regulations, through site plan review, of only the following development standards: Bulk & Height of Structures; Yard Sizes & Setbacks; Lot

Area; Open Space; Parking; Building Coverage, and Stormwater Management. The project meets or exceeds these minimum dimensional standards in the RO zoning district except as noted below.

3. Minimum Yard for Parking Waiver: The project proposes 48 vehicle parking spaces where 20 parking spaces are required. The proposal requires a waiver from §135-5.1.11.3 to allow four parking spaces to be set back 12.4 to 23.2 feet from the street line of Spring Street rather than the 25 feet required. The Board finds the parking setback waiver to be acceptable with the proposed landscaping planted at least 3 feet in height to shield vehicle headlights.
4. Stormwater Management: The project utilizes conventional stormwater management techniques including deep sump double catch basin with hoods and a subsurface infiltration system for the treatment and mitigation of stormwater. This proposal requires a filing with the Conservation Commission for work within a wetland buffer zone.
5. Landscaping: A Landscape & Planting Plan prepared by a Blade of Grass LLC dated February 11, 2024 includes proposed tree and shrub plantings. The Board encouraged a lawn play area for children and additional plantings along the northern and southern property lines to provide screening to abutters.
6. The application was submitted by Isam Hijazi of Boston Contractors & Developers on behalf of the Muslim American Community Center of Lexington on January 2, 2025. On February 5, 2025, the Planning Office deemed the application complete and it was stamped in with the Town Clerk.
7. The Planning Board caused notice of the public hearing to be published in the *Lexington Minuteman*, a newspaper of general circulation in Lexington, on February 6, 2025, and again on February 13, 2025. Notice of the public hearing was posted in the Lexington Town Office Building with the Town Clerk and on the official town website commencing on January 29, 2025, and continuing through the opening of the public hearing on February 26, 2025. Said notice of public hearing was mailed postage prepaid to all Parties in Interest including abutters and the Planning Boards of abutting towns on January 29, 2025.
8. The public hearing opened on February 26, 2025. Continued public hearings were held on March 27, 2025 and May 7, 2025. The hearings were held remotely via Zoom, pursuant to MGL c. 30A §§18-25, c. 20 of the Acts of 2021, c. 107 of the Acts of 2022, and c. 2 of the Acts of 2023, and c. 2 of the Acts of 2025, further amended extending the remote access provisions through June 30, 2027. The Planning Board accepted public comments via Zoom, mail, and e-mail.
9. Lexington Planning Board members Charles Hornig, Robert Creech, Melanie Thompson, and Michael Schanbacher participated in all the public hearings. The Board closed the public hearing on May 7, 2025.
10. Lexington Planning Board members Charles Hornig, Robert Creech, Melanie Thompson, and Michael Schanbacher deliberated on the application at a meeting on May 7, 2025.

CONDITIONS OF APPROVAL

The Planning Board finds that the Application and Site Plans submitted by the Applicant comply with all applicable provisions of the Zoning Bylaw and all applicable regulations relevant to this limited site plan

review, except those waived by the Planning Board during the public review of the project. Accordingly, the Planning Board votes to approve the plan set titled “Proposed Improvements for Muslim American Community Center of Lexington Massachusetts, 166 Spring Street, Lexington, MA” prepared by BCD Design Group, signed and stamped by Professional Engineer, Adel M. Shahin, dated February 24, 2025 revised through May 5, 2025 (16 sheets), subject to the following conditions:

1. New plantings shall be native and on the Planning Board’s Preferred Planting Listed adopted on October 6, 2021 or as approved and required by the Conservation Commission. Plantings shall be substantially as shown on the Landscape & Planting Plan prepared by A Blade of Grass LLC dated February 11, 2024. Shrubbery plantings at the head of the parking spaces shall be at least 3 ft. in height at time of planting.
2. No material corrections, additions, substitutions, alterations, or changes shall be made in any plans, proposals, and supporting documents approved by the Planning Board without the prior written approval of the Planning Board or their designee. Any request for a material modification of this approval shall be made in writing to the Planning Office for review and approval by the Planning Board or their designee and shall include a description of the proposed modification, reasons the modification is necessary, and any supporting documentation. Upon receipt of such a request, the Planning Office may, in the first instance, decide in writing to authorize a de minimis minor change to the site plans, or the Planning Director may refer the matter to the Planning Board, which may consider and approve minor modifications at a regularly scheduled Planning Board public meeting. In the event the Planning Board determines the change is major in nature (e.g., resulting in material changes, newly identified impacts, etc.), the Planning Board shall consider the modification at a noticed public hearing pursuant to the procedures for Site Plan Review in § 135-9.5.4.
3. All erosion control matting, netting, and tubing shall be biodegradable. Plastic is prohibited. An adequate stockpile of erosion control materials shall be on-site at all times for emergency or routine replacement and shall include materials to repair or replace silt socks filled with compost, bio-degradable natural fiber erosion control blankets, stone riprap, filter berms, or any other devices planned for use during construction. Erosion controls shall include a blanket with cotton or coconut fiber without any plastic components.
4. The Applicant shall submit to the Planning and Building Office a list of the name, address, and emergency contact telephone number of the individual or individuals who shall be responsible for all activities on site and who can be reached twenty (24) hours a day, seven days a week. This list shall include a specific contact for monitoring and inspection of stormwater systems and erosion controls.
5. Before starting any site work, the Applicant shall submit any required applications to the Conservation Commission.

Record of Vote

On May 7, 2025, the Planning Board voted four (4) in favor, none (0) opposed, and one (1) abstentions to grant limited site plan review approval with conditions to the Muslim American Community Center for 166 Spring Street.

Michael Schanbacher - Aye

Melanie Thompson – Aye

Charles Hornig – Aye

Robert Creech – Aye

Tina McBride – Abstained



Board Chair Signature: _____ Date: May 8, 2025

Date of Vote: May 7, 2025



TOWN OF LEXINGTON
PLANNING OFFICE

1625 Massachusetts Avenue
 Lexington, Massachusetts 02420
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Abby McCabe, Planning Director
 Meghan Roche, Asst. Planning Director
 Aaron Koepper, Planner
 Carolyn Morrison, Planning Coordinator

To: Planning Board Members

From: Aaron Koepper, Planner

Re: Project Review for 166 Spring Street: Modification to a Limited Site Plan Review Approval

Date: February 25, 2026; Revised

Property Information	
Project Address	166 Spring Street
Parcel ID	Map 12, Lot 8B
Permit #	PLAN-26-2
Applicant/Owner Name	Isam Hijazi on behalf of Mohamed Mild
Type of Review	Limited Site Plan Review
Zoning District	RO – Single Family
Property Size	49,602 square feet or 1.14 acres
Existing Conditions	The lot currently has a single-family house, an attached garage with a paved driveway, and one stand-alone brick building. Property is located at the intersection of Spring Street and Concord Avenue.
Environmental Conditions	The Applicant filed a Notice of Intent with the Conservation Commission on 6/12/2025 and has received an Order of Conditions dated 9/11/2025 (CNOI-25-14).

Important Dates/Timelines	
Public Meeting	February 25, 2026
Filed with Town Clerk	February 2, 2026
Decision Deadline	July 2, 2026

Approval Information	
Action Required at Decision Deadline	The Planning Board may approve an application subject to such reasonable conditions as may be necessary or appropriate to: 1. Enforce compliance with substantive requirements of this chapter, unless waived; and 2. Protect the health, safety, convenience, and general welfare of the inhabitants of the Town of Lexington.
Applicability	Site plan review of uses protected under c. 135 § 9.5.6 shall require only a limited review. Site plan review shall be limited in such circumstances to the imposition of reasonable regulations concerning the bulk and height of structures, yard sizes, lot area, setbacks, open space, off-street parking, and building coverage requirements.

Project Summary

The proposed project would typically fall under a major site plan review, but because of the religious use, this project is subject to only a limited site plan review due to the Dover Amendment (MGL Chapter 40A, Section 3) which prohibits the regulation or restriction of land or structures used for religious or educational purposes apart from:

- Bulk and height of structures
- Lot area
- Yard size and setbacks
- Open space
- Parking
- Building coverage
- Stormwater management, pursuant to § 181 consolidated into the Planning Board's Site Plan Review approval

On May 8, 2025, the Applicant received approval to change the use of the existing single-family home to a place of worship/community building, install exterior parking for 48 vehicles, 2 ADA ramps, a second means of egress, subsurface stormwater management systems, lighting, site grading, a bicycle rack and stone walls.

The applicant is requesting a modification of their original site plan review approval to demolish the existing house and construct a new structure to use as a place of worship/community building whereas the previous approval was intended to preserve the existing dwelling.

Staff Comments

Planning

Excluding the building, the plan set is substantially similar to the Application approved by the Planning Board on 5/8/2025 (PLAN-5). The proposal now includes an expansion of the building footprint and the original proposal for egresses and interior renovations has been modified to involve a full demolition and reconstruction. The Applicant intends to demolish the single-family home and construct a new building that better suits the needs of the MACCLM.

Section 5.1.4 of the Zoning Bylaw requires 1 parking space, "per each 6 seats in the largest assembly area." In the largest assembly area, there is space for 153 prayer places, requiring 26 parking spaces. The applicant's proposal of 48 parking spaces is compliant.

As part of the original approval, relief has been granted from § 5.1.11(3) of the Zoning Bylaw which requires all paved parts of parking spaces, driveways, and maneuvering aisles be set back 25 feet from a street line to allow for a paved area with its closest point being 12.4 feet from Spring Street.

Building

The building will need to be designed to be all electric; if a generator is proposed, locate it on the plan.

Fire

New truck turning radius plans are needed for the fire department's review. Show the truck entering/exiting from either direction, without having to drive against one-way traffic.

Sprinkler room to be moved to front/left (A/B) corner on first floor level, with access from the exterior. FDC to located in same location as discussed.

Confirm hydrant on Spring Street is within 100/feet of FDC.

Discussed exterior canopy over patio. A code analysis would be needed to determine if sprinkler coverage would be required. This would include if solar arrays were put on top of canopy.

Zoning

With new proposed plans which increase the height of the building, Average Natural Grade calculations and Height Form will be required with the submission of the building permit. Building and Zoning cannot confirm the height of the structure without these documents. (The drawing on page A2.2 makes it seem like the ANG will be less than where they are measuring height from currently which means the proposed height is likely higher than 28 ft.)

The required side and rear yard setback is 28 ft. since the proposed height is approx. 28 feet to the top of roof (see Footnote D on Table 2, Permitted Uses and Development Standards). Applicant should add the setback measurement to the building at the northern side property line to show that it meets this requirement. (Proposed certified plot plan from a land surveyor will be required with the submission of the building permit).

Photometric plan continues to illustrate light trespass.

A sign is depicted in the rendering on page A5.0 of the proposed plan set. A reminder than a sign permit will be required and will need to be compliant with the Zoning Bylaw 135-5.2.

Engineering & Conservation

A notice of intent (NOI) application for the project originally proposed project was approved July 2025 by the Conservation Commission where stormwater management was reviewed.

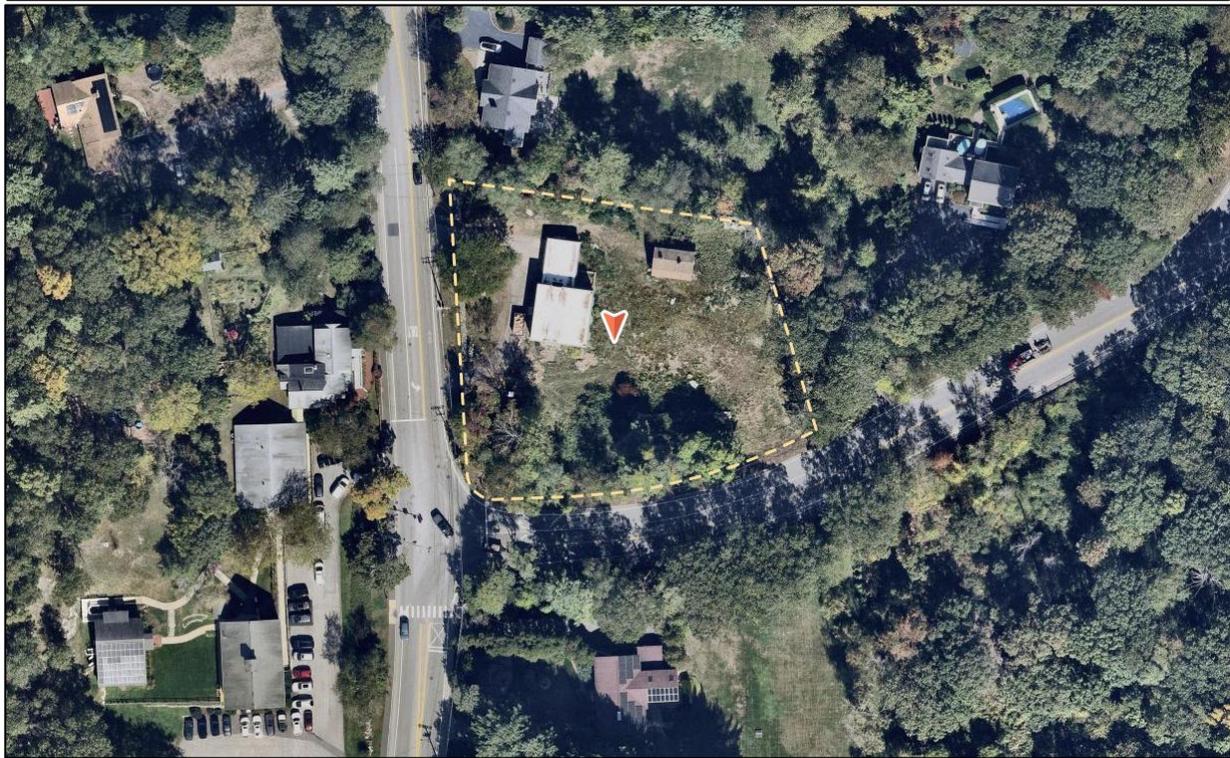
The stormwater analysis approved in 2025 pre-development stormwater analysis does not account for the existing building being demolished, so the project engineer did not model this building as open space in good condition in the pre-development conditions modelling. So, per previous discussions about this modification, the project engineer will need to prepare a new pre-development conditions analysis modelling the existing building as open space in good condition to compare the runoff and volumes to the post-development under an Amended Order of Conditions filing request with the Conservation Commission for supplemental conservation and engineering review and approval of this modification. The request for an Amended Order of Conditions can be filed through OpenGov once the engineer revises the pre-development conditions per the Section 5(6) pre-development conditions performance standards.

Recommended Conditions

1. The Applicant shall submit average natural grade and height calculation forms to confirm the height and setbacks with Table 2 Footnote D.
2. The Applicant shall submit a certified plot plan prepared by a licensed surveyor prior with the building permit application.

3. Any proposed signage will require a sign permit pursuant to Section 5.2 of the Zoning Bylaw, including any lighting, which shall be directed downward with shields to prevent glare.
4. The Applicant is responsible for filing an updated stormwater analysis and amended Order of Conditions with the Conservation Commission prior to any building permit submission.

Photos





CONCORD AVE

Existing sidewalk on south side of Concord Ave only

166 SPRING ST

Existing Pedestrian Activated Crosswalk

SPRING ST

Existing sidewalk on west side on Spring St only

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

131 Hartwell Avenue - Public Hearing for Site Plan Review

PRESENTER:

Applicant: JLB Realty, LLC

ITEM NUMBER:

SUMMARY:

The Planning Board will hold a public hearing on the application of JLB Realty, LLC, for approval of a major site plan review under §135-7.5 [Village & Multi-Family Overlay Districts] and 9.5 [Site Plan Review] of the Zoning Bylaw and Article VI of §181-71 Stormwater Management Regulations. Proposal also requires a special permit, pursuant to Section 5.1.14 and 5.1 [Off-Street Parking and Loading] to modify the parking design standards to allow 9 ft. by 18 ft. parking spaces where 9 ft. by 19 ft. is required. Application is to construct 290 rental dwelling units with a central parking garage for 444 total vehicle spaces, outdoor tenant amenities, landscaping, stormwater management improvements, and a public bus shelter.

Application materials may be reviewed online at <https://lexingtonma.portal.opengov.com/records/115620>

The Applicant will present, staff and board members will discuss the proposal, then the Chair will open the hearing up to public comments. After the public comment portion, the Board members will continue the discussion. At the end of the evening the Board will vote to continue the hearing to a future meeting date and announce the date, time, and location of the continued hearing. Staff recommends the second meeting to be Tuesday, April 7 to allow time for the Applicant to submit revised material in response to the first round of comments.

A staff memo and peer review memo are attached.

SUGGESTED MOTION:

At the end of the discussion, the Board will vote to continued the hearing to a future meeting date and announce the new time, date, and location. Staff recommends the second hearing be at the Board's April 7th meeting.

Suggested Motion:

Move to continue the public hearing for the site plan review application at 131 Hartwell Avenue to **Tuesday, April 7 at or after 6:00 pm on Zoom.**

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

2/25/2026

ATTACHMENTS:

Description	Type
☐ Staff memo 1	Cover Memo
☐ Peer Review Memo 1	Cover Memo
☐ RHSO Comments 131 Hartwell	Backup Material



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: Site Plan Review for 131 Hartwell Avenue; Village and Multi-Family Overlay District

Date: February 19, 2026

Property Information	
Project Address	131 Hartwell Avenue
Parcel ID	Map 74 Lot 6A
Permit #	PLAN-26-1
Applicant	JLB Realty, LLC
Property Owner	131 Hartwell LLC
Type of Review	Site Plan Review; Village and Multi-Family Overlay District
Zoning District	CM – Manufacturing & the old VHO – Village High-Rise Overlay
Property Size	217,808 SF or ± 5 Acres
Existing Site Conditions	The 5-acre property is presently improved with a 3-story commercial office building, 274 surface parking spaces, outdoor lighting, and landscaping. The property slopes down from north to south. The site is subject to the Hanscom Airfield aviation easement, and the rear of the property is bisected by a 30-foot-wide Tennessee Gas Pipeline Easement.

Important Dates/Timelines	
Public Meeting	February 25, 2026
Filed with Town Clerk	January 23, 2026
Decision Deadline (150 days)	June 22, 2026

Approval Information	
Action Required at Decision Deadline	The decision of the Planning Board shall be by a majority vote of the Board. 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 the provisions of c. 135 § 7.5.1, the purpose of the Village Overlay District is to provide family housing, ensuring compliance with MGL c. 40A § 3A, and to promote multi-family housing in areas that are close to public transportation, shopping, and local services, by offering a variety of housing types. Planning staff believes the proposed development meets the purposes stated in c. 135 § 7.5.1.

	The Planning Board has granted approval of a definitive subdivision plan on this property. Accordingly, plans will be reviewed under the Zoning Bylaw and Zoning Map in effect on February 11, 2025.
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Requested Waivers	
Bicycle and other Device Parking c. 176 § 12.4.2.10	Ten (10%) of the long-term bicycle parking space shall be for oversized bicycles with ten (10) foot by three (3) foot spaces. <u>Requested Relief:</u> The Applicant is proposing 22 bike parking spaces for extra-large bicycles (3’x10’), where 44 are required.
Bicycle and other Device Parking c. 176 § 12.4.2.12	At least 75% of the long-term bicycle parking spaces shall be at grade and not require lifting bicycles off the floor. <u>Requested Relief:</u> Applicant is proposing 291 bike spaces (67%) of the bike spaces at grade where 75% at grade spaces are required (326). The Applicant proposes installing the Dero Decker for remaining bikes which are fully assisted and require little to no lifting.

Executive Summary	
<u>Main items to be resolved:</u> <ul style="list-style-type: none"> Show and provide EV charging provisions for 25% of long-term bicycle parking spaces. The height of the light poles revised from 20 feet to 12 feet. Where one or both of the long sides of a parking space abut a wall or similar obstruction, the width should be revised to be 12 feet. All paved parts of maneuvering aisles shall be set back from any wall of a principal building by 5 feet. This applies to the paved truck turnaround area on the west side of the building, provide or request a special permit. Provide more screening throughout the transition area. Planning Board members should weigh in on the two bicycle parking requests. 	

Project Summary	
<p>The Applicant is proposing a five-story building with 290 residential apartments (rentals) and a structured parking garage with 444 parking spaces. An offsite bus shelter, walkways connecting the building to Hartwell Avenue, and landscaping amenities are planned for the project as well. As proposed, the development will include 154 one-bedroom units (53%), 111 two-bedroom units (38%), and 25 three-bedroom units (9%). 23 of the one-bedroom units, 17 of the two-bedroom units, and 4 of the three-bedroom units are proposed as inclusionary dwelling units (IDU). All 44 IDUs are proposed with household income limited to 80% area median income (AMI) and are eligible for inclusion on the Subsidized Housing Inventory (SHI).</p> <p>On December 3, 2025, the Applicant met with staff for a Development Review Team (DRT) meeting to review the proposal. The Applicant held a meeting at the project site on Wednesday, January 21, 2026, for abutters and neighborhood members. A summary has been provided for each and is available on the OpenGov portal under Permit # PLAN-26-1.</p>	

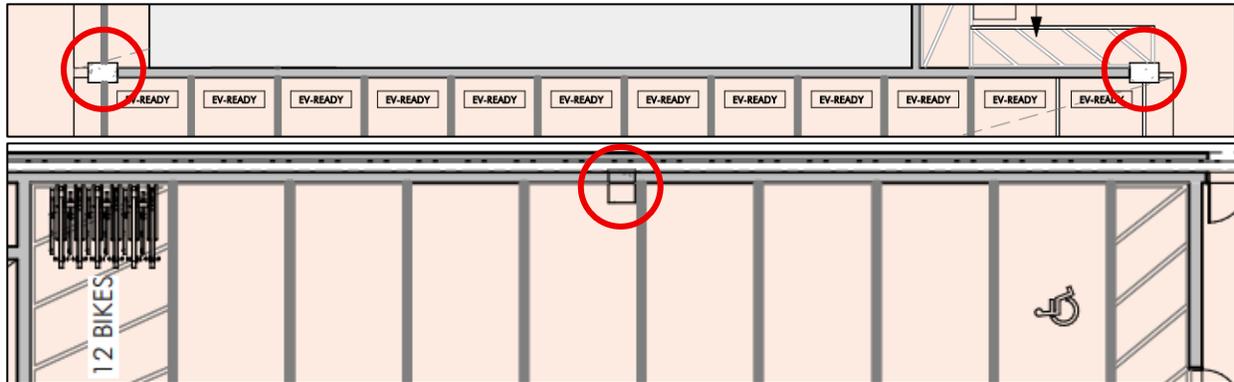
The Planning Board hired a peer review consultant to assist in this review. Peer Review memo from Michael Juliano of Eaglebrook Engineering & Surveying, dated February 18, 2026, is included with this memo and focused on site stormwater management, sanitary sewer, water supply system and other utility site planning elements. Comments regarding stormwater management and site utilities have been limited in the staff memo for this reason.

Applicant has filed a Notice of Intent with the Conservation Commission for the proposed development and is scheduled for a Conservation Commission hearing on February 24, 2026. Mr. Juliano is performing the peer review for the Conservation Commission for review with the Commission’s Performance Standards Regulations.

Planning staff and Board members performed a joint site visit on February 17, 2026; photographs have been provided in the “Photos” section of this memo.

Inclusionary Dwelling Unit & Parking Analysis				
IDU Analysis:				
Units	Required IDU (15%)		Provided	Notes
290	43.5		44	Complies; 15.2%
Parking Analysis:				
	Required		Provided	Notes
Car Parking	1 per dwelling unit	290	444	Complies; 1.5 Parking Ratio
EV Parking	4% EV	18	18	Complies
	50% EV Ready	222	222	Complies; 18 EV Installed & 204 EV Ready
Long-Term Bicycles	1.5 per dwelling unit	435	443	Complies
Short-Term Bicycles	0.1 per dwelling unit	29	29 (10 exterior, 19 1 st floor garage)	Complies
Oversized Bicycles	10% of long-term spaces	44	22	Waiver requested; Applicant is providing 50% of the XL spaces required

Section 5.1.13.1(c) states that, “where columns of a building or structure are located in a parking lot (such as a parking garage under a building) no part of a column may be within 3 feet of a maneuvering aisle or within the minimum dimensions of a parking space.” What is the distance between the columns and maneuvering aisle in the garage?



5.2 SIGNS

Section 5.2.3.6 permits signs directing traffic flow.

Plans reference a “monument sign” next to the eastern curb cut along Hartwell Avenue. Request the Applicant provide additional details pursuant to § 5.2 of the Zoning Bylaw. Signage will be further reviewed at the building permit stage. A monument sign is permitted up to 5 ft. in height not exceeding 30 SF in sign area.

5.4 OUTDOOR LIGHTING

Section 5.4.6 states that outdoor lighting shall not be illuminated between 11:00 pm and 6:00 am; except for low-level lighting sufficient for security purposes. This should be confirmed.

Section 7.0 Special District Regulations

7.5 VILLAGE AND MULTI-FAMILY OVERLAY DISTRICTS

This project is being reviewed under the 2024 Zoning Bylaw and Zoning Map that have been frozen for a period of eight (8) years. Going forward, this project will be considered a pre-existing non-conforming use.

7.5.5 Dimensional Controls

Minimum Required Front Yard: “the lesser of that required in the underlying zoning district or 15 feet.” The required minimum front yard is 0 feet. The proposed front yard setback is 12 feet and is compliant.

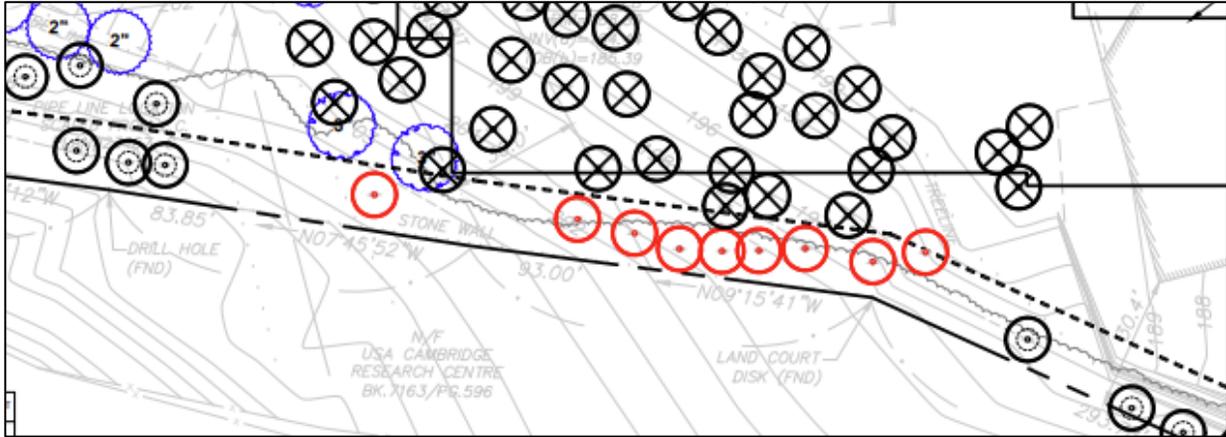
Minimum Required Side Yard: “the lesser of that required in the underlying zoning district and that shown below.” The required minimum side yard is 15 feet. The proposed side yard setback is 15.9 feet and is compliant.

Minimum Required Rear Yard: “the lesser of that required in the underlying zoning district and 15 feet.” The required minimum rear yard setback is 15 feet. The proposed rear yard setback is 50.5 feet and is compliant.

Maximum Height: The maximum height in feet of a building in the VHO District is 70 feet and the number of stories is not restricted. The Building Height/Elevation forms list the highest point of a

building being 69' 11" and is compliant. Height will continue to be reviewed throughout the building permit application.

Section 7.5.9 requires transition areas, "along the boundary of the Village Overlay Districts (VO, MFO, & VHO) and shall have a depth of 5 feet." Request that the Applicant increase screening in this area to ensure a proper visual border along the boundary of the VHO district. Walls or fences are allowed within a transition area to supplement required plantings to provide an effective year-round 6 foot high visual screen at time of planting.



7.5.12 Inclusionary Housing – IDUs are shown in red on the architectural plans. Proposal has been reviewed by the RHSO and finds the proposal is generally in compliance with best practices.

Required Number of Inclusionary Dwelling Units: 44 IDUs are proposed and this complies. Thank you for rounding up! There is a discrepancy between the floor plans and narrative on the unit type breakdown. Floor plans show 24 one-bedrooms (includes the + dens), 16 two-bedrooms, and 4 three-bedrooms. The narrative indicates 23 one-bedrooms and 17 two-bedrooms. Please clarify.

Similar access: "Inclusionary dwelling unit shall be substantially similar in size, layout, parking, construction materials, fixtures, amenities, and interior and exterior finishes" Please show the proposed parking for the inclusionary units. Recommend parking be evenly distributed and clarify if a fee for parking is included in the rent or charged separately. Recommend the inclusionary units be offered 1 parking space at no cost and a second space at 60% of the market rate's parking spaces.

Local Preference: It's the Planning Board's policy to recommend 25% (11 units) of the Inclusionary Dwelling Units be available for Local Preference at the initial leasing stage in this development where more than 20 IDUs are proposed.

Chapter 176 Planning Board Zoning Regulations Review

Section 5.0 Submission Materials

5.2 INFORMATION REQUIRED; BY TYPE OF PLAN

Section 5.2.4.9 requires, "calculations detailing the amount of earth to be imported, exported and/or regraded on the site." Applicant will need to add to plans to comply.

Section 12.0 Site Plan Review Design Regulations

12.4 ACCESS; PARKING; TRANSPORTATION

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.” What are the materials planned for the pedestrian crossings on site?

Section 12.4.1.1(h) requires, “residential developments with over 40 units shall provide multimodal directional signs or markings to guide pedestrians and bicyclists safely to, from, and through the site.”

Section 12.4.2.2 encourages, “a bike share station where bicycles are available for shared use” in any multi-family developments containing more than 50 dwelling units.

Section 12.4.2.3 states that, “residential developments shall have an area for strollers, at least one per development.” Applicant will need to dedicate an area for strollers to comply.

Section 12.4.2.9 requires, bicycle parking in parking garages be either, “on the same level as the entrance to the street, or near an elevator that has interior dimensions of at least 80” x 54”.” What are the interior dimensions of the elevator in the garage?

Section 12.4.2.14 states that, “e-bike charging shall be provided to accommodate 25% of the long-term parking spaces.” None are shown on the plan or described in the narrative, this does not appear to be met. Applicant to confirm if any e-bike charging is proposed and provide details.

Section 12.4.4 states that, “projects near a bus stop are encouraged to provide a bench and shelter.” The project narrative references an offsite bus shelter; Staff appreciates this proposal and requests that the Applicant provide more details about its location. The MBTA bus no longer services directly on Hartwell Avenue and the closest bus route 76 stops at MIT Lincoln Labs. We ask that the Developer help advocate for Hartwell Ave. bus service to return, especially as residential developments reach occupancy in the future, and consider the shared shuttle service to Alewife as it previously serviced 131 Hartwell’s commercial businesses. The sidewalk, landscaping, and bus shelter would need approval from Lexington engineering if located in the right-of-way.

Section 12.4.6.3(a) encourages canopy solar energy systems and water retention devices where the top level of a structured parking garage is unroofed. Has the Applicant investigated the use of solar or water retention devices above the unroofed garage level?

Section 12.4.2.10 requires 10% of the long-term bicycle parking spaces (44 required) be 10’x3’ to accommodate larger bikes. The Applicant is proposes 22 bike parking spaces for extra-large bicycles (3’x10’). Staff recommend the project be designed to accommodate the 44 oversized spaces. The Planning Board should weigh in.

Section 12.4.2.12 requires at least 75% of the long-term bicycle parking spaces to be at grade. The applicant is proposed 67% of the spaces (291) at grade where (326) is required. Staff recommend designing the project to accommodate all 326 spaces at grade. The Planning Board should weigh in.

12.6 LANDSCAPING

The proposed tree plantings shown on sheet L-001, dated 1/12/2026, are all included in the Lexington Preferred Plant List.

The Applicant is proposing 769 caliper inches of replacement planting to satisfy 591 caliper inches of planting required through the Tree Bylaw for tree removal. This complies. Staff recommends the Planning Board waive the Tree Bylaw jurisdiction to accept the submitted landscape plan and not require a separate tree removal permit.

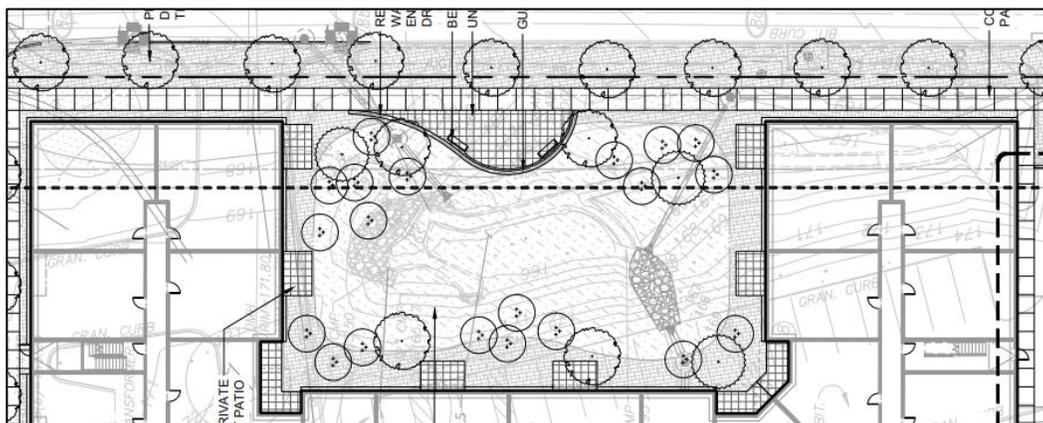
Staff recommends salt tolerant plantings in any area where snow removal/storage is planned.

Appreciate the variety of large shade tree planting proposed, especially along Hartwell Avenue and the drive aisles.

Section 12.6.8.6 requires that, “where soils have been compacted and where existing trees will not be adversely affected by the process, soil profile rebuilding and restoration methods shall be employed before landscaping begins.” Please describe further.

12.7 SIGNAGE AND WAYFINDING

Section 12.7.1 prescribes that, “in natural areas or areas of recreation, create interpretive signage and selective use of individual plant labels to identify the genus and species of plants.” Staff encourages the Applicant to use signage and labels around the bioretention area to inform residents and the public of its purpose and about the types of plants being used. The Conservation Commission may have further recommendations for this.



12.8 OUTDOOR LIGHTING

Sheet L-301 (Photometrics Plan) shows no light spillage across the property lines or into the ROW and is compliant.

Section 12.8.7 states that, “the highest point of light fixtures not mounted on a building shall not be greater than 12 feet for residential and mixed-use developments.” Lighting plan shows a mounting height of 20 feet for lighting fixtures; Applicant will need to update plans to lower the height to no greater than 12 ft. to the top of the light to comply.

Town Staff & Board/Committee Comments

Planning:

- How do visitor and resident bike spaces differ on the 1st floor garage?
- An area for strollers is required.
- What is the purpose of the “bike loading” space?
- Does the Applicant know more details about the structured playground area?
- What is the distance between the columns and the maneuvering aisle in the garage?
- Where is the off-site bus shelter planned? Staff is supportive and recommends a bench and space for a person in a wheel chair under the shelter.

Zoning:

- Provide parking garage plan with parking space and maneuvering aisle dimensions and grades, and locations of columns and their relation to the maneuvering aisles and parking spaces. Please also provide the grade of the driveway.
- Provide rooftop screening plan, if applicable. Any equipment on the roof must be screening from public view.
- Indicate the setback to the retaining wall near the eastern property line. Retaining wall must be setback at least a distance equal to its height on side and rear property lines.
- Confirm equipment proposed on the southwestern corner of the building will be screened from public view.
- Mounting height of light fixture XFL1 is proposed at 14 ft. and XP1 is at 20 ft. Section 12.8.7 of PB regs states “[t]he highest point of light fixtures not mounted on a building shall not be greater than 12 feet for residential and mixed-use developments.”

Conservation:

- In the fall, the Conservation Commission reviewed the resource areas and determined that the detention basin system at the front of the property is a jurisdictional area requiring a Notice of Intent application.
- A Notice of Intent (NOI) filing application has been submitted with a public hearing scheduled for February 24 with the Conservation Commission. The NOI is being simultaneously reviewed with the Planning Board’s Site Plan review process since the drainage and stormwater management will be peer reviewed jointly for all State and local regulations, including Conservation Commission Wetland Protection Code, c. 130 Rules Section 5(2) and 5(6).

Engineering:

- Recommend revising the 90-degree bend leading to the hydrant at the rear of the building.
- Applicant should consult Engineering to begin the peer review process for sewer and water capacity analysis.
- Any work within the right-of-way will require review and approval from Engineering. If on private property, owner permission is required.

Fire:

- Must have exterior access to a sprinkler room.
- Garage needs a pedestrian access door in addition to the vehicle entrance.

Transportation Manager:

- Request Applicant/property become a member of the 128 Business Council and participate in the shared shuttle service for residents.

Health:

- Applicant will need a pest control management and dust control management plan for prior-to and during construction.
- The proposed pool will require review by the health department.

Sustainability & Resilience:

- Encouraged to explore solar on the parking garage. This could be used to offset electricity use in shared areas to lower operating costs. You could also explore a Power Purchase Agreement (PPA) through which a solar developer owns and operates the system and provides credits to electric bills.
- MassDEP is proposing a residential food waste ban that could go in effect in the coming years. This would mean that food waste would not be allowed in the trash. It would be smart to plan for a food waste collection and disposal process during the design/construction of the building.

Environmental Services:

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

Assessing:

- Addresses for each unit will be coordinated with Public Safety, Assessing, and Engineering staff following a decision issuance.

Bedford & Hartwell Complete Streets Project

- Staff appreciates the Applicant proposing a sidewalk connecting to the existing sidewalk and crosswalk at the intersection of Hartwell Ave. and Wood Street. This will be very beneficial to future residents wanting to access the MBTA bus service on Wood Street. Unfortunately, the sidewalk does not extend further north on Hartwell Avenue, but Lexington Planning and Engineering Departments are pursuing federal funding for the complete streets project on the Hartwell corridor. The applicant should continue to work with the town staff as the project moves forward to make sure plans don't interfere with this roadway project. The project has not yet been programmed on the TIP, but we anticipate a 2032 target year. The project proposes a 10-foot wide shared use path along the front property line, however, plans still need to be developed on the approach to the Hanscom entrance. VHB is the consultant for the complete streets project, and the Civil Engineer for this project. Staff will work with the applicant on appropriate locations for any street tree plantings.

Bicycle Advisory Committee (BAC) and Transportation Advisory Committee (TAC) Comments were received.

- 2 members of the BAC recommend a revision to get closer to the required amount of bike parking and the type of spaces.
- The TAC annual contribution to the Transportation Demand Management Fund, selling the parking spaces separate from the units, joining the 128 Business Council's shared shuttle service, and supports the proposed bus shelter and pedestrian connection.

Photos

Photo 1: GIS Map of the Project Site



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

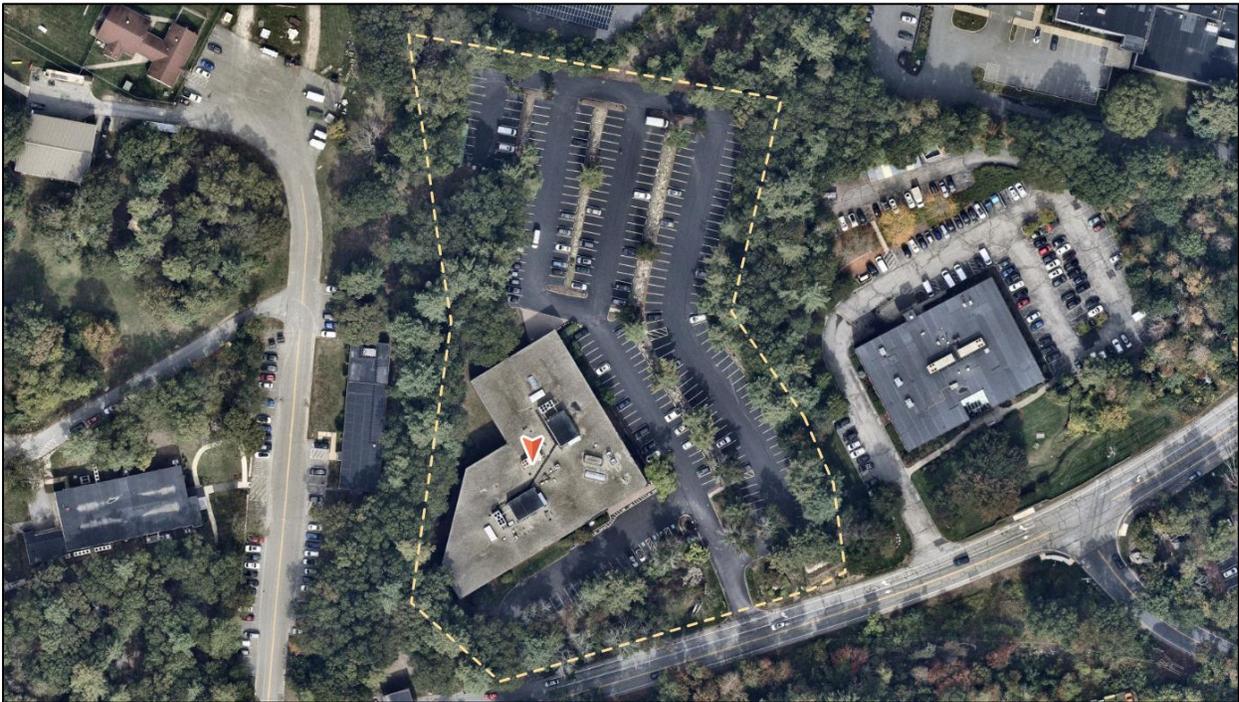


Photo 3: Planning Board & Staff Site Visit (February 17, 2026) | 1 of 4



Photo 4: Planning Board & Staff Site Visit (February 17, 2026) | 2 of 4



Photo 5: Planning Board & Staff Site Visit (February 17, 2026) | 3 of 4



Photo 6: Planning Board & Staff Site Visit (February 17, 2026) | 4 of 4





Eaglebrook Engineering & Survey, LLC

Civil Engineers, Land Planners and Land Surveyors

February 18, 2026

Lexington Planning Board
Attn: Ms. Abigail McCabe, AICP
Town of Lexington
1625 Massachusetts Avenue
Lexington, Massachusetts 02420

**RE: 131 Hartwell Avenue
Lexington, MA.**

Dear Members of the Planning Board:

Eaglebrook Engineering & Survey, LLC (EES) has been retained to review the above referenced project for an application for Major Site Plan Review with Stormwater Permit. The scope of EES's review is the Planning Board Zoning Regulations Chapter 176 Compliance-Section 12.9 Utilities and Stormwater Management Compliance -Chapter 181 Article VI.

The following documents were reviewed by EES:

- 131 Hartwell Avenue-Compiled Civil-Survey-Landscape Plans (24 sheets) dated January 12, 2026, and prepared by VHB and Copley Wolff.
- Stormwater Management Report for 131 Hartwell Ave, dated January 2026 and prepared by VHB.
- Site Plan Review Design Regulations Checklist dated October 13, 2021, with a latest revision date of July 21, 2025.
- 131 Hartwell-Site Narrative dated January 12, 2026, and prepared by VHB.

There were other plans and documents submitted but they were not a part of EES's review. EES was also present on a site visit to review existing conditions on February 17, 2026

Planning Board Review-Section 12.9

12.9.1 and 12.9.2: The applicant shall coordinate with the Lexington Department of Public Works and the Lexington Water Department to verify that the existing sewer main can



Eaglebrook Engineering & Survey, LLC

Civil Engineers, Land Planners and Land Surveyors

accommodate the proposed sewage flow and the existing water capacity can accommodate the proposed water demand. The DPW may require inflow/infiltration (I/I) removal to address any downstream capacity issues.

The sanitary sewer flow is increasing from 5,900 gallons per day for the existing condition to 50,500 gallons per day for the proposed condition.

The water usage is increasing from 6,493 gallons per day for the existing condition to 49,050 gallons per day for the proposed condition.

12.9.3.: The applicant is proposing to install the electric, communications, and cable underground.

12.9.4: The planning board should review the locations and screening of the meters and other infrastructure elements to ensure that the applicant has met the board's requirements. The electric equipment is located on the southwesterly side of the building, and the gas meter is located at the front of the building near the southwesterly corner.

12.9.5.1: See comments for Chapter 181 requirements below.

12.9.5.2: The project will disturb more than one (1) acre therefore the project is considered an above threshold project. See comments for Chapter 181 requirements below.

12.9.5.3: The Applicant has performed six (6) soil borings throughout the site. Soil borings are required to assist in the design of the building foundation. Soil borings are not suitable for the determination of estimated seasonal high groundwater table (ESHGWT). ESHGWT is determined by observing redoximorphic features by excavation with a backhoe and field observation of the soil profiles. Additional soil investigation is required to determine if the bottom floors are two (2) feet above ESHGWT. In addition, soil excavations will be required at the location of the three (3) underground infiltration systems and at the surface infiltration system.

12.9.5.4: The project does not provide country drainage, however in our opinion, country drainage is not appropriate for this development. There are opportunities to provide additional Low Impact Design (LID) measures such as permeable walkways and courtyard located on westerly side and northerly portion of the property. The Applicant should review the implementation of additional LID's.



Eaglebrook Engineering & Survey, LLC

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12.9.5.5: The project is proposing a courtyard at the northerly portion of the site. The project is not proposing any LID measures in the courtyard area. There is an opportunity to provide LID measures in this area to reduce impervious areas and promote infiltration.

12.9.5.6: There are opportunities to provide porous walkways on the site. The project is not proposing any permeable surfaces on most of the walkways.

12.9.5.7: The project is providing for the management of precipitation by proposing 3 underground infiltration systems, a leaching catch basin and the surface infiltration basin.

12.9.5.8: The project is not proposing any harvesting systems to collect rain to be used for the irrigation of the landscape areas.

Stormwater Management Compliance -Chapter 181 Article VI

The project is an above threshold project which requires that the project is consistent with the regulations in their entirety. The project does require a NPDES general permit as the area of disturbance is greater than 1 acre. The Stormwater Regulations require that a copy of the Notice of Intent to comply with the Construction General Permit and a copy of a receipt of EPA Authorization letter and tracking number be submitted with the application. EES did not receive this information and do not know if this information was submitted or if the Applicant requested a waiver of submission at this time.

The applicant has provided a plant list and the Planning Board should refer to the Tree Warden regarding if all the species listed are native.

The Applicant's engineer has performed the stormwater analysis in conformance of the additional design criteria identified in the regulations. The calculations include the rainfall amounts for the 1,-2-,10-, 25-, and 100-year storm events and a minimum time of concentration of 5 minutes.

The Stormwater Regulations requirements for plan contents include a Project Narrative, Drawings and Specifications, Erosion and Sediment Control Plan, and an Operations and Maintenance Plan. The Applicant has provided the above information. The following comments below are a result of our review of the documentation submitted.



Eaglebrook Engineering & Survey, LLC

Civil Engineers, Land Planners and Land Surveyors

Stormwater Management Report

- On-site soil borings were conducted on the site at six (6) locations. The borings are appropriate for the design of the building foundation. However, to determine the estimated seasonal high groundwater table (ESHGWT) it must be accomplished with an excavator and a soil expert (licensed soil evaluator or equivalent) to examine the soil profiles to identify redoximorphic features that indicate ESHGWT. The soil profiles are also examined to identify the soil textural class for use in determining the hydraulic conductivity rate from the Rawls Table. EES recommends that soil test pits be conducted within the area of the 3 underground infiltration systems and the surface infiltration basin to obtain actual ESHGWT elevations and determine soil textural class.
- The TSS removal calculations indicate a 80% removal rate for a Contech water quality unit which is not identified. Depending on the model proposed the TSS removal rate may be 50%. The Applicant needs to identify the Contech model to verify the TSS removal rate. Since MADEP does not assign removal rates the information shall be obtained from the New Jersey Department of Environmental Protection.
- The planning board regulations requires “Low Impact Development” (LID) design measure to be implemented if viable. These LID design measures would include rain gardens, permeable pavement, vegetated swales, green roofs, rainwater harvesting, etc. The Applicant has provided an infiltration basin and three (3) underground infiltration systems which are considered LID design measures. There are other LID design techniques that can be utilized on the project at the courtyard and walkways throughout the site. The planning board may want the Applicant to propose additional LID design measures on this project.
- The stormwater management report is using Hydrologic Soil Group (HSG) C for the curve numbers for pre and post conditions for all ground cover types which seems appropriate. However, for all the infiltration systems an exfiltration rate of 1.02 inches per hour is used which is indicative of a HSG B. A HSG C has an exfiltration rate of 0.27 inches per hour per the Rawls Table. The soil borings indicate difficult augering through the glacial till material which means the soil is very tight and has low permeability rate. The Applicant needs to review the exfiltration rate and the HSG should be consistent thought out the stormwater report.
- The soil borings, except for GEO-3, are not located within the proximity of the infiltration system. Soil excavations are needed at each of the infiltration systems.
- The total area for the existing and proposed conditions are the same at 245,710 square feet. The woods groundcover for the existing condition is 12,840 square feet. In the proposed condition the woods ground cover is 51,780 square feet. The Applicant needs to resolve this discrepancy.



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Site Development Plans

- The plans do not provide specifics on the Contech Water Quality Unit. Depending on the model selected the Total Suspended Solid (TSS) removal rate may be 50% instead of the 80% provided in the TSS worksheet. The Applicant must provide more information about the water quality unit so EES can determine if the TSS removal rates are appropriate.
- The Applicant's engineer should coordinate with the Lexington Department of Public Works to determine if the two (2) leaching catch basins, located in the right of way, is acceptable. In addition, the leaching basin does not provide for the trapping of sediments/oils. As currently designed any oil will escape out of the structure and debris will clog the pore holes. The Applicant should provide pretreatment structures prior to the leaching catch basins.
- The leaching basins do not have soils or ESHGWT information to determine if they are properly sized or have the two (2) foot minimum separation to ESHGWT. This information should be obtained in the field so EES can complete our review of the basins.
- The leaching catch basin detail on Sheet C6.03 must provide the drywell depth for each of the leaching catch basins.
- Sheet C2.00 Site Preparation Plan should depict the locations of the stabilized construction entrance/exit.
- Sheet C6.05: The inlet and outlet pipes, for Subsurface System P1.0, need to have greater separation. Also, the arrows indicating inlet and outlet are reversed on the plan.
- The existing condition plan depicts the location of the existing gas transmission line scaled from a plan. The location of the gas transmission line should be field located to ensure the line and the proposed re-located easement do not interfere with the proposed building.

We look forward to discussing the project at the February public hearing.

Sincerely,

EAGLEBROOK ENGINEERING & SURVEY, LLC

Michael J. Juliano, P.E., P.L.S.
Principal



RE: Lexington 131 Hartwell Proposal

From kristen [REDACTED] <[REDACTED]>
Date Mon 2/9/2026 9:48 AM
To Abigail McCabe <[REDACTED]>
Cc Aaron Koepper <[REDACTED]>; 'Liz Rust' <[REDACTED]>

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.

Good morning, Abby,

I reviewed the application documents. In general, the narrative and application appeared in line with the local inclusionary zoning requirements.

The only issue I saw was the floor plans appear to show the following mix:
1-bedroom (includes plus den)= 24
2-bedroom=16
3-bedroom=4

I checked a few times and kept coming up with a discrepancy between the proposed 17, 2-bedroom units and 16, 2-bedroom units on the floor plans.

The application proposes 23, 1-bedroom units(includes plus den) and 17, 2-bedroom units.

"I did not find anything definitively clear in their application materials explaining the parking distribution among units except for:
Occupants of inclusionary dwelling units shall have the same access to common areas, facilities, and services as enjoyed by other occupants of the development including, but not limited, to outdoor spaces, amenity spaces, storage, parking, bicycle parking facilities, and resident services."

We would recommend the parking be evenly distributed and for the applicant to clarify whether there is a separate fee for parking or if the parking is included in the rent.

(I should have comments to you back on the updated LIP materials for 7 Hartwell later today.)

Thank you,
Kristen

Kristen Guichard, AICP, COS
Director, Regional Housing Services Office
37 Knox Trail, Acton, MA 01720
[REDACTED]

<https://www.rhsohousing.org/>

From: Abigail McCabe <[REDACTED]>
Sent: Wednesday, January 28, 2026 1:51 PM
To: Kristen Guichard <[REDACTED]>; Liz Rust <[REDACTED]>
Cc: Aaron Koepper <[REDACTED]>
Subject: Lexington 131 Hartwell Proposal

Hi Kristen and Liz,

We have received another multi-family development proposal for 290 dwelling units (rentals). They are proposing 44 inclusionary dwelling units at 80% of the AMI, per the zoning bylaw. Attached are the architectural plans with the inclusionary units shown in red and a project narrative. [Link to all plans and material.](#)

If you have any recommendations please let us know by the February 25th public hearing please.

Thank you,
Abby

Abby McCabe, AICP
Planning Director
Town of Lexington
1625 Massachusetts Avenue
Lexington, MA 02420

[REDACTED]
[Sign up for Planning Board Meeting Notifications](#)

When writing or responding, please be aware that the Massachusetts Secretary of State has determined that most email is a public record and, therefore, may not be kept confidential.

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

287 & 295 Waltham Street - Approval Not Required (ANR)

PRESENTER:

Staff

ITEM NUMBER:

SUMMARY:

The special residential development approved in October 2025 included having the 15 dwelling units on their own lot with a condition of approval for an Approval Not Required Plan to be submitted to the Planning Board to reconfigure the lots. This plan shows the combination of three lots into two lots by combining 287 and 295 Waltham Street and with a portion of 9 Bushnell Drive as approved with the SRD. As proposed both new lots will have the minimum required frontage (313.22 ft. and 129.94 ft.).

The ANR application submittal can be found here: <https://lexingtonma.portal.opengov.com/records/116595>

The related special residential development material is available here: <https://lexingtonma.gov/2324/>

SUGGESTED MOTION:

Staff recommends approval.

Move to endorse the Approval Not Required Plan for 9 Bushnell Drive and 287 & 295 Waltham Street.

**Board members please come to the office to sign the plans.*

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

2/25/2026

ATTACHMENTS:

Description

- ▣ Project Narrative
- ▣ Plan Set 2/9/26

Type

- Cover Memo
- Cover Memo

LAW OFFICES OF
NICHOLSON, SRETER & GILGUN, P.C.
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(5/29/14-8/12/14)

OF COUNSEL
EDMUND C. GRANT
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JOSEPH C. ABATE

February 4, 2026

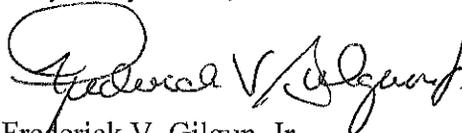
Abigail McCabe
Planning Director
Town of Lexington
1625 Massachusetts Avenue
Lexington, MA 02420

Re: Approval Not Required Plan- 287 and 295 Waltham Street and a Portion of 9 Bushnell Drive - Project Narrative

This firm and the undersigned represent Iqbal Quadir as the owner of 287 and 295 Waltham Street, Lexington, Massachusetts and Iqbal and Samina Quadir as the owners of 9 Bushnell Drive, Lexington, Massachusetts (collectively, the "Property"). In accordance with condition No. 12 of the Decision of the Town of Lexington Planning Board dated October 22, 2025, we are submitting an application for the Planning Board's endorsement of an Approval Not Required plan of the Property that satisfies the requirements of M.G.L. c. 41 § 81O.

Should you have any questions please do not hesitate to contact me.

Very Truly Yours,


Frederick V. Gilgun, Jr.

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Board Member & Staff Updates

PRESENTER:

Staff and Board Discussion

ITEM NUMBER:

SUMMARY:

93 Bedford St. The Lex Residences - Affordable Homeownership Opportunities now available. Applications due by April 24. More info: <https://www.rhsohousing.org/looking-housing>

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

2/25/2026

ATTACHMENTS:

Description	Type
☐ Flyer The Lex Residences	Exhibit
☐ Lottery Application	Exhibit

Affordable Homeownership Opportunity Lexington, MA



The Lex Residences

93 Bedford Street, Lexington, MA 02420

4 Affordable New Construction Units,

3 – 2BR Condominiums, \$312,500;

1 – 3 BR Condominiums, \$345,000

Applications accepted February 23, 2026 through April 24, 2026 1 pm

Open House Sunday, March 15, 2026, 10:30am – 12pm

Information Session Tuesday March 17, 2026, 6pm, via online zoom meeting -

<https://us02web.zoom.us/j/84253942501>

Lottery Wednesday, May 20, 2026, 11am via online zoom meeting

Applicant Qualifications Include

Income Limit (80% of area median income)

1 person- \$92,650, 2 person- \$105,850, 3 person- \$119,100

4 person- \$132,300, 5 person- \$142,900, 6 person - \$153,500

Asset Limit \$75,000

, Regional Housing Services Office (on behalf of the Town of Lexington), Lottery Agent

37 Knox Trail, Acton, MA 01720

978-287-1091, JenP@rhsousing.org

Information & Application Packet: <https://www.rhsousing.org/looking-housing>

Deed Restrictions Apply

The Sudbury Housing Trust does not discriminate based on race, color, national origin, religion, sex, familial status, and handicap (disability). Disabled persons are entitled to request a reasonable accommodation of rules, policies, practices, or services, or to request a reasonable modification of the housing, when such accommodations or modifications are necessary to afford the disabled person equal opportunity to use and enjoy the housing.





**Information and Application for Affordable Homeownership
New Construction Condominium Units
The Lex Residences
93 Bedford Street Lexington, MA 02420**

**Three 2-Bedroom Units - \$312,500
One 3-Bedroom Unit - \$345,000**

This packet contains specific information for the purchase of four deed restricted condominium units in Lexington, MA, including the eligibility requirements, the selection process, and a lottery application form.

The key milestones for this housing opportunity:

- **Application Period opens** **Monday, February 23, 2026**
- **Open House** **Sunday, March 15, 2026, 10:30AM – 12PM**
- **Information Session** **Tuesday, March 17, 6pm <https://us02web.zoom.us/j/84253942501>**
- **Application Deadline** **Friday, April 24, 2026 1 pm**
- **Lottery** **Wednesday, May 20, 2026 11am, via online meeting – details for joining meeting provided to eligible applicants via email**

This application is a first step in the lottery process and does not assure you a home. Applicants must secure approval for a mortgage loan, submit evidence of such approval together with the application, and be ready to buy.

Please contact the agent below for any questions or to **submit your application**:

Jenicia Pontes
Regional Housing Services Office
37 Knox Trail, Acton, MA 01720
(978) 287-1091
JenP@rhsousing.org

Project description

The Lex is a 32-unit condominium community, consisting of 30 units within a newly constructed three-story building, and 2 units within a historic house. The new building offers eighteen two-bedroom units and twelve two-bedroom units with an office/den that is an optional 3rd bedroom. The historic two-family home will be renovated to include two one-bedroom residences and a bicycle shed. There will be a newly constructed, free standing exercise pavilion with bathroom for use by residents. The development is within walking distance to Lexington Center and a quarter mile to the Worthen/Bedford Street shopping area and Minuteman Bikeway with great schools nearby.

When complete, the 30-unit condominium building will include 4 affordable dwelling units, 39 underground parking spaces including 2 ADA spaces and 3 EV charger spaces as well as 15 surface level parking spaces.

The four (4) affordable units being offered by way of a lottery will consist of 3 two-bedrooms and 1 three-bedroom as follows:

Unit 102 - 1,642 SF, three bedrooms on first floor level

Unit 204 - 1,413 SF, two bedrooms on second floor level

Unit 209 - 1,420 SF, two bedrooms on second floor level

Unit 305 - 1,420 SF, two bedrooms on third floor level

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The four affordable units will include two bathrooms, an open kitchen, an open living/dining area, balcony, laundry room, mudroom and an underground parking space. The Lex is an all-electric building with state-of-the-art energy efficiency features. The interiors will feature modern millwork and solid core doors. The kitchens consist of shaker style painted cabinetry, granite countertops, GE stainless steel refrigerator, dishwasher, electric range and microwave. Flooring will be hardwood in the living and kitchen areas, tile in the bathrooms, and carpet in the bedrooms. Each unit will have its own circuit breaker panel and individual electric meter. Prewiring for one electric car outlet near underground space, outlet installation and car charger supplied/installed by buyer. Switches and outlets will be decora style white. The laundry will include a washing machine and electric dryer.

The purchase price to an eligible buyer for a **2BR is \$312,500** and for a **3BR is \$345,000** and set to be affordable to a buyer at or below 80% of the Boston Area Median Income. Homeowners are also required to pay monthly real estate taxes, and the Lexington tax rate is \$12.25 per \$1,000 of valuation. The estimated monthly property tax for a 2-bedroom is \$319 and for a 3-bedroom is \$352. The condominium fee is currently \$150/month for the 2BR unit and \$185/month for the 3BR unit, and the Condominium Association has rules and regulations for all owners that describe the operation of the condominium.

This property is offered at a discounted rate and, as such, this and all future sales of the property will be in accordance with those guidelines and Deed Rider to the unit. This property will be sold below the market price with deed restrictions which protect the property in perpetuity using resale price limitations.

We invite you to read this information and submit an application, with the supplemental information. This application can be downloaded from the RHSO website and can be sent to you upon request.

Lottery Description:

1. The application for this housing opportunity will be generally available, including on-line, in hardcopy at the Regional Housing Services Office and Lexington town office, and sent to anyone interested in the lottery. Notice of the lottery will be advertised, and communicated widely through local, regional and state channels.
2. **Applications are to be submitted with all required information by the deadline (April 24, 2026, 1PM) by one of the following methods:**
 - 1) **Mail:** Applications can be mailed to:
Jenicia Pontes
Regional Housing Services Office
37 Knox Trail, Acton, MA 01720
 - 2) **Dropped off at the office:** Applications that are dropped off at the office located at 37 Knox Trail, Acton, MA should be placed in the big black metal mailbox outside the RHSO office building.
 - 3) **Emailed:** Applications may also be emailed to JenP@rhsousing.org . If emailed, accompanying documentation must be compiled such that the total submission email/s has no more than 5 attachments, with the applicant consolidating the information. Applicants are encouraged to complete the checklist as an aide to the process.
 - 4) **SharePoint link:** You may also contact Jen at JenP@rhsousing.org for a SharePoint link where you can upload your documents. **All requests for a SharePoint link shall be sent by April 22, 2026.**
3. The applicant's household size will be determined from the application, and the required number of bedrooms as indicated on the application. Priority shall be given to households requiring at least the number of bedrooms in each unit. Smaller households are encouraged to apply.
4. The maximum gross household income will be verified and compared to the HUD 2025 published income limits.
1 person- \$92,650, 2 person- \$105,850, 3 person- \$119,100
4 person- \$132,300, 5 person- \$142,900, 6 person - \$153,500

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5. **Assets:** Household assets shall not exceed **\$75,000** in value for the affordable unit. Assets include, but are not limited to all cash, cash in savings accounts, checking accounts, gifts, certificates of deposit, bonds, stocks, cash value of retirement accounts, value of real estate holdings and other capital investments. The value of necessary personal property (furniture, vehicles) is excluded from asset values. Assets that are included conform to the guidance from EOHLC and include retirement and pension funds amounts that can be withdrawn, less penalties or transaction costs.
6. Eligible applicants must be a First-time Homebuyer. This is further defined as a household that has not owned a home within three years, including in trust, preceding the application, with the exception of displaced homemaker, single parents and senior households (at least one household member is 55 or over). Any previously or currently owned home must be sold prior to purchase of the affordable unit.

A displaced homemaker is an individual who is an adult, who has owned a home only with a spouse, who is legally separated from a spouse, and who does not currently own the home previously owned with a spouse.

Single parents are individuals who owned a home with his or her partner or resided in a home owned by the partner and is a single parent (is unmarried or legally separated from a spouse and either has 1 or more children of whom the individual has custody or joint custody, or is pregnant);

Additional exceptions are made for households that owned a principal residence not permanently affixed to a permanent foundation, and households that owned a property that was not in compliance with State, local or model building codes.

Eligible applicants cannot own residential property, whether for primary, secondary or investment purposes.
7. Persons must submit all the necessary information by the application deadline. Late applications (applications mailed and/or received after the above date) and applications that are incomplete will not be accepted. No faxed or emailed applications will be accepted.
8. All applicants will be screened for eligibility. Applicants who have been deemed ineligible will be notified in writing of the decision and given time to contact the lottery agent in writing to disagree with the determination and provide documentation to support the dispute.
9. Once the Lottery Agent has verified the information contained in the application and confirmed eligibility, a lottery number or numbers and lottery form will be issued, and the applicant will move forward to the lottery.
10. A final lottery eligibility letter will be mailed to each applicant indicating their final eligibility determination and the lottery specifics (date/time).
11. The lottery numbers will be pulled randomly in a public setting via online Zoom meeting. Lottery numbers will be assigned a number in the sequence in which they are drawn and recorded in the order of selection on the Lottery Drawing Lists.
12. Once the tickets have been randomly drawn and listed in the drawn order, the units are then ranked based on bedroom size. The top ranked household needing at least the number of bedrooms in the unit will be offered the opportunity to purchase the unit. The household size preference shall be given to households based on the following criteria.
 - There is at least one occupant per bedroom.
 - A husband and wife, or those in a similar living arrangement, shall be required to share a bedroom.
 - Other household members may share but shall not be required to share a bedroom.
13. The list of numbers drawn and corresponding rankings will be shared, and notification letters will be mailed to selected applicants and the winner within three business days.
14. The lottery agent shall maintain all Lottery Drawing Lists. In the event that any of the applicants withdraw for any reason, or do not comply with the guidelines, the next qualified applicants in the lottery pool ranked by bedroom size need, will be offered the unit.
15. As the Monitoring Agent, EOHLC will then review the buyer's income, assets and other criteria before the buyer can proceed to purchase the unit. Approved applicants will be given 5 days to agree to purchase the unit before the next person can be offered the opportunity.

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16. Upon the satisfaction of the qualification requirements of both the Lottery and Monitoring Agent, the qualified buyer is then able to move forward and execute the Purchase and Sale with the seller. The qualified buyer will be given reasonable time to sign a Purchase and Sale, 3 weeks, and provide a nominal deposit with the P&S.
17. All potential buyers are encouraged to attend a First Time Homebuyer Class prior to closing. Organizations offering these classes can be found at www.chapa.org.
18. The State programs and bank products have specific closing and financing requirements. Current mortgage requirements include:
 - The loan must have a fair and fixed interest rate through the full term of the mortgage.
 - Family mortgages are not approved for this project.
 - The loan can have no more than 2 points.
 - The buyer must provide a down payment of at least 3%; at least 1.5% must come from the buyer's own funds.
 - Non-household members shall not be permitted as co-signers of the mortgage.
 - The buyer may not pay more than 38% of their monthly income for monthly housing costs.
 - Loans from non-institutional lenders will not be accepted.
19. The Fair Housing Act prohibits discrimination in housing because of Race or color, National origin, Religion, Sex, Familial status. An applicant who believes that they have been discriminated against in the buyer selection and sales process may contact: the Massachusetts Commission Against Discrimination; and/or the United States Department of Housing and Urban Development.
20. Disabled persons are entitled to request reasonable accommodation of rules, policies, or services, or reasonable modification of housing.
21. Resale process: The Monitoring Agents (EOHLC and Town of Lexington) have up to 90 days after you give notice of your intention to sell the home to close on a sale to an Eligible Purchaser, or to close on a sale to a Monitoring Agent, or to a buyer that one of them may designate. This time period can be extended, as provided in the LIP Deed Rider, to arrange for details of closing, to locate a subsequent purchaser if the first selected purchaser is unable to obtain financing, or for lack of cooperation on your part. If you attempt to sell or transfer the home without complying with the LIP Deed Rider requirements, the Monitoring Agents may, among their other rights, void any contract for such sale or the sale itself.

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AFFORDABLE HOUSING APPLICATION

Applicant Legal Name _____ Phone Number _____

Address _____ City _____ State/Zip _____

Email (please write legibly*) _____

Applicant Legal Name _____ Phone Number _____

Address _____ City _____ State/Zip _____

Email (please write legibly*) _____

***Note: Email will be main method of communication. Please provide an email address and remember to write clearly.**

I learned of this Housing Opportunity from (check all that applies):

Website: _____ Letter: _____ Advertisement: _____ Other: _____

THIS APPLICATION IS NOT COMPLETE IF NOT SUBMITTED WITH:

- _____ Completed application signed by all individuals over the age of 18.
- _____ Copy of 2023, 2024 and 2025 Federal tax returns, as filed, with W-2's and schedules for 2025 tax return, for every current or future person living in the household over the age of 18. State returns are not required.
 - **If you do not have copies of your Federal tax returns, you must complete form 4506-T & submit to the IRS for transcripts of your tax return or verification of non-filing. Obtain a copy of the form at irs.gov.**
- _____ Copy of five most recent consecutive pay stubs.
- _____ Current statements and documents that indicate the payment amounts from all other sources of income of all members listed on the application, i.e. family support, alimony, child support, Social Security benefits, pensions, unemployment compensation, workman's compensation, disability and any other form of income. Equivalent of IRS form Schedule C (current within 6 months) for self-employment income.
- _____ Current statements (last 3 consecutive months for each account) of all assets, including international assets, showing current value including all bank accounts, investment accounts, cash life insurance policies, retirement accounts:
 - **On financial institution letterhead, Include all pages**
 - **Please explain any non-payroll deposits over \$500 by notation on the statement.**
- _____ Mortgage pre-approval and proof of adequate assets to cover down payment and closing costs. These units are not eligible for family loans, and applicants cannot spend more than 38% of their monthly income for monthly housing costs.
- _____ Documentation regarding current interest in real estate, if applicable.
- _____ No Income Statement, signed and notarized, for any household member over 18 with no source of income, if applicable, containing the language "Under penalties of Perjury."
- _____ No Child Support Statement, signed and notarized, if applicable, containing the language "Under penalties of Perjury."
- _____ Gift Letter, signed by donor, if applicable, indicating that there is no expected repayment of the gift.

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Household Information - List all members of your household including yourself. Number of Bedrooms Needed: _____

	Names of all Persons to Reside in Dwelling (First Name, Middle Initial, Last Name)	Relation to Head	Age	Date of Birth	Social Security Number
1					
2					
3					
4					
5					
6					
7					
8					

Property - Do you own or have an interest in any real estate, land and/or mobile home? Yes () No ()

Address: _____ Current Value: _____

If Yes: Current assessment is \$ _____ [provide statement from Town]

Outstanding mortgage is \$ _____ [provide statement from Lender]

Have you sold real estate or other property in the past three years? Yes () No () If yes, attach settlement statement

When: _____ Address: _____

Sales Price: _____, [Provide sales settlement form]

Purchase Price plan: **Purchase price is \$312,500 – 2 Bedroom ; \$345,000 – 3 Bedroom**

- Amount and source of Down Payment: _____
- Amount and source of Gift: _____
- Amount of Mortgage: _____
- Available funds for Closing Costs: _____

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Income - List all income of all members over the age of 18 listed on application to reside in the unit, such as wages, child support, Social Security benefits, all types of pensions, employment, Unemployment Compensation, Workman's Compensation, alimony, disability or death benefits and any other form of income; including rental income from property. Adults with no income are required to submit a notarized statement. If additional space is needed, please attach another sheet.

Please include a copy of last consecutive three months of pay stubs, for all salaried employed household members over 18.

#	Source of Income	Address/Phone# of Source	Amount per Year
1			
2			
3			
4			
5			
TOTAL			

Assets - List all checking, savings accounts, CD's, stocks, bonds, retirement accounts, savings bonds, any gifts expected and any other investments below. If additional space is needed, please attach another sheet. Household assets do not include necessary personal property. Assets belonging to minors are included in the asset total.

Please include copies of last consecutive three months statements of all assets showing current value including all bank accounts, investment accounts, retirement accounts, on organization letterhead(s) with all pages

#	Type of Asset	Bank/Credit Union Name	Account No	Value, Balance
1	Checking account			
2	Savings account			
3	Retirement account			
4	Other: _____			
5	Other: _____			
6	Other: _____			
7	Other: _____			
TOTAL				

APPLICANT(S) CERTIFICATION

I/We certify that our household size is _____ persons, as documented herein.

I/We certify that our total household income equals \$ _____, as documented herein.

I/We certify that our household has assets totaling \$ _____, as documented herein.

I/We certify that the information in this application and in support of this application is true and correct to the best of my/our knowledge and belief under full penalty of perjury. I/We understand that false or incomplete information may result in disqualification from further consideration.

I/We certify that I am/we are not related to any party of this project.

I/we understand that it is my/our obligation to secure the necessary mortgage for the purchase of the home and all expenses, including closing costs and down payments, are my/our responsibility.

I/We understand that if I/we do not obtain a mortgage commitment and sign a purchase and sale agreement within forty-five days after the lottery, the unit will be offered to the next eligible applicant on the waiting list.

I/We understand the provisions regarding resale restrictions and agree to the restriction. You must notify the Monitoring Agent when you wish to sell. The unit cannot be refinanced without prior approval of EOHLC or the Monitoring Agent, no capital improvements can be made without the Monitoring Agent pre-approval; the unit must be owner's primary residence; the resale price is calculated according to the deed rider; and an increase in equity is very minimal to ensure affordability over time; the deed rider remains in effect in perpetuity. All prospective buyers are advised to review the deed rider with their own attorney to fully understand its provisions.

I/We have been advised that a copy of the Local Initiative Program Deed Rider is available from the RHSO, and on the EOHLC website: [LIP Deed Rider](#).

I/We understand that if I/we are selected to purchase a home, I/we must continue to meet all eligibility requirements of the Lottery/Resale Agent and any participating lender(s) until the completion of such purchase. I/We understand that I/we must be qualified and eligible under any and all applicable laws, regulations, guidelines, and any other rules and requirements. I/We understand that the Lottery/Resale Agent makes no representation on the availability or condition of the unit.

Your signature(s) below gives consent to the Lottery/Resale Agent or its designee to verify information provided in this application. The applicant agrees to provide additional information on request to verify the accuracy of all statements in this application. No application will be considered complete unless signed and dated by the Applicant/Co-Applicant.

Applicant Signature

Date

Co-Applicant Signature

Date

THIS APPLICATION IS ONLY FOR THESE SPECIFIC UNITS.

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Review of Draft Meeting Minutes: 1/21 & 2/4

PRESENTER:

**ITEM
NUMBER:**

SUMMARY:

Review of draft meeting minutes from January 21 and February 4, 2026.

SUGGESTED MOTION:

Move to approve the meeting minutes of January 21, 2026 and February 4, 2026 as presented.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

2/25/2026

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Upcoming Meetings

PRESENTER:

**ITEM
NUMBER:**

SUMMARY:

Upcoming meetings on Wednesday March 11 and March 25; and *Tuesday* April 7 and *Tuesday* April 28.

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

2/25/2026

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Adjourn – The meeting will continue until all items are finished. The estimated adjournment time is 9:00 PM

PRESENTER:

ITEM NUMBER:

SUMMARY:

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

2/25/2026

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 25, 2026 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://lexingtonma.zoom.us/j/87881083826?pwd=RMQwLBXak52u8aczetbQacgFeLQgBu.1>

Meeting ID: 878 8108 3826

Passcode: 822378

Dial by your location

- +1 646 876 9923 US (New York)
- +1 646 931 3860 US
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +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)

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

2/25/2026