

Status update on implementation of the 2002-2003 Plan recommendations

Element: Housing

Action	Pages	Estimated Time Period (as stated in 2002 Comprehensive Plan)	Status	Responsible Party	Add optional comment and your name
Explore housing organizational roles and capacities, possibly creating a new body such as a Housing Partnership Committee to fill housing infrastructure voids.	Housing 6.1	Near term	<i>Established 2003 by Selectmen. www.lexingtonhousingpartnership.org</i>	Board of Selectmen	
Commit town funds for housing, through the Community Preservation Act, linkage, or other means.	Housing 5.1	Intermediate Term		Board of Selectmen	
Create house impact provisions by preparing a package of measures for addressing the Town's concerns over out-of-scale houses.	Housing 2, Land Use 2.6(a), Resources 5.3(a)	Near Term		Planning Board	
Initiating a designer's effort by holding a discussion with various groups having design roles and capacities, including the Design Advisory Committee, the Historic District Commission, the Historical Commission, the Lexington Center Committee, and the Lexington Garden Club to determine how best the actions listed under "Designers: Guiding Town Character" of can be carried forward. That might result in either creation of a task force or identification of an existing organization to subsequently lead the effort.	"Designers Guiding Town Character" 2002 Implementing Actions	Intermediate Term		Planning Board	
Create inclusionary zoning by broadly mandating that housing developments include affordable units.	Housing 3.2, Land Use 2.1(a)	Near Term	<i>An inclusionary zoning bylaw was defeated at Town Meeting 2007.</i>	Planning Board	
Explore allowing housing in some business districts, including the Center.	Housing 1.1, Land Use 2.1(a), Economic 1.2 and 1.3	Intermediate Term	<i>Lexington Place condominiums PDD adopted by Town Meeting 2005.</i>	Planning Board	

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Revise density and impact bonuses to strengthen housing affordability incentives.	Housing 3.1, Land Use 2.2(d)	Long Term		Planning Board	
Formalize through amendment to regulations that some contribution to affordability is expected where relief from usual rules is sought.	Housing 1.8	Near Term		Planning Board	
Provide incentives for small-scale age-restricted housing.	Housing 1.3, Land Use 2.2(a)	Intermediate Term		Planning Board	
Explore rules to assure that they do not inadvertently obstruct new approaches to housing, such as cohousing.	Housing 1.5	Intermediate Term		Planning Board	
Facilitate reuse of existing non-residential structures for housing.	Housing 1.6, Land Use 2.2(c)	Long Term		Planning Board	
Creatively explore modernization of the rules pertaining to what you can do with your existing house to accommodate contemporary work and living styles, e.g., telecommuting, computer-based home businesses, live/work arrangements, accessory apartments.	Housing 1.4 and 4, Land Use 2.1(a) and 2.2(b), Economic 1.1	Intermediate Term		Planning Board	
Explore a building materials recycling yard. Saving and finding new life for trim, doors, mantles, and other useful items saved from inevitable demolition.	Housing 7.2	Long Term		Historical Commission	
Explore housing funding potential. Regulations and good efforts need to be joined with financial resources. Creative approaches need to be explored.	Housing 5.3	Ongoing		Historical Commission	
Join a regional housing consortium. A number of Lexington's neighbors, through having joined together, now gain funds otherwise unavailable.	Housing 5.2	Long Term		Historical Commission	

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Information provided to prospective Lexington homeowners, builders, and lenders could explain the connections among how homes are sites, designed, and constructed and their resulting impacts on land, wildlife, water, air, and community character as well as on long term operating costs and global environmental deterioration.	Housing 7.1	Long Term		Historical Commission	
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Element: Land Use

Action	Pages	Estimated Time Period (as stated in 2002 Comprehensive Plan)	Status	Responsible Party	
Establish Policy that in acting on the description of “surplus” public land (e.g. tax title parcels, Met State land when it is transferred), priority should be given to the two uses for which land is key: diversity-serving housing and preservation of important open spaces	Land Use 1.2	Near Term		Board of Selectmen	
Specify non-residential benefit expectations by creating a system mirroring the residential “Development with Significant Public Benefit” in the Implementing Actions to offer incentives for special trip reduction efforts, “green building,” housing support, etc.	Land Use 1.2 (e), Economic 3.1, Resource 1.2(e)			Planning Board	
Mandate subdivision open space through use of special permits, authorize requirement of open space even if applicant seeks conventional subdivision.	Land Use 2.4(a) and (b), Resources 1.1(a)	Intermediate Term	<i>Current SPRD Bylaw adopted by Town Meeting 2008</i>	Planning Board	
Enhance existing cluster provisions, adding a lower density but possibly by-right cluster option as a true open space residential provision.	Land Use 2.3(d)	Intermediate Term	<i>Current SPRD Bylaw adopted by Town Meeting 2008</i>	Planning Board	
Reexamine impervious surface controls. Extend impervious surface controls to all residential development, resolve current disincentives for clusters, and address related lot coverage and recharge issues.	Land Use 2.3(b);Resources 1.2()	Intermediate Term		Planning Board	
Improved planned Development commercial (CD) and residential (RD) districts through, among other things, use of performance-based controls.	Land Use 1.1	Long Term		Planning Board	

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Observe residential/non-residential “balance.” Note inevitable departures from the policies of this <i>Plan</i> over time, and if necessary take remedial action on either the <i>Plan</i> or actions to be guided by it.	Land Use 3.1	Ongoing		Planning Board	
Periodically assess links between land use and the environment. Note over time whether corrective change to either the Plan or ongoing actions would be appropriate in light of environmental and sustainable consequences of land use change over time.	Land Use 3.1	Ongoing		Planning Board	
Secure funding for open space. Gain a local financial commitment for funding of open space acquisition through one means or another, whether through the Community Preservation Act, capital facilities plan reservation, or other means.	Land Use 2.3(a), Resources 1.1(d)	Near Term		Conservation Commission	
Strengthen diversity of neighborhood character. Explore how zoning as well as architectural controls can contribute to underscoring the diverse character of Lexington’s neighborhoods.	Land Use 2.6(d)	Intermediate Term		Historical Commission	
Avoid unbroken seas of asphalt. As proposed in <i>Vision 2020</i> , explore controls to supplement current landscaping rules with requirements that will preclude large-scale parking areas unbroken except by relatively modest landscaping, using buildings, grade changes and major landscaping to maintain appropriate scale.	Land Use 2.6(c)	Intermediate Term		Historical Commission	
Use Town facilities and operations as a demonstration of good resource efficiency and waste reduction practices. Through its own example, the Town could encourage its citizens and businesses to reduce costs through reducing solid waste generated, increasing the recycling rate, or making use of renewable energy resources.	Land Use 2.5(b), Resources 3.1	Ongoing		Historical Commission	
Consider providing incentives for development that has low non-renewable energy demand and other resource-efficient	Land Use 2.5(a)	Long Term		Historical Commission	

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<p>design approaches. National green building design standards such as LEED (Leadership in Energy and Environmental Design) or currently proposed Massachusetts green design standards could be included among the special permit criteria by which projects are judged. Benefits could include improved air quality, healthy interior environments, and lower power costs.</p>					
<p>Help helpful businesses. Explore how best to encourage those businesses that serve local residents, workers, businesses.</p>	<p>Land Use 2.6(e)</p>	<p>Ongoing</p>		<p>Possible initiators/ Actors: Economic Development Office, Lexington Center Committee, Chamber of Commerce</p>	

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Element: Economic Development

Action	Pages	Estimated Time Period (as stated in 2002 Comprehensive Plan)	Status	Responsible Party	Notes (if applicable)
Establish policy for a periodic long-term review of both the splitting of the tax rate and the other tax rate matters undertaken and publicized to assure that an appropriate balance is maintained between residential and non-residential tax burdens and tax policy is encouraging the types of investment that the Town seeks.	Economic 3.2(b)	<i>Intermediate Term</i>	<i>When was tax rate split?</i>	Board of Selectmen	
Explore creation of an organization or provision of new resources to an existing organization or other structural measure to provide leadership for the actions listed under “Building Better Business”	“Building Better Business” 2002 Implementing Actions	Near Term		Town Manager	
Modernize neighborhood business district zoning by updating use controls to employ contemporary categories, and to facilitate mixed use.	Economic 3.1, Land Use 1.3 and 2.5(b), Resource 1.2(e)	Intermediate Term		Planning Board	
Flexible use change in the Center. Pursue revisions to cure the inadvertent obstacles that Zoning creates for change of use within retailing in the Center.	Economic 2.2	Intermediate Term		Historical Commission	
Support creation of a Business Improvement District. Such an organization would bring together business interests in the Center to do collectively what they can’t do individually.	Economic 2.3, Resources 3.2	Intermediate Term		Possible initiators/Actors: Economic Development Office, Lexington Center Committee, Chamber of Commerce	

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Element: Natural and Cultural Resources

Action	Pages	Estimated Time Period (as stated in 2002 Comprehensive Plan)	Status	Responsible Party	Notes (if applicable)
Explore creation of a new organization, provision of new resources to an existing organization or other structural measure to provide leadership for the actions listed under "Resource Savers: Helping to Reduce Waster"	Resources 3.5 "Resource Savers: Helping to Reduce Waster" 2002 Implementing Actions	Near Term		Board of Selectmen	
Following experience with House Impact provisions to be acted upon in the near term, consider further measures to protect existing modest-price housing resources, one example of which might be tear-down site reuse delay.	Resources 5.2(b), Housing 2.1 and 2.2	Long Term		Planning Board	
Allow narrower streets by revising the Subdivision Regulation standards to allow a lower-impact design standard.	Resources 1.2(d)	Intermediate Term		Planning Board	
Strengthen Controls on chemicals, landscaping materials and water use by revising both Zoning and Subdivision Regulations to specify such requirements or incentives as a complement to other existing controls under Board of Health or other jurisdictions.	Resources 1.2(a)	Long Term		Planning Board	
Explore enabling transfer of development rights. Consider allowing preservation of open space on one parcel to permit higher density on another parcel.	Resources 1.1(b)	Long Term		Planning Board	
Limit allowable grade change on residential building sites. Require special review if change from existing grade exceeds a stated limit.	Resources 1.2(b)	Near Term		Planning Board	

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Expedite regulatory process. Explore removal of unnecessary delays and burdensome procedures, in particular for selected, desired uses or land use changes, where doing so results in no loss of assurance of strong compliance.	Land Use 1.4, Housing 6.2	Intermediate Term		Planning Board	
Continue and strengthen current efforts of an aggressive program for open space land donations.	Resources 1.1(e)	Ongoing		Conservation Commission	
Continue and strengthen current efforts to create an environmental monitoring program, as suggested in <i>Vision 202</i> .	Resources 3.4	Ongoing		Conservation Commission	
Continue and strengthen current efforts to create other natural resource programs, e.g. tree planting	Resources 3.3	Ongoing		Conservation Commission	
Prepare a Historic Preservation Plan. Building on a base of inventory work already done, develop policies, strategies, and actions for managing cultural resources.	Resources 5.1	Long Term		Historical Commission	
Explore how to fund preservation. Potential means include the Community Preservation Act, special tax treatment for historic home improvements, tax credits, and tax increment financing.	Resources 5.4	Intermediate Term		Historical Commission	
Protect archeological resources. Explore development of local regulations to complement state and federal ones.	Resources 5.3(c)	Long Term		Historical Commission	
Strengthen and define demolition rules. Seek to make the process smoother and more inclusive.	Resources 5.3(d)	Intermediate Term		Historical Commission	
Explore “Battle Road Corridor Overlay District.” Seek resources to make the entirety of the Battle Road a recognizable and well-managed resource.	Resources 4.2	Intermediate Term		Historical Commission	

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Continue Revolutionary War documenting. Document, archive, and make educational use of information from that era.	Resources 4.1	Ongoing		Historical Commission	
Explore “light” historic districts. Devise a light-handed means of helping to protect historic resources in more areas of the Town, including relatively new ones.	Resources 5.2(a)	Long Term	<i>Neighborhood Conservation Districts authorized by Town Meeting 2017; two NCD's approved by 2018 ATM</i>	Historical Commission	
Articulate Lexington’s identity. Gateways might be given special character, and identity-providing qualities might be supported throughout the Town making it a visually identifiable place.	Resources 4.3	Intermediate Term		Historical Commission	
Protect “special places.” Identify and then find means of protecting the special places that contribute to the Town’s character and attractiveness.	Resources 5.2(d)	Long Term		Historical Commission	
Strengthen preservation incentives. Zoning’s incentives for preservation, through new, might be strengthened to promote their use.	Resources 5.3(b)	Intermediate Term		Historical Commission	
Explore the Scenic Roads Act. Trees and stone walks along designated roads could get special protection through this widely used Act.	Resources 5.2(c)	Long Term		Historical Commission	

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Element: Transportation

Action	Pages	Estimated Time Period (as stated in 2003 Transportation Element of the Comprehensive Plan)	Status	Responsible Party	Notes (if applicable)
Seek easements from public and private landowners to extend bicycle and pedestrian facilities.	2003 Transportation Implementation Actions, Page 50	Ongoing		LBAC, ZBA, Planning Board	
Rigorously implement Town's Transportation Demand Management Policy to support walking and bicycling in and around new development and redeveloped sites.	2003 Transportation Implementation Actions, Pages 50, 52	Ongoing		Transportation Coordinator, LBAC, Planning Board, ZBA, Town Manager	
Incorporate bicycle route plan map in the Comprehensive Plan and update regularly to reflect changing needs and opportunities.	2003 Transportation Implementation Actions, Page 50	Near Term		Planning Board, LBAC	
Update bicycle route signage.	2003 Transportation Implementation Actions, Page 50	Near Term		DPW, LBAC	
Encourage pedestrian and bicycle amenities, such as benches, bike racks, and bicycle lockers, at key locations especially along the Minuteman Bikeway.	2003 Transportation Implementation Actions, Page 50	Near Term	<i>Plans and funding secured for bike node near the Depot.</i>	LBAC, Planning Board, ZBA	
Identify satellite "park and bike" locations on the outskirts of town along the Minuteman Bike Path to relieve parking demand in the Town Center.	2003 Transportation Implementation Actions, Page 50	Near Term		LBAC, Planning Board, ZBA, DPW	
Define flexible standards for various regulations to support and encourage walking and bicycling.	2003 Transportation Implementation Actions, Pages 50, 51	Near Term		Design Advisory Committee, LBAC, DPW, Planning Board, Historic, Historic	

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				District Commission	
Develop and implement zoning regulations to support and encourage walking and bicycling.	2003 Transportation Implementation Actions, Pages 50, 51, 52	Near Term		Planning Board, LBAC, Economic Development	
Review and revise Article XII of the Zoning Bylaw for better enforcement and monitoring.	2003 Transportation Implementation Actions, Page 46			Planning Board, ZBA	
Support carpooling by Lexington residents and by employees working in Lexington. Expand of existing area programs. Promote ride matching services by offer CARAVAN for Communities and/or the 128 Business Council. Collect information, conduct outreach, and implement marketing strategies. Seek financial incentives for carpoolers/vanpoolers.	2003 Transportation Implementation Actions, Page 47	Near Term	<i>Lexington joined the Route 128 Business Council and "The Rev" in September 2013. Dead-head trips to Alewife started December 2015.</i>	Transportation Coordinator, Business Community, Transportation Advisory Committee, Planning Board	
Provide information on alternative commuting choices. Work with other officials, as well as private sources, to establish an effective and comprehensive marketing program utilizing a variety of methods.	2003 Transportation Implementation Actions, Page 46	Near Term		Transportation Coordinator, Business Community, Route 128 Business Council	
Work with other officials to enhance the Transportation section of the Town's Website. Provide all transportation measures and services in addition to Lexpress schedules and maps. Include links to other transportation resources, including MBTA, CARAVAN, and the 128 Business Council.	2003 Transportation Implementation Actions	Near Term	<i>Transportation services webpage has comprehensive links.</i>	Transportation Coordinator, Transportation Advisory Committee, Business Community, Route 128 Business Council, MIS	

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Provide financial and non-financial incentives for alternative modes of travel by offering T-passes, Lexpress tickets, gas coupons or preferential parking for carpoolers, or other means.	2003 Transportation Implementation Actions, Page 47	Intermediate Term		Transportation Coordinator, Business Community	
Establish TMA Services: assist employers in joining	2003 Transportation Implementation Actions, Page 47	Intermediate Term	<i>Joined The Rev September 2013.</i>	Transportation Coordinator and Business Community, Transportation Advisory Committee	
Provide small-scale services in office parks. Encourage small businesses to use lunch trucks to bring lunch to employees to provide an alternative option to driving to lunch. Encourage small businesses, same as day car, ATM, dry cleaning, snacks and sundries to locate within office parks.	2003 Transportation Implementation Actions, Page 48	Near Term		Business Community, Economic Development Officer, Planning Board	
Investigate providing improvements by means of betterment district along the length of Hartwell Avenue and Maguire Road.	2003 Transportation Implementation Actions	Near Term	<i>TMOD Overlay adopted</i>	Board of Selectmen, DPW	
Develop and implement zoning to support and encourage walking and bicycling.	2003 Transportation Implementation Actions	Near Term		Planning Board, LBAC, Economic Development	
Pursue a 3E (Education, Encouragement and Enforcement) program for students and the larger community in support of walking and bicycling to encourage a comprehensive approach.	2003 Transportation Implementation Actions, Page 52	Near Term		School Committee, LBAC, Transportation Coordinator, Board of Health	
Promote use of Lexpress for transportation from after-school activities.	2003 Transportation Implementation Actions, Page 52	Ongoing		School Committee	
Implement a pilot Safe Routes to School Program to test the concept for possible adoption of a town-wide program.	2003 Transportation Implementation Actions, Page 52	Near Term		School Committee, LBAC, Transportation	

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				Coordinator, Board of Health, PTO	
Investigate feasibility of providing incentives for students to commute by walking, biking, bus, or carpool through preferential dismissal or other means.	2003 Transportation Implementation Actions, Page 52	Near Term		School Committee, PTO, Transportation Coordination	
Study existing parking regulations to assess impact on transportation choice; consider revision.	2003 Transportation Implementation Actions	Intermediate Term		Planning Board, Business Council	
Provide incentives to reduce parking demand and automobile use. Explore federal, state, or local tax breaks or other sources of funds for reimbursing employers based on actual cash-back. Establish a parking cash-out program for employers.	2003 Transportation Implementation Actions, Page 48	Intermediate Term		Planning Board, Transportation Coordinator	
Write and adopt policy on importance of creating and maintaining sidewalks for safety, health, and mobility.	2003 Transportation Implementation Actions, Page 50	Near Term		Planning Board, Board of Selectmen, DPW	
Update and maintain sidewalk inventory.	2003 Transportation Implementation Actions, Pages 50, 51	Near Term		DPW	
Develop prioritization strategies and screening criteria for sidewalk improvements. Include consideration of major pedestrian generators such as schools and senior centers. Consider pedestrian safety.	2003 Transportation Implementation Actions, Pages 50, 51	Intermediate Term	<i>Sidewalk prioritization tool developed 2017.</i>	DPW	
Consider identifying criteria for roadways where sidewalks may be constructed on only one side.	2003 Transportation Implementation Actions, Page 50	Intermediate Term		Planning Board, LBAC, DPW	
Create Task Force to study retrofit of Hayden Avenue, the commercial area of Spring Street, and the Hartwell Avenue Commercial area with non-automotive infrastructure.	2003 Transportation Implementation Actions, Page 50	Intermediate Term		Economic Development Officer, Board of Selectmen,	

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Provide multi-purpose trails for pedestrians and bikes. Reduce front setbacks to encourage transit, TDM and pedestrian use. Orient building entrances to the street. Provide bus pullouts and shelters. Provide for on-site multiple passenger vehicle drop-off/pick-up areas at individual businesses.				Business Community, DPW	
Maintain consistency in bicycle and pedestrian facilities.	2003 Transportation Implementation Actions, Page 50	Ongoing		DPW, LBAC	
Enforce snow removal policies and provide periodic sweeping of such facilities.	2003 Transportation Implementation Actions, Page 50	Ongoing		Town Manager, DPW, private abutters	
Incorporate bicycle needs in roadway projects.	2003 Transportation Implementation Actions, Page 50	Ongoing		DPW, Capital Budget Committee, Planning Board, LBAC	
Use bicycle needs in weighing priorities for roadway projects.	2003 Transportation Implementation Actions, Page 50	Ongoing		DPW, Capital Budget Committee, Planning Board, LBAC	
Coordinate with Boston MPO and MPO Advisory Committee to monitor regional projects.	2003 Transportation Implementation Actions	Ongoing		MPO Representative	
Monitor Hanscom/Massport transportation impacts.	2003 Transportation Implementation Actions, Page 61	Ongoing		Planning Board, HATS	
Communicate directly with abutting towns on traffic aspects of developments of regional impact.	2003 Transportation Implementation Actions	Ongoing		Planning Board	
Participate in MAGIC regional transportation planning efforts.	2003 Transportation Implementation Actions	Ongoing		MAGIC Representative, Transportation Coordinator,	

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				Transportation Advisory Committee	
Coordinate implementation and updating efforts with the Selectman's ongoing Vision 2020 long-range planning effort.	2003 Transportation Implementation Actions	Ongoing		Planning Board, Board of Selectmen	
Plan for the future of the former Raytheon site (141 Spring Street) with potential for a cohesive mixed-use development including office, limited commercial, R & D, and conservation/recreation uses.	2003 Transportation Implementation Actions	Near Term	<i>Takeda (then Shire) re-developed; has Special Permits for additional buildings.</i>	Economic Development Officer, Planning Board	
Consider creating a Business Improvement District to address transportation and parking issue, among others, in the Town Center.	2003 Transportation Implementation Actions, Page 56	Intermediate Term		Economic Development Officer, Board of Selectmen, Lexington Center Committee, Chamber of Commerce, Traffic Safety Advisory Committee	
Create an Overlay District for Hartwell Avenue Area that allows a modest Floor-Area-Ratio (FAR) increase if tied to a commitment for an overall TDM strategy and improvements at the Bedford Street/Hartwell Avenue intersection. As an alternative or complementary policy, businesses wanting to add space along Hartwell Avenue would be required to pay a fee that goes towards a fund dedicated to implementing transit programs and/or infrastructure improvements along Hartwell Avenue.	2003 Transportation Implementation Actions, Pages 58, 59	Intermediate Term	<i>TMOD Overlay and plan, 2009</i>	Economic Development Officer, Planning Board, Massport, US Department of Defense, Business Community, HATS	
Allow small-scale, service-oriented commercial uses in office parks to create synergy between employers and service-type uses to reduce auto trips.	2003 Transportation Implementation Actions, Pages 57, 59	Intermediate Term		Planning Board, Business Community	

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Investigate feasibility of establishing mixed-use development at commercial nodes.	2003 Transportation Implementation Actions	Intermediate Term		Planning Board, Business Community	
Encourage redevelopment in East Lexington along the Massachusetts Avenue commercial corridor that is transit and pedestrian friendly by supporting reduced setbacks and parking behind buildings.	2003 Transportation Implementation Actions	Intermediate Term		Economic Development Officer, Planning Board	
Promote greater use of intensity at the commercial node on Bedford Street north of Route 128.	2003 Transportation Implementation Actions, Page 60	Intermediate Term		Planning Board, Business Community	
Plan for the future of the Stride Rite Site (191 Spring Street); explore potential for a cohesive mixed use development with or without housing.	2003 Transportation Implementation Actions, Page 58	Intermediate Term	<i>Boston Properties rehabbed the site.</i>	Planning Board, Economic Development Officer	
Initiate revision of home occupation permitted uses in Zoning Bylaw to reflect changing work patterns and technologies.	2003 Transportation Implementation Actions, Page 62	Intermediate Term		Planning Board	
Initiate action to establish housing as an allowed use in upper stories in the Town Center and East Lexington. Establishing housing in the Town Center requires expansion of parking. The benefits of structured parking as a catalyst for residential use and for the Town Center in general should be considered.	2003 Transportation Implementation Actions, Page 56, 62	Intermediate Term		Planning Board, Lexington Center Committee, Traffic Safety Advisory Committee	