



Town of Lexington

Special Town Meeting 2020-2

Article 11: Amend Zoning Bylaw – Site Plan Review

The proposed amendments to § 135-9, Site Plan Review, were prepared to set clear parameters for what projects are exempt from Site Plan Review and how abutters will be notified about abutting development projects. Site Plan Review is a by-right review process. The Planning Board reviews all projects classified as Major Site Plan Review, while the staff reviews project classified a Minor Site Plan Review.

Article 11 establishes a list of exemptions to exclude specific development projects from requiring Major and Minor Site Plan Review. Such exemptions include increases or expansions of gross floor area (less than 2,000SF) and total site coverage (less than 1,000 SF), increases in 8 parking spaces or less, and Lexington School properties (previously in § 135-9.5.6.6 – relocated for clarification).

Also proposed under this Article is an update to the type of public outreach required for Site Plan Review projects. Site Plan Review is not defined by Massachusetts General Law (MGL). Therefore, communities are allowed to establish public outreach processes for Site Plan Review. To ensure abutters receive notification for development projects deemed Major. The Planning Office will send written notification to all property owners within 300 hundred feet of a property boundary before the public meeting. Publication in a newspaper will no longer be required.

The Select Board unanimously supports the passage of this Article.