



# *Planning Board*

## *Article 2 Report*

### **Planning Board**

Richard Canale (chair)

Ginna Johnson (clerk)

Nancy Corcoran-Ronchetti,

Bob Creech

Charles Hornig

*Michael Leon Associate*

### **The Planning Office,**

Aaron Henry, Planning Director

David Kucharsky, Assistant Planning Director

David Fields, Planner and Department

Lori Kaufman, Clerk



# Residential Policy Goals

## 1 Preserve Lexington's Town Character and Unique Neighborhoods

*Steward Lexington's unique role in American history, protect its New England regional character and scale, and preserve its unique neighborhoods.*



## 3 Encourage a Diversity of Housing Types

*Provide increased housing options to promote diversity of income and age. Create strong incentives to maintain and expand affordable housing.*

## 2 Reduce the Adverse Impacts of Redevelopment

*Recalibrate our zoning to reduce the adverse impacts of redevelopment on abutters and neighborhoods including loss of views, tree canopy, sunlight, and privacy.*



# *Planning Board 2016 TM*

- Neighborhood Conservation District — Art. 29 (GBL)
- National Flood Insurance District — Art. 36
- Technical Changes — Art. 37
- Governmental — Civic Use District(s) — Art. 38
- Max Height of Structures on Lots with Reduced Setbacks — Art. 39
- Accessory Apartments — Art. 40
- Residential Gross Floor Area — Art. 41
- Banking & Real Estate Service Uses in CB District — Art. 43
- Planned Development Districts — Art. 44



# Planning Board 2016 - 2017

Since last spring's Annual Town Meeting, the Board and staff processed a number of development permitting activities, including:

- 3 Approval Not Required Plans
- 1 Conventional Subdivision approval
- 4 Site Sensitive Development proposals
- 4 Balanced Housing Development proposals
  - 435 – 439 Lincoln Street (sketch and definitive)
  - 331 Concord Ave (sketch)
  - Grove Street (2 sketches)
  - Waltham Street (sketch)
- 5 Unaccepted Ways (private way) Adequacy Determinations
- 1 Site Plan Review



# *Planning Board 2017 TM*

Comprehensive Plan Update  
Continue Residential Policy Recommendations  
Economic Development Strategies  
Simplify Zoning

## Outreach

- Oct 5, 2016 & Jan 18, 2017 Forums
- Public Hearings
  
- 1 Financial w/Selectmen
- 3 General
- 7 Zoning     3 of which are citizen's articles



# *Planning Board TM Articles*

## Financial Article

- Article 7 Appropriate for Updating the Town's Comprehensive Plan

*Planning Board unanimously supports this article.*



# Planning Board TM Articles

## General Bylaw Articles

- Article 33 - Scenic Road Designations  
Recommend approval | 4 - 0, 1 recusal (Canale).  
[TM action ?].
- Article 34 - Prohibit Blasting
  - PB voted to :  
[TM action March 27].
- Article 35 - Neighborhood Conservation District Bylaw, Technical Changes
  - ***Town Meeting Approved March 20***



# Planning Board TM Articles

## Zoning Bylaw Articles

- Article 40 - Amend Section 6.9, Special Permit Residential Dev.  
*Public Hearing to April 3. [TM action April 12].*
- Article 41 - Revise Definitions
  - *PB Rec. approval | 5 in favor, 0 opposed. [TM action March 27].*
- Article 42 – Two-Family Homes
  - *Still at Draft stage. [TM action April 5].*
- Article 43 - Economic Develop. Refinements (CRO, CM, & GC)
  - *Still at Draft stage. [TM action April 5].*
- Article 44 - Amend Brookhaven (Owners' Petition RD-6 to PD-1)  
*Continued Public Hearing to Apr ?. [TM action April ?].*
- Article 45 - Amend Balanced Housing Dev. (Citizens' Petition)  
*PB Straw Poll to recommend IP. [TM action April 12].*
- Article 46 - Medical Marijuana (Citizens' Petition)
  - *Town Meeting Approved Amended Motion March 22*