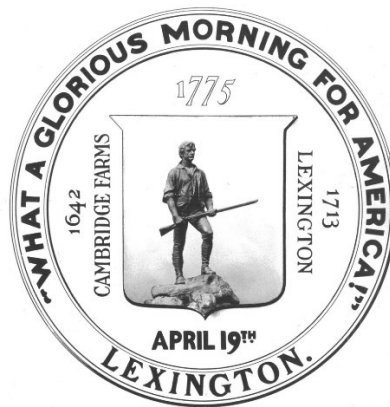


Town of Lexington

2022 Community Preservation Plan:

A Needs Assessment



December, 2022

*Town of Lexington
Community Preservation Plan
Overview*

The Community Preservation Act

In March of 2006, the residents of Lexington voted to adopt the Community Preservation Act (CPA), a statute which communities across the Commonwealth may adopt to fund eligible and worthy projects in four categories: community housing, historic resources, open space and recreation. In order to fund these expenditures, CPA communities impose a surcharge on their own property taxes of up to 3%. The CPA statute also created a statewide Community Preservation Trust Fund as an incentive for communities to adopt the Community Preservation Act. In addition to the monies raised through the local surcharge, the trust fund provides annual distributions to participating cities and towns at a certain percentage, commonly referred to as the “state match.”

The CPA also requires each adopting community to establish a Community Preservation Committee (CPC), tasked with studying the needs, possibilities, and resources of the city or town regarding community preservation. The Community Preservation Committees are also required to make recommendations of eligible and worthy projects to their respective legislative bodies.

The CPA statute requires that at least 10% of the CPA funds received in each fiscal year be spent or reserved for each of the CPA's three main purposes: open space, historic resources, and community housing. CPA funds may also be also used for the acquisition, creation, preservation or the restoration/rehabilitation of recreational resources. CPA funds that are not expended in one year may be “banked” or carried over to subsequent years within each main designation. The remaining 70% of CPA funds received in each fiscal year are available to be appropriated or banked, according to the community’s discretion. Up to 5% of the CPA funds raised annually may be used for administrative activities related to the work of the CPC.

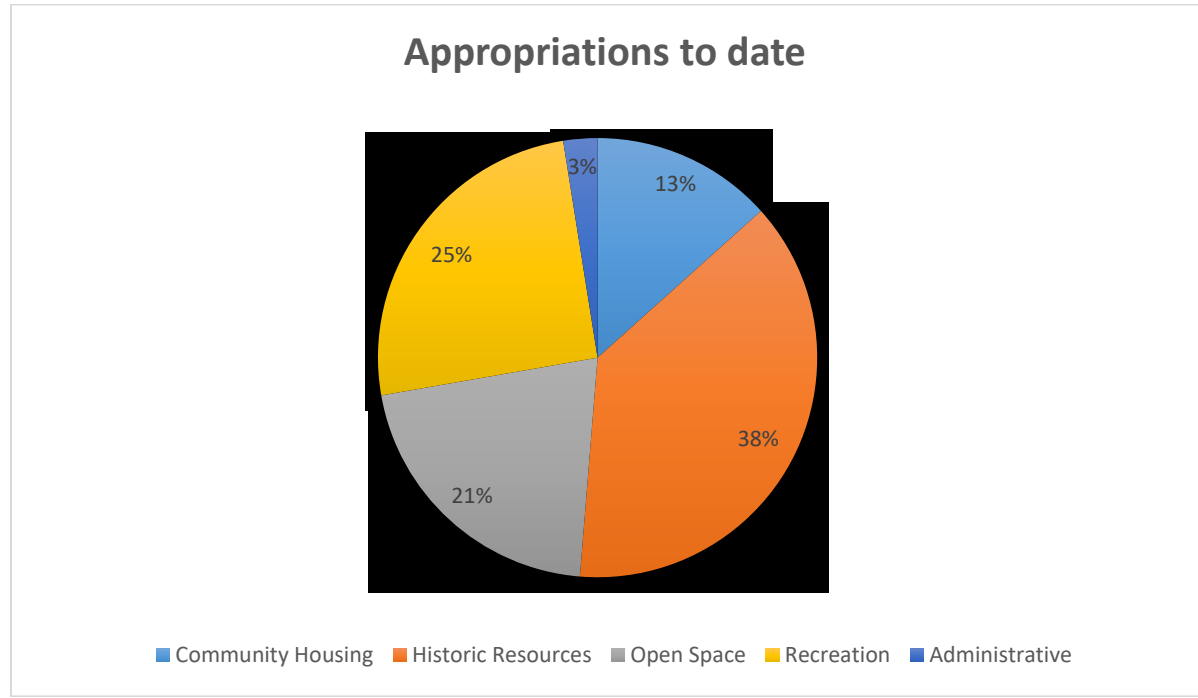
The Community Preservation Act, signed into law by Governor Cellucci in September 2000, provides a steady source of funding for expenditures that may otherwise be overlooked in favor of the essential, daily operating needs of cities and towns. The CPA provides communities with a tool to preserve their own unique character and quality of life. Since the CPA was signed into law, 194 cities and towns across Massachusetts have adopted the statute.

The Community Preservation Act in Lexington

Lexington voters adopted the maximum 3% surcharge on property tax bills upon the adoption of the CPA in 2006. Mindful of the burden on homeowners, however, the Town also adopted provisions which exempt the first \$100,000 of home value from the surcharge and grant a total exemption from the surcharge to lower income residents.

To date, Lexington Town Meeting has appropriated over \$89.6 million in funding for CPA projects (not including debt service payments) in the four primary categories of Community Housing (\$12 million); Historic Resources (\$34 million); Open Space Preservation (\$18.8 million); and Recreational Resources (\$22.6 million). Town Meeting has also approved administrative expenses totaling \$2.2 million which help fund staff salaries, mailings, public notices, real estate appraisals, legal fees, membership dues and other miscellaneous expenses related to CPA projects. The chart below illustrates the percentage of Lexington’s CPA funds allocated to each category by Town Meeting from 2006-2022:

Appropriated To-Date by Category as of 12/1/22



Of the funds that have been appropriated from the Town’s Community Preservation Fund (CPF), over \$22.3 million has been provided from state supplemental matching funds and \$500,000 from a State LAND (Local Acquisition for Natural Diversity) Grant. Therefore, over 26% of CPA funding has been provided by state matching funds.

In its initial year, fiscal year 2007 (FY07), the surcharge brought in approximately \$2.5 million dollars, which was fully matched with state funds. Since FY07, annual revenue from the local surcharge has steadily increased. Latest figures are available for FY23, for which the net surcharge raised \$5,815,118. Lexington’s FY23 state match totals \$1,828,980, or 31.5% of its surcharge, reduced from FY22’s 40.9% (the highest percentage distribution since FY14). And as noted below, the CPA Trust Fund will again receive a share of the State Budget surplus fund adjustment, as announced in November, 2022, but the actual timing of receipt of these additional funds is uncertain.

Record of Lexington's CPA State Matching Funds
(Source: Massachusetts Department of Revenue)

CPA STATE MATCHING FUNDS TO DATE		
FISCAL YEAR	PERCENTAGE	AMOUNT
2008	100.00	\$2,556,362
2009	69.40	\$1,927,708
2010	36.17	\$1,060,390
2011	28.22	\$858,729
2012	27.62	\$885,463
2013	27.79	\$929,507
2014	54.09	\$1,932,347
2015	32.56	\$1,230,116
2016	30.70	\$1,229,774
2017	21.30	\$897,243
2018	17.80	\$789,905
2019	19.80	\$922,256
2020	24.80	\$1,219,950
2021	29.70	\$1,549,955
2022	45.52	\$2,500,261
2023	31.50	\$1,828,980
TOTAL		\$22,318,946

The general decrease in state matching funds, from FY09- FY20, was due primarily to an increased number of communities passing CPA bylaws thereby competing for limited funds. The Governor of Massachusetts, Charlie Baker, signed the Fiscal Year 2020 budget into law on July 31, 2019 which included a permanent increase to the CPA Trust Fund. On December 31, 2019 the increased fees went into effect at the Registry of Deeds. The fee for municipal lien certificates was increased from \$10 to \$25 and for most other documents the filing fee was increased from \$20 to \$50. October 31, 2021 was the first distribution to CPA communities that included a full year of revenue at the new rate. \$60 million was anticipated to be collected annually and distributed to the CPA Trust Fund once the new fees were fully implemented. In addition, in recent years the State legislature from time to time has approved an additional appropriation of funds from the State Budget surplus to the CPA Trust Fund. -- \$20 million in FY22- although the availability of these funds from year to year is never guaranteed and the timing of receipt uncertain.

The Lexington CPC consists of nine members, one each appointed by the Conservation Commission, Planning Board, Housing Authority, Historical Commission, Housing Partnership and Recreation Committee, and three at-large members appointed by the Select Board. The Committee is supported by a part-time Administrative Assistant.

The CPC is required to study the “needs, possibilities and resources” for community preservation in Lexington. To that end, the Committee has reviewed existing plans and documents related to the four purposes designated for funding under the CPA: community housing, historic resources, open space and recreation.

In reviewing new projects, the CPC:

- Acts as a reviewing body for projects which fall within the CPA purview;
- Acts as a funder, not a developer;
- Seeks to advance community goals previously set forth in public documents that have received wide review and public input;
- Attempts to meet multiple community preservation goals in its selection of projects to recommend to Town Meeting, and to the extent possible, meet multiple goals within each project; and
- Communicates its mission and goals to applicants, to other community boards and committees and to the general public.

After completion of its review, the CPC’s recommendations are forwarded to Town Meeting for discussion and voting by Town Meeting members.

Purpose

This Needs Assessment Report (“the Assessment”) is a summary of the CPC’s work in developing community preservation goals for Lexington. The CPC has attempted to synthesize all planning efforts addressing the four purposes identified in the CPA. The Committee has reviewed Lexington’s current resources and has outlined the needs and possibilities for community preservation activities which will enhance community housing, historic resources, open space and recreation. The CPC has set out the guidelines it will use to evaluate project proposals as well as the process it will follow during this undertaking.

This Assessment sets out the goals and aspirations of the CPC, now in its fifteenth year of implementation. The purpose of the Assessment is to:

- Provide a clear statement of both broad and specific goals that lie behind the CPC’s recommendations; and
- Lay out the specific framework the CPC will use in formulating its recommendations, both for the guidance of applicants and the understanding of Town Meeting.

Goals

Lexington’s committees and commissions have a long-standing history of carefully assessing

Town needs and goals in light of the shared values of its residents. The Lexington Comprehensive Plan, the Open Space and Recreational Plan, and the Town's Housing Production Plan were created in this spirit. (For a complete list of Plans, Documents and Studies that are used as CPC sources, see Appendix A). In the fifteen years since the adoption of the CPA in Lexington, the CPC has strived to remain impartial while recommending worthwhile projects that fall within the purview of the statute to Town Meeting. The CPC expects that the CPA will continue to be a resource for carrying out the thoughtful community preservation recommendations contained in these studies.

Subsequent sections of this Assessment discuss community goals and projects specific to preservation within each of the four designated purposes of the CPA. In addition to these goals, the CPC has articulated a set of guidelines that apply to projects generally. The CPC will use these guidelines in its review and decision-making process. They are intended to provide additional guidance to those preparing applications for funding. Not all guidelines will be appropriate for every project.

Decision-Making Guidelines

The CPC will only consider proposals that are eligible for CPA funding according to the terms of the statute (M.G.L. c.44B), specifically, proposals for:

- The acquisition, creation and preservation of open space;
- The acquisition, preservation, rehabilitation and restoration of historic resources;
- The acquisition, creation, preservation and support of community housing (including the creation of a housing trust for the purpose of preserving or expanding the affordable housing supply; support in the form of rental assistance, security deposit assistance, interest rate write-downs or other financial assistance for persons who qualify for community housing);
- The acquisition, creation, preservation and rehabilitation and/or restoration of land for recreational use; and
- The rehabilitation and restoration of open space and community housing that has been acquired with CPA funds.

Preference will be given to proposals which meet as many of the following general criteria as possible, specifically those which:

- Are consistent with current planning documents adopted by the Town;
- Consider racial and other equity impacts;
- Prepare for the impacts of a changing climate and reduce greenhouse gas emissions;
- Integrate concepts of inclusion, equity, accommodations, and universal design;
- Save resources that would otherwise be threatened;
- Benefit a currently under-served population;
- Serve more than one CPA purpose (for example, in linking open space, recreation and community housing, or the reuse of historic resources for community housing) or demonstrate why serving multiple needs is not feasible;

- Demonstrate practicality and feasibility, and demonstrate that they can be implemented expeditiously and within budget;
- Produce an advantageous cost/benefit value;
- Leverage additional public and/or private funds;
- Preserve or use currently owned Town assets;
- Receive endorsement by other municipal boards, committees or departments; and
- Provide long-term contribution and/or enhancement to the Town.

Process

The Town Manager, Town boards, committees and departments, civic organizations and residents may bring proposals for funding to the CPC. Such proposals must be submitted by November 1 each year using the application form prescribed by the CPC, in order to be considered for funding at the next Annual Town Meeting. (See “Further Information” below.) Except in exigent circumstances, the CPC does not review and submit proposals to Special Town Meetings. In cases where proposals are contingent upon Town budget processes, or upon receipt of professional estimates, appraisals and the like, and cannot be completed by November 1, initial proposals must be submitted by November 1, and completed proposals must be submitted no later than January 15 of the following year. Proposals submitted after January 15 will not be reviewed and submitted by the CPC to the Annual Town Meeting, but may, after review and with the agreement of the applicant, be submitted to a subsequent Town Meeting.

Under the CPA statute, the CPC does not have the power to appropriate funds for particular projects, only to make recommendations to Town Meeting. While the power to appropriate CPA funds is reserved solely for Town Meeting, it may act only upon the recommendations of the CPC. Town Meeting may choose to deny or reduce funding for a project recommended by the CPC, but it may not increase a recommended appropriation. Town Meeting also may not appropriate CPA funds for any project that is not recommended by the CPC.

The CPC seeks a Town-wide and long-term perspective. The Committee expects to recommend projects that will have a significant long-term benefit to the Town. It may choose to recommend to Town Meeting that some or all of CPA funds be “banked” or reserved for significant projects and opportunities in the future. It may also recommend bonding of significant acquisitions and projects in order to benefit the public good. The CPC strives to provide Town Meeting with a strong and consistent rationale for its recommendations and to create an effective joint process through which departments, organizations and citizens may gain access to CPA funds for projects that will enhance the Town.

Further Information

This document, and a wide range of community preservation information, including the **Application for Community Preservation Funding**, is available on the Town's web site at <https://www.lexingtonma.gov/720/Community-Preservation-Committee>

Additional information on the Community Preservation Act, current CPA news and events, and other CPA communities and projects can be found on the Community Preservation Coalition's website: www.communitypreservation.org.

The General Guidelines and Process set out above apply in combination with category-specific goals outlined in the next four sections of this Assessment.

This Community Preservation Needs Assessment is respectfully submitted to the residents of Lexington in the hope that it will provide a focus and catalyst for significant enhancement of community preservation goals in Lexington.

*Town of Lexington
Community Preservation Plan
Community Housing*

BACKGROUND

Lexington’s efforts to maintain an economically diverse community are evidenced by actions spanning many years. The Lexington Housing Authority (LHA), established in 1969 pursuant to Chapter 121B of the Mass. General Laws, now provides 338 units for low-income individuals and families, including veterans, the elderly and the disabled. LHA operates three apartment clusters (Greeley Village, Vynebrooke Village and Countryside Village), family scattered sites, and implements several other programs, including privately owned developments and voucher subsidy programs. The Lexington Housing Assistance Board (LexHAB), created by a special legislative act in 1983, now administers 78 housing units for persons of low, moderate and middle income. The Select Board created the Housing Partnership Board in 2003; its primary function is to advocate for housing for persons of low and moderate income (now generally referred to as “affordable housing”). Lexington Housing Foundation, Inc., is a private charitable corporation which promotes affordable housing in Lexington.

The Town’s housing goals have also been expressed in planning documents. The “Town-Wide Vision Statement,” written in year 2000 by the 2020 Vision Committee, referred not only to “preserving and maintaining a sense of community that includes [the Town’s] historic tradition, its public and private open spaces, and its public support for civic life,” but also to “strive[ing]... to maintain a range of affordability.” The 2014 Lexington Housing Production Plan, prepared for the Town of Lexington by the Metropolitan Area Planning Council, reiterated the need for additional affordable housing in Lexington. An updated Comprehensive Plan, in progress for the past 4 years, was adopted by the Planning Board on September 28, 2022.. Creation of an updated Housing Production Plan will follow.

Massachusetts General Law Chapter 40B, enacted in 1969, mandates that each municipality have a minimum of 10% of its housing stock meet certain requirements in order to avoid housing developments that do not conform to local zoning bylaws. With 11.1% of its housing units included on the “subsidized housing inventory” (SHI), Lexington is currently in compliance with the Chapter 40B standard. However, only about one-half of these units actually satisfy the regulatory affordability definition. This is explained by the fact that the State Department of Housing and Community Development regulations provide that when 25% of the units in a rental development are deed-restricted as affordable, all units are counted in the SHI tabulation. This approach was adopted to encourage the creation of rental units.

Compliance with Chapter 40B alone has not satisfied the community. Continuing efforts to create additional affordable units evidence this fact. The Town remains committed to the diversity goal expressed in the Vision Statement and the Comprehensive Plan.

THE CURRENT SETTING

The effort in Lexington “to maintain a range of affordability” is increasingly difficult. The current median sale price for a one family home in Lexington is approximately \$1,600,000.-Only families earning at least \$522,000/year (400% of the area median income) can afford a home at this price. Even the least expensive homes on the market (older 2-bedroom houses) cost more than \$600,000, affordable only to families making at least \$179,400 (165% of the area median income for a family of 3). Current monthly market-rate rents in Lexington average approximately \$2,500 for the least expensive 2-bedroom apartment. A \$2500 per month rent is affordable only to families making at least \$104,400/year (96% of the area median income for a family of 3).

The gradual replacement of smaller homes with larger, more expensive homes continues. Escalation of the cost of more modest residences and properties, due in some measure to developers’ willingness to pay high prices for teardown sites, has limited LexHAB’s ability to secure and rehabilitate such residences for affordable housing. In 2016 the Lexington Housing Authority completed the construction of four new ADA apartments at Greeley Village; this new construction would not have been possible without CPA funding. As Caileen Foley, the former Executive Director of the Lexington Housing Authority said, “Housing Authorities have to be very creative to build more housing.”

Data from the recently completed 2020 census reveals some concerning trends relative to affordable housing in Lexington. Since the 2010 census, approximately 780 small houses were torn down to make way for larger, more expensive homes. During the same period the Town added 364 new housing units. Unfortunately, only three units were added to the Town’s Subsidized Housing Inventory. If this rate of development of market-rate units continues apace, Lexington will soon be in danger of falling below the 40B 10% affordability requirement.

One way to measure the demand for more low-income and affordable housing in Lexington is to review the wait lists for the Lexington Housing Authority and LexHAB units. The Lexington Housing Authority portfolio contains state and federal public housing. There are approximately 100,000 applicants on the centralized wait list (the Common Housing Application for Massachusetts Programs, or “CHAMP”) for state public housing units. This year over 6,750 families on this list selected Lexington as a preference; just last year the number was 4,900. Likewise, almost 4,400 elderly and/or handicapped individuals selected Lexington as a preference; last year the number was 3,000. The average wait time for state public housing in Lexington (Greeley Village, Vynebrook Village and scattered family sites) is approximately 6 years. The federal public housing portfolio includes Countryside Village and scattered family sites. There are 154 applicants (99 of which are Lexington residents) are on the wait list for Countryside Village. There are 51 applicants for two-bedroom family units (2 Lexington residents), 33 applicants for three-bedroom units (7 Lexington residents) and 3 Lexington applicants on the wait for a 4-bedroom unit. The average wait time for a unit at Countryside Village (federal) is four years. Only 15 public housing units in Lexington are vacated in a given year.

LexHAB’s portfolio is divided into two categories; “SHI Units” and LexHAB Units.” There are 29 units on the SHI (Subsidized Housing Inventory) list. The most recent lottery for the SHI general wait list was held in October of 2021. There were ninety-six applicants on this list; as of

this writing, LexHAB has only been able to place one of those applicants in a home. Prior to 2021, the last lottery for LexHAB units was held for the new affordable units at ‘Farmview’ on Lowell Street. There were one hundred seventy-six applicants for six units. In 2021, there were approximately fifty-five applicants for the LexHAB units. That number now stands at seventy-five.

Another metric for measuring the demand for affordable housing in Lexington is to review responses for first-time homebuyer opportunities in private developments in Town. The ‘public benefit’ development at Liberty Ridge yielded three first-time homebuyer units. The lottery for the units was administered by the Regional Housing Service Office (RHSO); there were eighty-seven applications for those three units. Elizabeth Rust, the Executive Director of RHSO, said the response to the Liberty Ridge lottery was the largest response she had seen in over 200 first-time homebuyer lotteries.

IMPORTANT CHANGES TO THE LEXINGTON HOUSING LANDSCAPE

MBTA Communities

The State, in response to a housing shortage in the Boston area, has required that all municipalities within a broad reach around Boston participate in a rezoning effort to allow multi-family housing. It is referred to as **MBTA Communities** due to a town’s proximity to some form of MBTA commuter service. There are a number of rules associated with this requirement, but, most importantly, are these 3 rules: 1) the rezoning must take place within ½ mile of an MBTA service, 2) zoning must allow for at least 15 units per acre 3) the zoning must be by-right and not require a special permit. Reasonable Site Plan Review regulations may be applied as deemed appropriate on a town by town basis. Planning Staff and the Planning Board are in the process of developing a proposal for Town Meeting ATM2023.

LexHAB Reorganization

At STM 2022 Town Meeting approved Article 14 which paves the way for reorganizing LexHAB into a non-profit entity. The reorganization will now go to the General Court for approval of changes to the Special Act creating LexHAB. Once approved as a non-profit entity, LexHAB will be exempt from the public bidding process and, in so doing, will greatly reduce the cost of producing new affordable housing in Lexington. This should result in the successful completion for the project on Vine Street; under the public bidding process, the per unit cost was considered to be excessive.

Formation of an Affordable Housing Trust (AHT)

At STM 2022 Town Meeting approved the formation of an Affordable Housing Trust (AHT). “A local housing trust allows municipalities to collect funds for affordable housing, segregate them out of the general municipal budget into a trust fund, and use the funds for local initiatives to create and preserve affordable housing.” The AHT will be pre-funded by the CPC and will, therefore, be able to act on property purchases without the

delay associated with the Town Meeting approval process. The AHT will be able to offer property sellers the same benefits that builders offer as part of a reconstruction project. The AHT will be able to effectively compete for properties.

These three developments should help to improve the process for creating housing in Lexington. In addition, MBTA Communities will allow by-right zoning for construction of dense (15 units per acre) housing. MBTA Communities does not require affordable housing. In fact it limits any affordable housing requirement to 10% of the total units per project.

THE ROLE OF THE COMMUNITY PRESERVATION ACT IN HOUSING

The CPA authorizes acquisition, creation, preservation and support of “community housing” activities, as well as the rehabilitation and restoration of community housing that has been acquired with CPA funds. “Community housing” is “low and moderate income housing for individuals and families, including low or moderate income senior housing.” “Low income housing” is defined as “housing for those persons and families whose annual income is less than 80% of the area-wide median income,” as determined by the United States Department of Housing and Urban Development. “Moderate income housing” is “housing for those persons and families whose annual income is less than 100% of the area-wide median income,” again as determined by the United States Department of Housing and Urban Development. “Low or moderate income senior housing” is “housing for those persons age 60 and over who would qualify for low or moderate income housing.” (All content is from CPA Section 2.)

NEEDS AND GOALS

Lexington continues to strive to maintain an economically diverse community, although it has become increasingly difficult to do so. It will continue to be necessary to draw on CPA funds to create additional affordable units. This same partial reliance on CPA funding will be necessary for both the reorganized LexHAB and the newly created Affordable Housing Trust.

The recently adopted Comprehensive Plan has identified Housing as one of the Town Goals.

“Goal 2: Housing: To promote a wide range of housing options that respond to the needs of households, regardless of the income and life stage.”

Objective 2.2 Increase and preserve the supply of subsidized housing

- 2.2.2. Establish an affordable housing trust and a community housing development corporation
- 2.2.5. Develop new strategies for acquiring and developing subsidized housing.
- 2.2.7. Address barriers to subsidized housing, especially for nonprofit developers.

RECOMMENDATIONS

- A. Secure on-going funding for the Affordable Housing Trust in support of their affordable housing efforts.
- B. Provide funding for new LexHAB affordable development projects.
- C. Support the purchase of existing affordable housing units when affordability deed restrictions are about to expire.
- D. Support the purchase of, and rehabilitation of smaller, lower priced single-family dwellings by providing subsidies for all necessary upgrades including sustainability requirements.
- E. The Commonwealth of Massachusetts is calling upon all municipalities in the state to increase housing for people who cannot afford to buy or rent market-rate housing. A meaningful response from the Town of Lexington would be to develop RFPs for the development of diverse housing projects by non-profit community housing developers.
 - a. Given the amount of time it takes for these projects to go from an RPF to the ‘leasing up’ of the new units, Lexington should begin investigating potential sites as soon as possible. CPA funds could be leveraged as ‘seed’ money for these proposals.
 - b. There are many outstanding examples of these efforts in neighboring municipalities. One example (there are many) is a project in Acton, “The Residences at Kelley’s Corner.” When completed, there will be 31 new affordable housing units for seniors and adults with disabilities. Another success story is the planned redevelopment of the West Newton Armory; when construction is completed in 2026, there will be 43 new permanently affordable apartments in Newton.
- F. The Department of Housing and Urban Development (HUD) is encouraging small local housing authorities to reposition portions of their federal housing portfolios. The Lexington Housing Authority has 17 scattered single-family properties which could be candidates for this program. There is potential for creating multi-family housing on these sites without the need for re-zoning; CPA funding could provide financial support for these projects.
- G. Promote the allocation of AFT funds for rental assistance and first-time homebuyers mortgage assistance. This practice has been successful in our neighboring communities.
- H. For years, the lack of opportunities for down-sizing in Lexington has been identified as a major concern of residents. Given that current CPA guidelines allow for CPA support for community housing serving individuals earning less than 100% of the area AMI, it would seem that CPA support for new senior developments is warranted.
- I. CPA funds could be combined with funding from the Massachusetts Department of Housing and Community Development to build new handicapped accessible units Lexington Housing Authority properties as were done at Greeley Village.

- J.** The Town should employ a housing specialist to reflect the importance of housing in line with important positions in Conservation, Recreation, Sustainability and Diversity, Equity and Inclusion.
 - a. Comp Plan Objective 2.6.2 supports this action but does not mention CPA funds as a potential funding source. This should be revisited.
 - b. The position may or may not be full time and could perhaps service AHT, LexHAB and multiple other housing efforts that fall under the MBTA Communities umbrella.

*Town of Lexington
Community Preservation Plan
Historic Resources*

BACKGROUND

The Town of Lexington is rich in cultural resources. Its role in the Revolutionary War has created a stewardship responsibility for its historical sites that extends to the nation at large; its later role in commercial expansion due to the arrival of the railroad created a building boom of late 19th and early 20th century housing stock that continues to distinguish the Town. Structures of the recent past – Moon Hill, Five Fields, Turning Mill and the Peacock Farm enclaves throughout Town, among others – enhance Lexington’s diverse architectural heritage.

Lexington has received national and state recognition of its historic resources: four properties or areas, the Battle Green, Buckman Tavern, the Hancock-Clarke House, and the Minuteman National Historical Park (which includes the Battle Green), have been designated as National Historic Landmarks by the U.S. Secretary of the Interior for their role in the opening battle of the Revolutionary War. Ten additional properties are individually listed on the National and State Registers of Historic Places, in addition to the Town’s listed National Register Historic Districts (The Lexington Green Historic District, the Buckman Tavern Historic District, the Sanderson House - Munroe Tavern Historic District, the Peacock Farm Historic District, and the Six Moon Hill Historic District) and their contributing properties. The Metropolitan State Hospital Multiple Property National Register listing (shared with the towns of Belmont and Waltham) also contains a number of significant buildings. In addition, the Mid-Century Modern Houses of Lexington multiple property listing highlights the unique characteristics of Lexington’s modern architecture. In total, approximately 600 properties are protected through inclusion within one of the four Town-established local historic districts (Battle Green, East Village, Hancock-Clarke, Munroe Tavern).

The Town has recognized this wealth in its “Vision Statement: Fostering a Sense of Community.” Prepared by the Vision 2020 group, the first vision listed was that of appreciation of the Town’s history, through the “preservation and celebration of historic Town assets, including local events and interest points as well as Lexington’s national attractions.” And in the Planning Board’s 2002 Comprehensive Plan, “The Lexington We Want,” the authors recognized that the Town’s stewardship responsibility to its Revolutionary War heritage has been executed “with effective care” but at the same time urged the adoption of a preservation plan that would rationalize preservation efforts throughout the Town. Lexington’s history enhances its citizens’ sense of place, attracting people to come and live here – and stay. These thoughts were reemphasized and expanded in the Lexington NEXT Comprehensive Plan adopted in September, 2022 by the Planning Board. The impact of our historic resources also extends beyond the boundaries of the Town, providing educational opportunities for the nation’s youth and for historical scholars, and bringing important tourist dollars to support the local economy.

CURRENT RESOURCES

To manage these cultural resources, the Town employs a powerful array of tools. They include oversight by the Lexington Historic Districts Commission, the Lexington Historical Commission,

the Design Advisory Committee and, for those resources located in the Town Center, the Lexington Center Committee. Two nationally known historic resources are located within Lexington, the Scottish Rite Masonic Museum and Library and the Minute Man National Historical Park, which is part of the National Park System. In addition, 2016 Spring Town Meeting approved enabling legislation to permit Neighborhood Conservation Districts upon application and approval of the requesting neighborhoods. Two such Districts, the Turning Mill Neighborhood Conservation District and the Pierce-Lockwood Neighborhood Conservation District, were approved by Town Meeting in spring 2018.

Historic Districts Commission (HDC)

The Historic Districts Commission of Lexington was established in 1956 by Special Act of the Legislature to “promote the educational, cultural, economic and general welfare of the public through the preservation and protection of historic buildings, places and districts through the development of appropriate settings for said buildings, places and districts and through the maintenance of said buildings, places and districts as landmarks of historic interest.” The HDC ensures that development or demolition of properties within the four historic districts may proceed only following a determination of appropriateness. The five full and four alternate members of the HDC are appointed by the Select Board, to serve at large, and from candidates proposed by the Historical Society, the Lexington Chamber of Commerce, and the Cary Library Trustees.

Lexington Historical Commission (LHC)

Similarly, the Lexington Historical Commission was created in 1975 by vote of Town Meeting “for the preservation, protection and development of the historical or archeological resources” of the Town. The LHC has prepared an inventory of historical structures located throughout the Town that documents over 2,300 buildings, structures and objects and is accessible through the Town web site. The LHC administers the Town’s Demolition Delay Bylaw to ensure that every effort is made to preserve these historically and architecturally significant structures. The LHC also endeavors to educate citizens on the breadth and importance of Lexington’s cultural heritage. The five members of the LHC and any alternates are appointed by the Town Manager.

Neighborhood Conservation Districts (NCDs)

The creation of Neighborhood Conservation Districts was approved under Article 29 of the 2016 Spring Town Meeting "to preserve, protect and enhance" Lexington's "unique and distinctive" neighborhoods by conserving and preserving existing buildings, fostering appropriate reuse, and encouraging compatible new construction, all through Town-appointed neighborhood review boards. To date, two neighborhoods have been approved to self-regulate through an NCD: the Turning Mill Neighborhood and the Pierce-Lockwood Neighborhood, both at 2018 Spring Town Meeting.

Lexington Historical Society

On a private level, the Lexington Historical Society plays a number of key roles, including the ownership and management of the Hancock-Clarke House, Munroe Tavern and the Depot, and the management of Buckman Tavern under a long-term lease from the Town, as well as through

publications, the presentation of educational programs, and the maintenance of an important archive of documents, photographs and other non-governmental historic records and research center.

The Scottish Rite Masonic Museum and Library

The Scottish Rite Masonic Museum and Library, founded and supported by the Scottish Rite Freemasons, also provides resources and programs on American history and culture that draw national and international visitors and complement the cultural management efforts of the Town.

The Minute Man National Historical Park

The Minute Man National Historical Park, established in 1959 and located in Lexington as well as Lincoln and Concord, is a 1.2-mile linear park commemorating the opening battle of the American Revolution in 1775. Sites in Lexington include Fiske Hill, an important battle site, the Jacob Whittemore House and the site of “Parker’s Revenge.”

Cary Memorial Library

Cary Memorial Library, established in 1868 and occupying its current location since 1906 in a Willard D. Brown-designed local landmark, serves as an important repository of historic documents, books, photographs, and maps and other information about the history and growth of the Town.

Town Archivist

Finally, a part-time Archivist/Records Manager within the Town Clerk’s office is responsible for conserving, preserving, digitizing and cataloguing Lexington’s historic documents and records.

NEEDS AND GOALS

The goals for historic preservation in Lexington are embodied in the criteria for evaluation of potential CPA projects. The CPC seeks projects that:

- Protect, preserve, enhance, restore and/or rehabilitate historic, cultural, architectural or archaeological resources of significance, especially those that are threatened;
- Protect, preserve, enhance, restore and/or rehabilitate Town-owned properties, features or resources of historical significance;
- Protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site;
- Support the adaptive reuse of historic properties;

- Affect a site within a Lexington Historic District, on a State or National Historic Register, or eligible for placement on such registers, or on the Lexington Historical Commission's Cultural Resources Survey (the "Inventory");
- Demonstrate a specific public benefit; and/or
- Provide permanent protection for maintaining a historic resource.

RECOMMENDATIONS

These goals can be addressed, first, through the comprehensive identification of the historic resources that are at risk in Lexington due to lack of funding, insensitive alterations or deferred maintenance, or other lack of stewardship. Second, the Town needs to provide the incentives to promote successful and sensitive rehabilitation/restoration projects, in compliance with the Secretary of the Interior's Standards for Rehabilitation (Department of Interior Regulations, 36 CFR 67) and the adaptive reuse of historic buildings that have outlived their original purposes. Third, Lexington should be aware of the full complement of preservation techniques available to it, including the creation of neighborhood conservation overlay districts to protect areas where the substantial oversight and control of a historic district is not warranted or feasible, and the purchase of preservation easements from owners of historic houses that would equalize their economic value so that they could be sold as houses rather than teardown opportunities. Special attention should be paid to threatened classes of resources, such as Lexington's 17th and 18th century homes; Mid-Century Modern homes, streetscapes and landscapes, including the Lexington Center Streetscape; post-World War II buildings; historic schools; and unique examples of Lexington's commercial and residential architecture, especially those reflecting a high level of architectural and historical significance, with accompanying design integrity, intact settings or landscapes, and associations with notable individuals and/or architects.

Specific projects might include the following:

- **Acquisition of historic properties** – buildings, landscapes, sites, structures or preservation easements. CPA funds could help bridge the economic gap to make possible the acquisition and adaptation of older, historic homes for affordable housing or assisted living as an alternative to teardown and redevelopment. Lexington CPA funding contributed to the acquisition and reuse of the M. H. Merriam and Co. Building and Foreman's House on Oakland Street, a former factory that was converted into the Douglas House, a residence for survivors of brain injuries; and the Tower Estate on Marrett Road, formerly the headquarters of the Scottish Rite Masons and now rehabilitated and repurposed as the Town's multigenerational Community Center.
- **Bricks and mortar repairs and rehabilitation**, including preparation of plans and specifications for construction, architectural/engineering assessments, and modifications for accessibility, and HVAC updates, to historic resources, including modifications for the purpose of making such historic resources accessible and/or functional for their intended

use, all completed in accordance with the Secretary of the Interior's Standards for Rehabilitation. Examples of past projects include the restoration of the exterior of the Stone Building (the former East Lexington Library) on Massachusetts Avenue, the Hancock-Clarke House, Munroe Tavern and Buckman Tavern. Importantly, the CPA-funded rehabilitation of the Cary Memorial Building and the Lexington Community Center is now complete. Future projects could include restoration and rehabilitation of vacant Town-owned buildings, including the Stone Building and the Wright Farm Barn, and other buildings on the Battle Green, and other buildings on the Battle Green, as well as the restoration of and sensitive modifications for accessibility in the Lexington Center Streetscape.

- **Documentation, survey, conservation and restoration of historic landscapes**, including historic burying grounds and monuments, historic or prehistoric archeological features, and other historic structures and objects. Examples of past projects include the CPA-funded projects for creation of a Master Plan for the Battle Green, including restoration of the MinuteMan statue, and the restoration of two of the Town's historic burying grounds.
- **Application for survey and planning grants** for adding new properties to the Town's Cultural Resources Survey (the "Inventory") and completing National Register nominations, with special emphasis on Mid-Century Modern neighborhoods and the social changes that accompanied these resources. CPA funds provide important matching funds for other grant opportunities, including grants from the Massachusetts Historical Commission. Past CPA grants have enabled the expansion, and posting online of the Town's Cultural Resources Survey, as well as a study of the Mid-Century Modern movement in Lexington. Completed projects include the preparation of National Register of Historic Places nominations for the Peacock Farm and Six Moon Hill neighborhoods, a review of the Inventory listings on Meriam Hill, and the research and documentation of 123 new properties long pending for inclusion in the Inventory.
- **Educational projects** such as research of historic sites and buildings and the installation of informational signs that encourage the preservation of historic resources. CPA has provided funding for extensive archaeological research into the battle site of Parker's Revenge, within the Minuteman National Historical Park. CPA funding has also enabled the placement of directional and informational signage throughout the historic center of Town, as well as the posting online of a survey of historical periods in Lexington, historic maps, a guide to the architectural styles of houses found here, and a bibliography of additional reading about Lexington's history. Future projects could include the restoration and repair of the Tercentenary guidepost signs formerly located at key intersections across Town, the restoration and repair of Historical Society-sponsored historic markers and related walking tour information, and the creation of programs for the public to showcase the history and significance of homes and neighborhoods on the Inventory.
- **Preservation of historic documents, archival materials and artwork.** The Town Archivist continues to evaluate, restore and digitize many of the Town's historic records in a multi-year project using CPA funding. The Lexington Historical Society and the Cary Memorial Library have similarly used CPA funds to conserve important Town

records. Many important paintings and sculptures in the Town's collections could also be preserved using CPA funds. As an example, a FY 2021 grant of CPA funds enabled the conservation and restoration of the "Margaret, Lady Lexington" painting that has hung in the lobby of the Cary Memorial Building since 1928.

- **Development of a Municipal Preservation Plan.** CPA funds could be used to engage a professional preservation planner to conduct a public engagement process, inventory existing conditions, assess existing preservation tools, and make recommendations for additional tools, including policies and bylaw amendments.
- **Preservation Restriction Agreements.** As has been done in the past for Conservation Restriction Agreements, CPA funding could be used to monitor and enforce Historic Preservation Restriction Agreements in which the Town is grantee, especially those agreements executed in connection with Special Permit conditions imposed by the Planning Board for residential development projects.

*Town of Lexington
Community Preservation Plan
Open Space*

BACKGROUND

Open space is one of the defining characteristics of Lexington. It enhances the historical and scenic character of the Town; protects important watershed and biological values, including wetlands, streams, floodplains, and wildlife habitat; provides climate change resiliency; and affords opportunities for passive recreational and educational uses, including hiking, walking, bird watching, picnicking, and nature exploration.

Lexington has over 3,405 acres of open space lands owned by both public and private entities, including passive and active recreation areas in addition to conservation land. Lexington's landform consists of rounded hills interspersed with flat-bottomed valleys, ranging in elevation from 374 feet above sea level (Whipple Hill) to 100 feet (Tophet Swamp). As a "headwaters community," Lexington contributes to three watersheds: each of the Town's twenty brooks and streams feeds the Shawsheen, Mystic, or Charles River watersheds. The Town contains over 3,200 acres of wellhead protection area subject to state regulations to safeguard the water supply for neighboring Burlington. Additionally, the City of Cambridge owns and maintains land in south Lexington containing portions of the Hobbs Brook Reservoir to protect the quality of their drinking supply.

Lexington's open spaces and natural resources face several challenges. The 1,403 acres of Town-owned conservation land require ongoing management, maintenance, and stewardship. These tasks are undertaken by Conservation Division staff at the direction of the Conservation Commission, with volunteers supporting maintenance activities and trail development. Many of Lexington's open space parcels are disconnected, hampering the ability of wildlife to travel safely across the land.

CURRENT RESOURCES

The Town Conservation Commission is entrusted with promoting and managing the Town's natural resources, administering and enforcing the Massachusetts Wetlands Protection Act (M.G.L. c. 131 §40), Lexington's Wetland Protection Code (C. 130) and stormwater management regulations, and acquiring and managing open space. The seven-member Commission is appointed for overlapping three-year terms by the Town Manager with the approval of the Select Board.

Out of approximately 10,650 acres of Open Space in Lexington, approximately 1,400 acres are designated as permanently protected conservation land for passive recreation purposes, and approximately 400 acres are designated for recreation purposes, including active recreation fields and parklands. Town fiscal demands and restraints associated with Proposition 2½ have been accompanied by the constant pressure of development, resulting in only one open space acquisition by the Town in the 10-15 years prior to the adoption of the CPA. (For a list of specific goals and priorities for open space and recreation purposes, see the 2015 Lexington Open Space and Recreation Plan, which can be viewed in the Conservation Office or online at http://www.lexingtonma.gov/conservation/pages/conservation-land#anchor_plan).

The CPA has enabled the acquisition, protection, and enhancement of open space by providing funding in three important areas: 1) For the outright purchase of land to be owned by the Town, 2) for the purchase of permanent conservation or agricultural restrictions that provide protection to privately owned land, and 3) for improvements to visitor access, passive recreational opportunities, and resource protection and planning. Since the passage of the CPA, the Town has purchased nine parcels of land totaling approximately 70.1 acres. Of this total, 67.4 acres have been devoted to conservation purposes. These include the two Goodwin Parcels off Hartwell Avenue, the Leary Parcel off Vine Street, the Cotton Farm Parcel off Marrett Road, the Wright Farm property off Grove Street, parcels on Kendall Road and Sherburne Road, and the Highland Avenue parcel. The Leary and Wright Farm parcels were both subdivided as part of the acquisition to also provide for community housing at each property. The 7.9 acre Busa Farm parcel off Lowell Street was also purchased with CPA funds. It has been subdivided, with a 20,198 square foot parcel designated for community housing (per Approval not Required Plan, dated February, 2014) and the remainder designated for community supported agriculture. Additional visitor access and resource preservation and protection improvements include land management planning for three CPA-funded properties, an ongoing conservation meadow preservation program, and visitor access improvements at Cotton Farm and Parker Meadow.

NEEDS AND GOALS:

The goals for open space include, but are not limited to the following:

Protection, through acquisition or conservation restrictions, of parcels of highest scenic and historic character. Parcels are considered significant if they preserve one or more of the following:

- Historic landscapes and the visual relationships between historic buildings and their settings;
- The visual character of the Town, particularly of those areas designated as scenic; and/or
- Open fields and meadows visible from public roads.

Protection, through acquisition or conservation restrictions, of parcels of highest environmental value. Parcels are considered significant if they preserve one or more of the following:

- Wetlands and watershed resources;
- Agricultural land;
- Greenway connections and wildlife corridors; and/or
- Wildlife habitat.

Acquisition of appropriate parcels to enhance recreational and educational opportunities of open space. Parcels appropriate for this purpose may include but are not limited to the following:

- Open spaces adjacent to existing conservation land;
- Trail connections or access to conservation land;
- Open spaces near schools, and
- Open spaces accessible to people of all ages and abilities.

Improvements to the ecological, recreational, and educational values of all Town-owned conservation parcels. Projects appropriate for this purpose may include but are not limited to the following:

- Land management planning
- Accessibility and other visitor use improvements
- Ecological preservation and natural resource protection

RECOMMENDATIONS

- The Town should continue to monitor the status of parcels on its Land Acquisition Planning Report so as to be able to move promptly when such parcels become available for sale or donation to the Town. The Land Acquisition Subcommittee has nearly completed updating the 1996 Land Acquisition Planning Report, which will be kept confidential by the Conservation Commission once Quality Assurance/Quality Control is completed.
- The Town should conduct comprehensive land management planning and implement such plans to preserve ecological resources and protect important natural resources and to provide for universal accessibility to the Town's open spaces.

BACKGROUND

“Creating Community Through People, Parks and Places”

The Recreation Committee is charged with providing a wide range of quality programs and facilities for the broad spectrum of Lexington residents. The Recreation and Community Programs Department, supported by the Town Manager-appointed 7-member Recreation Committee, administers and promotes recreation and wellness programs in the Town and manages the Lexington Community Center, neighborhood parks and playgrounds, athletic fields and other recreational facilities – including tennis, pickleball and basketball courts, the Center Recreation Complex, Pine Meadows Golf Club, Lincoln Park and the public swimming facilities at the Irving H. Mabee Town Pool Complex and Old Reservoir. The mission of the Department is to provide the community with opportunities to engage in quality, inclusive and accessible programs and services that promote a healthy active lifestyle.

CURRENT RESOURCES

- The Recreation and Community Programs Department manages approximately 439 acres of parks and recreation land. A most important recreational resource for Lexington is the Pine Meadows Golf Club, a 9-hole municipal public course, and one of the main revenue sources for funding small capital improvements as well as department overhead and subsidies through the Recreation Enterprise Fund. Ongoing and annual course improvements and upgrades to the facility have made Pine Meadows a popular destination for local golfers, thus helping to ensure the financial strength of the Enterprise Fund and its role in supporting Recreation Department operations. Other important recreational resources include two Community Parks: the Center Recreation Complex, which includes the Irving H. Mabee Town Pool Complex, Gallagher Tennis/Pickleball Courts, Farias Basketball courts, Ga-Ga Pit, public restrooms, athletic lighting systems, center track, skate park, playground and multiple athletic fields; and the Lincoln Park complex, which includes an inclusive playground, walking trails, fitness path and public restrooms; in addition to the Old Reservoir, bikeways and walking trails, tennis and outdoor basketball courts; multi-use athletic fields, the Community Center campus; and 11 neighborhood parks and playgrounds throughout the Town of Lexington.

NEEDS AND GOALS

There is a need for ongoing maintenance, rehabilitation and replacement of recreation facilities, especially athletic playing fields, as the demand continues to increase as activities have grown, as well as the introduction of new activities and the increase of our youth and adult populations. Additionally, a pressing need includes gender equity and inclusion accommodations for

community members of all ages and abilities, longer and multiple seasons, as well as a greater number and variety of new sports and activities. The COVID pandemic has also increased the demand for outdoor recreation. Finally, with the inclusion of Lexington High School in the MSBA process, there is a need to anticipate and proactively plan for the impact of fields being offline temporarily or permanently during the building period.

General recreation goals include:

- Preserve, rehabilitate, restore or add new recreational uses of and access to Lexington’s natural and recreational resources;
- Preserve, rehabilitate, restore and/or protect existing recreational facilities such as: the Irving H. Mabee Town Pool Complex, Old Reservoir, Pine Meadows Golf Club, Community Center campus, tennis and basketball courts, Center Recreation Complex, bikeways, walking trails, the skateboard park, outdoor basketball courts, multi-use athletic fields and neighborhood parks and playgrounds;
- Acquire land for active and passive recreation, including playing fields; consideration should be given to recreational uses whenever the Town looks to acquire additional open space;
- Provide integration of recreational activities, such as the CPA-supported West Lexington Greenway for bicycles and walkers, with other Town Departments, such as the Conservation Department;
- Provide high quality, year-round, accessible balance of recreation and leisure activities (active and passive, structured and unstructured, indoor and outdoor) for residents of Lexington;
- Engage the community through public forums and direct outreach around recreation needs, planning and projects; and
- Collaborate with Town Departments in continuous planning and implementing recreation and leisure opportunities for residents of all ages and abilities at the Community Center.

RECOMMENDATIONS

- Acquire and create additional athletic fields and hard courts to meet the increasing needs of the community.
- Implement recommendations and findings of the 2022 Comprehensive Study of Athletic and Outdoor Recreation Facilities. Gain greater utilization of current athletic fields through reconfiguration, modifications and cost-effective upgrades to help satisfy increasing demand for field space.

- Thoughtfully schedule the fields each season in order to build in rest time to maximize the life cycle of the field and to create improved playing experiences.
- Acquire and create new active recreational resources, including playing fields, hard court surfaces and playgrounds, with special attention to universal access, as well as adult/senior and toddler recreational needs.
- Continue to implement the key findings of the 2020 Community Needs Assessment to prioritize operational and capital planning.
- Increase recreational access/use of open spaces and natural resources (where appropriate), including accessible spaces for hiking, bicycling, cross-country skiing, and fishing.
- Preserve, protect, and improve Lexington's recreational infrastructure through rehabilitation and restoration of existing recreation facilities as outlined in the Recreation 5-Year Capital Plan, the 2022 Open Space and Recreation Plan, the 2014-2016 Recreation Strategic Plan, the 2017 Recreation Facilities and ADA Compliance Study, the 2020 Community Needs Assessment, and the 2021-2022 Comprehensive Study of Athletic and Outdoor Recreation Facilities.
- Take preservation, rehabilitation, and restoration measures to extend the life and use of existing recreational facilities, such as neighborhood parks and playgrounds, hard court surfaces such as tennis, pickleball and basketball courts, as well as larger projects including the Center Recreation Complex, Irving H. Mabee Town Pool Complex, Old Reservoir, Pine Meadows Golf Club, and the Community Center campus.

*Town of Lexington
Community Preservation Plan
Appendix A
Plans, Documents and Studies*

SELECT BOARD

Select Board's Goal Setting (annual documents 1997-2022).

PLANNING BOARD

- Lexington NEXT Comprehensive Plan (September 28, 2022), online at <https://www.lexingtonma.gov/816/Lexington-next---Comprehensive-Plan>

[Cover Page and Acknowledgements](#)

[Executive Summary](#)

[Plan Foundation](#)

[Goal 1: Diversity & Inclusion](#)

[Goal 2: Housing](#)

[Goal 3: Economic Vitality](#)

[Goal 4: Sustainability & Resiliency](#)

[Goal 5: Open Space & Natural Resources](#)

[Goal 6: Historic Resources](#)

[Goal 7: Transportation & Circulation](#)

[Goal 8: Recreation & Community Gathering](#)

[Goal 9: Public Facilities & Services](#)

[Goal 10: Land Use](#)

[Implementation](#)

[Appendix A: Accomplishments Since Last Plan](#)

- Comprehensive Plan (2002 and 2003): online at <https://www.lexingtonma.gov/823/Previous-Plan-2002-to-2003>

- Zoning Bylaw (2022)
<https://ecode360.com/10529421>

- Zoning Map (2021)
online at <https://records.lexingtonma.gov/weblink/0/edoc/2499879/2021%20Zoning%20Map.pdf>

CAPITAL EXPENDITURES COMMITTEE

- Town Five-Year Capital Plan, FY2024-FY2028.

2020 VISION COMMITTEE

- Visioning Reports, 2000 –2007.
- Report of the Demographic Change Task force – Final, March 19, 2010.
- Final Report on Town-Wide Survey, 2017.

COMMUNITY HOUSING

- Lexington NEXT Comprehensive Plan (September 28, 2022), online at <https://www.lexingtonma.gov/816/Lexington-next---Comprehensive-Plan>, especially Goal 2, Housing
- Lexington Consolidated Housing Strategy (2006-2010).
- Affordable Housing Subsidy Executive Summary, 2010.
- Affordable Housing Subsidy Plan, 2010.
- Lexington Housing Partnership and LexHAB “Affordable Housing Assistance Program” Design, January 20, 2010.
- Lexington Housing Production Plan “Affordable Housing: Goals and Strategies for Lexington,” March 2014.

HISTORIC PRESERVATION

- Lexington NEXT Comprehensive Plan (September 28, 2022), online at <https://www.lexingtonma.gov/816/Lexington-next---Comprehensive-Plan>, especially Goal 6, Historic Resources
- Lexington Cultural and Historic Inventory (updated January, 2022), online at <https://www.lexingtonma.gov/799/Inventory-of-Historic-Areas-Structures>.
- “Lexington Reconnaissance Report for the Massachusetts Heritage Landscape Inventory Program,” 2006, online at <http://records.lexingtonma.gov/WebLink/DocView.aspx?id=97675&searchid=7cf105ae-75d8-4476-b388-72bf251dd84f&dbid=0&cr=1>.
- Lexington Battle Green Area Master Plan, Town of Lexington, March 14, 2011, online at

<https://www.lexingtonma.gov/DocumentCenter/View/503/Battle-Green-Master-Plan-PDF?bidId=>

- History of Lexington Municipal Buildings, Bargmann Hendrie + Archetype, Inc., September 21, 2011, online at <https://www.lexingtonma.gov/DocumentCenter/View/3790/History-of-Municipal-Buildings-PDF>
- Planning Report for the Stone Building, HKT Architects, June 2008, Volume 1 and 2, on file at the Cary Memorial Library.
- Stone Building Historic Structure Report and Recommendations for Rehabilitation and Reuse, Menders, Torrey and Spencer, Inc., September, 2009, online at <https://www.lexingtonma.gov/DocumentCenter/View/1393/Preservation-Report-as-one-file-15MB-PDF?bidId=>
- Historic Structure Report, the Hosmer (White) House, November 30, 2010, Bargmann Hendrie + Archetype, Inc., online at <https://www.lexingtonma.gov/DocumentCenter/View/1387/Historic-Structures-Report---Section-1-PDF?bidId=>.
- Cary Memorial Building Evaluation, Final Report, Mills Whitaker Architects LLC, June 1, 2011, online at <http://records.lexingtonma.gov/WebLink8/0/doc/226298/Page5.aspx>.
- Leary House Condition Report, March 1, 2010, on file at the Community Preservation Committee Office.
- Leary Property Community Housing Task Force Final Report, May 25, 2011, online at <http://records.lexingtonma.gov/WebLink/0/doc/357472/Page1.aspx>.
- Muzzey Junior High Condominiums Envelope and Systems Analysis, April 9, 2008, on file at the Community Preservation Committee office.
- Estabrook School Historic Structure Report, June 2012, on file with the Lexington Historical Commission.
- Hancock-Clarke House, 2007 Restoration Report, on file at the Community Preservation Committee office.
- Munroe Tavern Historic Structure Report, January, 2010, on file at the Community Preservation Committee office.
- Buckman Tavern, Historic Structure Report, October 21, 2012, on file at the Community Preservation Committee office.
- Stone Building Feasibility/Re-use Committee Final Report (May 19, 2022), online at <https://www.lexingtonma.gov/DocumentCenter/View/2502/Stone-Building-Final-Report->

[PDF?bidId=](#)

- Stone Building Feasibility and Re-Use Committee Findings and Recommendations (April 27, 2022), online at <https://www.lexingtonma.gov/DocumentCenter/View/2501/April-27-2022---Presentation-PDF?bidId=>

OPEN SPACE/CONSERVATION/RECREATION

- Lexington NEXT Comprehensive Plan (September 28, 2022), online at <https://www.lexingtonma.gov/816/Lexington-next---Comprehensive-Plan> , especially Goal 5, Open Space and Natural Resources, and Goal 8, Recreation and Community Gathering
- Open Space and Recreation Plan, updated 2015., online at <http://records.lexingtonma.gov/weblink/0/doc/279558/Electronic.aspx> [currently being updated as of the date of this Report]
- Recreation 5-Year Capital Plan.
- Recreation Strategic Plan, 2014-2016.
- Recreation Facilities and ADA Compliance Study, 2017.
- Priority Habitat and Estimated Habitat Map for Rare Species.
- BioMap and Living Waters Plans and Map.
- Aerial Photo Survey of Potential Vernal Pools.
- Priority Resource Map.
- Western Greenway Map.
- “Lexington Reconnaissance Report for the Massachusetts Heritage Landscape Inventory Program,” 2006.
- Community Needs Assessment, 2020.

DEPARTMENT OF PUBLIC WORKS

- Town Maps on line at <https://www.lexingtonma.gov/274/Maps-Geographic-Information-Systems>

Town of Lexington
Community Preservation Plan
Appendix B
Glossary

Capital Improvements

“Capital Improvements” - reconstruction or alteration of real property that: (1) materially adds to the value of the real property or appreciably prolongs the useful life of the real property; (2) becomes part of the real property or is permanently affixed to the real property so that removal would cause material damage to the property or article itself; and (3) is intended to become a permanent installation or is intended to remain there for an indefinite period of time.

Community Housing

“Low income housing” - housing for those persons and families whose annual income is less than 80 per cent of the area-wide median income. The area-wide median income is determined annually by the United States Department of Housing and Urban Development for specific regions, including the Boston Metropolitan Area.

“Moderate income housing” - housing for those persons and families whose annual income is less than 100 per cent of the area-wide median income. The area-wide median income is determined annually by the United States Department of Housing and Urban Development for specific regions, including the Boston Metropolitan Area.

“Low or moderate income senior housing” - housing for those persons having reached the age of 60 or over who would qualify for low or moderate income housing.

Community Preservation Act (CPA)

The Community Preservation Act (CPA) (MGL c. 44B) is legislation designed to help communities plan ahead for the preservation of important resources and to raise funds to achieve their goals. The CPA allows towns to levy a community-wide property tax surcharge of up to 3 per cent for the purpose of creating a local Community Preservation Fund (CPF) and qualifying for State matching funds. The Fund must be used to acquire, create, preserve and rehabilitate or restore (if purchased with CPA funds) open space; acquire, preserve and rehabilitate or restore historic resources; acquire, create, preserve, support and rehabilitate or restore (if purchased with CPA funds) community housing; and may be used to acquire, create, preserve or restore or rehabilitate recreational resources. The State will provide “matching” funds to communities approving CPA bylaws, which Lexington did in 2006 at a 3% level.

Community Preservation Committee (CPC)

A nine-person committee with individual members appointed by the Conservation Commission, Historical Commission, Housing Authority, Housing Partnership, Planning Board, Recreation Committee, and three at-large members appointed by the Select Board. The Committee reviews funding applications and makes recommendations to Town Meeting for the appropriation of CPA monies to support approved projects. It consults broadly with Town organizations, boards and committees.

Community Preservation Fund (CPF)

A separate Town account for the deposit of all surcharges collected and State matching funds. Sub-accounts of CPF (sometimes referred to as “buckets”) have been established to ensure that required shares of the annual revenue added to the CPF are either spent each year or allocated to the appropriate reserve funds. These are:

- Open Space Reserve Fund (minimum of 10% annually)
- Historic Resources Fund (minimum of 10% annually)
- Community Housing Reserve Fund (minimum of 10% annually)
- Unbudgeted Reserve Fund (remaining 70% of funds, less administrative costs)
- Undesignated Fund Balance
- Administrative /Operating Fund (up to 5%)

The CPC is permitted to appropriate up to 5% of the funds for administration and operational expenses of the Committee. For example, these funds can be used to hire support staff, purchase office supplies, do mailings and cover the cost of professional services as needed. Any administrative monies not used in a given fiscal year are returned to the CPF Undesignated Fund Balance.

Recreation projects are eligible for CPA funding but there is no minimum amount specified by the Act.

Beyond these required disbursements, Town Meeting, acting upon the recommendations of the CPC, will decide the allocation of the remaining 70% of annual CPA revenues. For example, the CPC could recommend and Town Meeting could allocate the remaining 70% of annual revenue to one purpose, spread it evenly among all four, or set the funds aside for future spending. These allocations can be changed each year.

Community Preservation Surcharge

The locally raised share of CPA revenue comes from a surcharge (additional amount based on the real-estate tax) on real estate tax bills. Lexington voted a 3% surcharge which is separately stated on each tax bill.

Community Preservation Surcharge Exemptions

Taxpayers currently exempt from real property taxes under Chapter 59 of Massachusetts General Laws are exempt from the CPA surcharge. In addition, Town Meeting approved exemption of the first \$100,000 of taxable value of residential real estate. Exemptions, as well as the surcharge percentage, can be changed at any time with the approval of Town Meeting and subsequent voter referendum; however, a sufficient surcharge must remain each year to meet any remaining long-term obligations (e.g., debt service on bonds) of the CPF.

Historic Resources

“Historic resources” shall mean a building, structure, vessel, real property, document or artifact that is listed on the State Register of Historic Places or has been determined by the Historical Commission to be significant in the history, archeology, architecture or culture of a city or town.

Lexington Community Preservation Bylaw

A copy of the Bylaw can be obtained online at <https://ecode360.com/10534926#10534926>

Maintenance

Incidental repairs which neither materially add to the value of the property nor appreciably prolong the property’s life, but keep the property in a condition of fitness, efficiency or readiness.

Open Space

“Open space” shall include, but not be limited to, land to protect existing and future well-fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve, and land for recreational use.

Preservation

“Preservation” shall mean protection of personal or real property from injury, harm or destruction.

Recreational Use

“Recreational use” shall mean active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and non-commercial youth and adult sports, and the use of land as a park, playground or athletic field. “Recreational use” shall not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.

Rehabilitation

“Rehabilitation” shall mean the capital improvements, or the making of extraordinary repairs to historic resources, open spaces, and lands for recreational use and community housing for the

purpose of making such historic resources, open spaces, and land for recreational use and community housing functional for their intended use, including but not limited to improvements to comply with the American with Disabilities Act and other Federal, State or local building or access codes; provided that with respect to historic resources, “rehabilitation” complies with the Standard for Rehabilitation stated in the United States Secretary of the Interior’s Standards for the Treatment of Historic Properties codified in 36 CFR Part 68; and provided further, that with respect to land for recreational use, “rehabilitation” shall include the replacement of playground equipment and other capital improvements to the land or the facilities thereon which make the land or the related facilities more functional for the intended recreational use.

Support of Community Housing

“Support of Community Housing” shall include, but not be limited to, programs that provide grants, loans, rental assistance, security deposits, interest-rate write-downs or other forms of assistance directly to individuals and families who are eligible for community housing or to an entity that owns, operates or manages such housing, for the purpose of making housing affordable.

Approved by the Community Preservation Committee, December 15, 2022.

Marilyn Fenollosa, Chair (Historical Commission)
Jeanne Krieger, Vice Chair (at large, appointed by the Select Board)
Kevin Beuttell (Conservation Commission)
Robert Creech (Planning Board)
David Horton (at large, appointed by the Select Board)
Lisa O’Brien (Recreation Committee)
Robert Pressman (Lexington Housing Partnership)
Mark Sandeen (at large, appointed by the Select Board)
Melinda Walker (Lexington Housing Authority)