

ARTICLE 3

**APPROPRIATE DESIGN FUNDS FOR
LEXINGTON CHILDREN’S PLACE/20 PELHAM ROAD**

To see if the Town will vote to raise and appropriate a sum of money for design, engineering and architectural services, including the production of construction documents, and for construction costs, including demolition of the existing building and site work for the Lexington Children’s Place to be located at 20 Pelham Road; determine whether the money will be provided by the tax levy, by transfer from available funds, by borrowing or by any combination of these methods; or act in any other manner in relation thereto.

(Inserted by the Board of Selectmen at the request of the School Committee)

FUNDS REQUESTED: unknown at press time

DESCRIPTION: Lexington Children’s Place (LCP), the legally-mandated pre-kindergarten program for Lexington Public Schools, outgrew its location in the Harrington School two years ago, and has been occupying additional space in the Central Administration building. This split program is educationally suboptimal, presents safety concerns, and will not satisfy long term space needs. With the Town’s purchase of the 20 Pelham Road property, the School Committee has recommended the use of a portion of this property as a permanent location for the LCP. Moving LCP to Pelham Road will meet the needs of the LCP program for the foreseeable future and will make space available at Harrington to help alleviate overcrowding at the elementary level. The funds requested by this Article will be for completion of design funds through construction documents and early construction package.

ARTICLE 4

APPROPRIATE DESIGN FUNDS FOR FIRE HEADQUARTERS

To see if the Town will vote to raise and appropriate a sum of money for design, engineering and architectural services, including production of construction documents, for a new Fire Headquarters; determine whether the money will be provided by the tax levy, by transfer from available funds, by borrowing or by any combination of these methods; or act in any other manner in relation thereto.

(Inserted by the Board of Selectmen)

FUNDS REQUESTED: \$676,300

DESCRIPTION: These funds will permit the design work for the new fire station at the original Fire Headquarters site to proceed through the construction document development stage. Subsequent funding for construction will likely be requested at a Town Meeting in the Spring of 2018.

ARTICLE 5

APPROPRIATE FOR TEMPORARY FIRE STATION CONSTRUCTION

To see if the Town will vote to raise and appropriate a sum of money for design, engineering and architectural services, including production of construction documents, and for the construction phase of the temporary Fire Station located at 173 Bedford Street, including signalization and access improvement; determine whether the money will be provided by the tax levy, by transfer from available funds, by borrowing or by any combination of these methods; or act in any other manner in relation thereto.

(Inserted by the Board of Selectmen)

FUNDS REQUESTED: \$2,140,000

DESCRIPTION: The Town has acquired 173 Bedford Street, to use as a temporary location for the main Fire Station while this facility is replaced. These funds will allow the 173 Bedford Street property to be renovated to meet the needs of the Fire Department so that they can occupy this temporary facility.

And you are directed to serve this warrant not less than fourteen days at least before the time of said meeting, as provided in the Bylaws of the Town.

Hereof fail not and make due return of this warrant, with your doings thereon, to the Town Clerk, on or before the time of said meeting.

Given under our hands this 18th day of September 2017.

Suzanne E. Barry, Chairman
Peter C.J. Kelley
Joseph N. Pato
Douglas M. Lucente

Selectmen
of
Lexington

A true copy, Attest:

Michael R. Barry
Constable of Lexington



TOWN WARRANT
Town of Lexington
Special Town Meeting 2017-3

Commonwealth of Massachusetts

Middlesex, ss.

To any of the Constables of the Town of Lexington

Greetings:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify the inhabitants of the Town of Lexington qualified to vote in elections and in Town affairs to meet in the Margery Milne Battin Hall in Cary Memorial Building, 1605 Massachusetts Avenue, in said Town on Monday, October 16, 2017 at 7:35 p.m., at which time and place the following articles are to be acted upon and determined exclusively by the Town Meeting Members in accordance with Chapter 215 of the Acts of 1929, as amended, and subject to the referendum provided for by Section eight of said Chapter, as amended.

ARTICLE 1

REPORTS OF TOWN BOARDS, OFFICERS, COMMITTEES

To receive the reports of any Board or Town Officer or of any Committee of the Town, or act in any other manner in relation thereto.

(Inserted by the Board of Selectman)

ARTICLE 2

AMEND ZONING BYLAW – 45, 55, 65 Hayden Avenue (Owner Petition)

To see if the Town will vote to amend the Zoning Map and Bylaw of the Town to create the Planned Development District PD-2, based on the information provided in the applicant's Preliminary Site Development and Use Plan ("PSDUP") for Lots 20B and 21A of Assessor's Map 17, addressed as 45, 55, 65 Hayden Avenue (the "Site"), or to act in any other manner in relation thereto.

(Inserted by Thomas Ragno, authorized signatory of CRP/King Hayden Owner, LLC)

DESCRIPTION: The Article requests rezoning and approval of a Preliminary Site Development and Use Plan for the 45, 55 and 65 Hayden Avenue property identified in the Article. The General location of the property is identified on a plan entitled "Planned Development District PD-2 Plan" dated August 23, 2017, prepared by Highpoint Engineering, Inc., Project Number 17007, which plan is shown in Exhibit-1, with the metes and bounds description shown on Exhibit -2.

ARTICLE 3

**AMEND GENERAL BYLAWS -
RECREATIONAL MARIJUANA**

To see if the Town will amend the general bylaws to prohibit Recreational Marijuana Establishments in town; or act in any other manner in relation thereto.

(Inserted by the Board of Selectmen)

DESCRIPTION: The operation of any marijuana establishment, as defined in G.L. c. 94G, § 1, including, without limitation, a marijuana cultivator, marijuana testing facility, marijuana product manufacturer, marijuana retailer or any other type of licensed marijuana-related business, within the Town of Lexington shall be prohibited. This prohibition shall not apply to the sale, distribution or cultivation of marijuana for medical purposes licensed under Chapter 369 of the Acts of 2012.

ARTICLE 4

**AMEND ZONING BYLAW –
RECREATIONAL MARIJUANA MORATORIUM**

To see if the Town will vote to amend the Zoning Bylaws by adding a new Section 135-3.1.7, “Marijuana Establishment Temporary Moratorium,” or take any other action in relation thereto.

(Inserted by the Board of Selectmen)

DESCRIPTION: Should Article 3 not be approved by Town Meeting, this Article would be presented in order to implement a moratorium on recreational marijuana facilities in Lexington while the Planning Board determines the most appropriate location for this type of facility. By adopting a moratorium, the Town will also have time to review the scope and application of the amended legislation and forthcoming regulations.

ARTICLE 5

AMEND FY2018 OPERATING AND ENTERPRISE FUNDS

To see if the Town will vote to make supplementary appropriations, to be used in conjunction with money appropriated under Articles 4 and 5 of the warrant for the 2017 Annual Town Meeting, to be used during the current fiscal year, or make any other adjustments to the current fiscal year budgets and appropriations that may be necessary; to determine whether the money shall be provided by the tax levy, transfer from available funds, or any combination of these methods; or act in any other manner in relation thereto.

(Inserted by the Board of Selectmen)

FUNDS REQUESTED: unknown at press time

DESCRIPTION: This article allows for adjustments to the current fiscal year (FY2018) appropriations, as approved at the 2017 Annual Town Meeting.

ARTICLE 6

ESTABLISH AND APPROPRIATE TO AND FROM SPECIFIED STABILIZATION FUNDS

To see if the Town will vote to create, amend, rename and/or appropriate sums of money to and from Stabilization Funds in accordance with Section 5B of Chapter 40 of the Massachusetts General Laws for the purposes of: (a) Section 135 Zoning By-Law, (b) Traffic Mitigation, (c) Transportation Demand Management/Public Transportation, (d) Special Education, (e) Center Improvement District, (f) Debt Service, (g)Transportation Management Overlay District, (h) Capital, and (i) Payment in Lieu of Parking, and determine whether the money shall be provided by the tax levy, by transfer from available funds, or by any combination of these methods; or act in any other manner in relation thereto.

(Inserted by the Board of Selectmen)

FUNDS REQUESTED: unknown at press time

DESCRIPTION: This article proposes to establish and/or fund Stabilization Funds for specific purposes and to appropriate funds therefrom. Money in those funds may be invested and the interest may then become a part of the particular fund. These funds may later be appropriated for the specific designated purpose, by a two-thirds vote of an Annual or Special Town Meeting, for any lawful purpose.

ARTICLE 7

AMEND REVOLVING FUND AUTHORIZATION

To see if the Town will vote to make supplementary authorizations of revolving funds, to be used in conjunction with money authorized under Article 9 of the warrant for the 2017 Annual Town Meeting, to be used during the current fiscal year, or make any other adjustments to the current fiscal year authorizations that may be necessary; or act in any other manner in relation thereto.

(Inserted by the Board of Selectmen)

FUNDS REQUESTED: unknown at press time

DESCRIPTION: This article allows for adjustments to current fiscal year (FY2018) revolving fund authorizations, as approved at the 2017 Annual Town Meeting.

ARTICLE 8

APPROPRIATE DESIGN FUNDS FOR VISITORS CENTER

To see if the Town will vote to raise and appropriate a sum of money for design, engineering and architectural services for the Visitors Center, including production of design development and construction documents; determine whether the money shall be provided by the tax levy, by transfer from available funds, by borrowing, or by any combination of these methods; or act in any other manner in relation thereto.

(Inserted by the Board of Selectman)

FUNDS REQUESTED: unknown at press time

DESCRIPTION: The Visitors Center was built over 50 years ago for the Battle of Lexington Bicentennial. It is the information gateway for tourists, residents, newcomers, and corporations considering locating in Lexington. Prior Town Meetings approved funds to develop a design for an updated Visitors Center. The

ARTICLE 12

APPROPRIATE COMMUNITY PRESERVATION ACT PROJECTS

To see if the Town will vote to act on the report of the Community Preservation Committee on the FY2018 Community Preservation budget and, pursuant to the recommendations of the Community Preservation Committee, to appropriate from the Community Preservation Fund, including to supplement the appropriation for Busa Property affordable housing previously authorized by Article 8(g) in the 2014 Annual Town Meeting, or to reserve amounts in the Community Preservation Fund for future appropriations; for the debt service on previously authorized financing; for administrative expenses of the Community Preservation Committee for FY2018; for the acquisition, creation, and preservation and, if acquired with Community Preservation Act funds, the rehabilitation or restoration of open space; for the acquisition, creation, preservation, and rehabilitation and restoration of recreational land; for the acquisition, preservation, rehabilitation and restoration of historic resources; and for the acquisition, creation, preservation and support and, if acquired with Community Preservation Act funds, the restoration or rehabilitation of community housing; including, in all cases, rehabilitation or restoration that constitutes capital improvements or extraordinary repairs to make assets functional for their intended use; and to determine whether the money shall be provided by the tax levy, or from estimated Community Preservation Act surcharges and the estimated State match and supplement for the upcoming fiscal year, by available funds in the Community Preservation Fund, by transfer from other available funds, including enterprise funds, by borrowing, or by any combination of these methods; or act in any other manner in relation thereto.

(Inserted by the Board of Selectmen)

FUNDS REQUESTED:

- a) Affordable Housing: \$725,000
- b) Open Space: TBD

DESCRIPTION: This Article requests that Community Preservation funds and other funds, as necessary, be appropriated for the projects recommended by the Community Preservation Committee, the debt service on previously authorized projects, and for administrative costs. This article further would authorize supplementary funding for the Busa Property (Lowell St) affordable housing project and for the potential purchase of a parcel for open space.

ARTICLE 13

APPROPRIATE FOR AUTHORIZED CAPITAL IMPROVEMENTS

To see if the Town will vote to make supplementary appropriations to be used in conjunction with money appropriated in prior years for the installation or construction of water mains, sewers and sewerage systems, drains, streets, buildings, recreational facilities or other capital improvements and equipment that have heretofore been authorized; determine whether the money shall be provided by the tax levy, by transfer from the balances in other Articles, by transfer from available funds, including enterprise funds and the Community Preservation Fund, by borrowing, or by any combination of these methods; or act in any other manner in relation thereto.

(Inserted by the Board of Selectmen)

FUNDS REQUESTED: unknown at press time

DESCRIPTION: This is an Article that requests funds to supplement existing appropriations for certain capital projects in light of revised cost estimates.

And you are directed to serve this warrant not less than fourteen days at least before the time of said meeting, as provided in the Bylaws of the Town.

Hereof fail not and make due return of this warrant, with your doings thereon, to the Town Clerk, on or before the time of said meeting.

Given under our hands this 18th day of September 2017.

Suzanne E. Barry, Chairman
Peter C.J. Kelley
Joseph N. Pato
Michelle L. Ciccolo
Douglas M. Lucente

Selectmen
of
Lexington

A true copy, Attest:

Michael R. Barry
Constable of Lexington

Town of Lexington
Lexington, MA 02420

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Warrant - Special Town Meeting 2017-2 and 2017-3– October 16, 2017

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