



## *Town of Lexington* Planning Board

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### AMEND ZONING BYLAW                      LEGAL NOTICE TOWN OF LEXINGTON ZONING BYLAW **SPECIAL PERMIT RESIDENTIAL DEVELOPMENT**

The Lexington Planning Board will hold a public hearing at 7:30 p.m. on Wednesday, February 13, 2008, in Estabrook Hall in Cary Hall, 1605 Massachusetts Avenue, Lexington, MA on its own petition to amend the Zoning Bylaw, as outlined below.

To see if the Town will vote to:

- 1) Amend Section 135, Article IX “Residential Development” of the Zoning Bylaw by deleting the entire Article IX and replacing it with a new Article IX “Special Permit Residential Developments”;
- 2) Move all references to the special zoning district “RD Planned Residential Development” from Article IX into Article VIII, which is the section of the bylaw dealing with Special Zoning Districts.
- 3) Make changes throughout the Zoning Bylaw as needed to maintain consistency with the amended articles.

### **DESCRIPTION**

The article will simplify and clarify regulations concerning all residential developments, while still retaining the Planning Board’s oversight under the special permit with site plan review. It will amend the parts of the Zoning Bylaw regulating developments commonly known as Cluster and Special Residential Developments. These categories of developments will be replaced by a “Balanced Housing Development” which requires a certain number of houses of a certain size. The existing reduced frontage subdivision will be folded into a development known as a “Site Sensitive Development” which permits the same number of dwellings as a conventional subdivision, but allows flexibility in siting and road standards. The Development of Significant Public Benefit will be renamed “Public Benefit Development” and will allow a density bonus in return for providing affordable housing. The amount of required common open space will be increased while removing the requirement for useable open space. Currently there are five impact measures - the total gross floor area, the total living area, the total site coverage, the projected total number of occupants, and the projected total number of vehicle trips. These will be replaced by total gross floor area, site coverage and impervious surface. In addition, the amendment allows the Planning Board, as the Special Permit Granting Authority, to grant special

permits that are required for the Special Permit Residential Development, notwithstanding provisions of the Zoning Bylaw designating a different special permit granting authority.

The full text of the proposed amendment is on file and may be inspected in the office of the Planning Board, Room G-1, and in the Town Clerk's office, in the Town Office Building, 1625 Massachusetts Avenue, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. The full text of the amendment may also be found on the Town's Web Page at <http://ci.lexington.ma.us/>

Charles Hornig  
Chairman

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