

PLANNING BOARD MINUTES
MEETING OF OCTOBER 24, 2005

A meeting of the Lexington Planning Board held in the Planning Office, Town Office Building, was called to order at 8:40 p.m. by Chairman Manz with members Hornig, Canale, Harden and planning staff McCall-Taylor present.

***** ARTICLES FOR 2005 SPECIAL TOWN MEETING *****

Article 2, the Battle Green Inn - The Board members reviewed the Planning Board report to Town Meeting. There was considerable discussion regarding the number of parking spaces and their allocation. There appeared to be inconsistencies within the Preliminary Site Development and Use Plan (PSDUP) as to the treatment of parking spaces. Originally the parking standard was to be 1.5 spaces per one- and two-bedroom unit, and 2 spaces for each three-bedroom unit. The most recent PSDUP said there would be 42 spaces but this did not correspond to the requirements of the previous or current PSDUP. It was agreed that based on the public hearing and the discussion afterwards, that the Board wanted to see 18 spaces for commercial parking and the rest allocated to residential. The standard of one space for each one- or two-bedroom unit, two spaces for the three bedroom units, 5 trade and guest spaces, 5 tandem spaces and 18 commercial spaces added up to 61 spaces. The Board wanted the PSDUP to be more specific about the 14 unallocated spaces. Some of this was in conflict with the report, which would need to be modified to reflect the proper numbers.

The draft report listed a maximum height of 39.5' while the PSDUP listed it as 40.5'. The report needs to be corrected to reflect this.

Mr. Canale said that the PSDUP did not list the appendices nor did it include a rationale for the rezoning as required by the Zoning Bylaw. He also questioned the statement that the developer was providing the loading bay on Waltham Street and felt that the document should be changed to make it clear that the Selectmen could designate a loading zone on the street if they so chose, but the developer should not claim to provide a loading bay .

After further discussion, on a motion duly made and seconded, it was voted to accept the report on the rezoning of the Battle Green Inn with the clarification of the 40.5' height and the allocation of the 14 extra spaces to residential use. The four members present voted in the affirmative.

The Board, still in session, joined the Board of Selectmen's meeting at 9:30 p.m. Mr. Eric Shapiro was giving a brief presentation on his Battle Green Inn redevelopment proposal. Ms. Manz then reported on the position of the Planning Board in support of the rezoning.

The Selectmen discussed locating a loading zone on Waltham Street in front of the development and agreed that they were inclined to approve such a proposal. A loading zone on the street would be available to all of the downtown merchants, many of whom do not have any loading zones or bays.

The Board of Selectmen voted 5 to 0 to recommend the rezoning to Town Meeting.

On a motion duly made and seconded, it was voted to adjourn the Planning Board meeting at 10:10 p.m.

Richard Canale, Acting Clerk