

PLANNING BOARD MINUTES  
MEETING OF JANUARY 31, 2007

A regular meeting of the Lexington Planning Board held in the Estabrook Room of Cary Hall, was called to order at 7:35 p.m. by Chairman Manz with members Canale, Galaitsis, Hornig, Zurlo and planning staff McCall-Taylor and Henry present.

\*\*\*\*\* MINUTES \*\*\*\*\*

The Board approved the meeting minutes of January 3, 2007 and deferred the meeting minutes of January 17, 2007 for a future meeting.

\*\*\*\*\* ADMINISTRATION OF LAND DEVELOPMENT REGULATIONS \*\*\*\*\*

SUBDIVISION OF LAND

88, 92 & 100 Shade Street, Sketch Plan for Cluster/Special Residential Subdivision: Michael Snow, the applicant's landscape architect, and property owner/developer Todd Cataldo returned to the board to seek clarification of the prior week's meeting. Of specific concern to the development team was the instructions regarding the southern cluster and the problematic sight lines of the proposed internal drive(s). Board member Hornig would prefer a one-way, 18-foot wide loop road. This drive would not allow for parking on the internal drive but there may be some flexibility in the proposed width to accommodate such a demand. Ms. Manz voiced a preference for a two-way loop road. Mr. Zurlo felt that a loop road would also solve the problem of integrating Lot 7 into the southern cluster. Mr. Canale was still concerned with the overall impact of the proposal and its impact on Shade Street and the knoll on the corner that obstructs the sight lines. Mr. Canale wondered if there was any thought to connecting the northern part of the plan to the southern part? Mr. Galaitsis would rather a loop road that allows for two-way traffic. It was decided that a site walk would help the Board better visualize the proposed access/egress points and it was scheduled for Saturday, February 3, 2007 at 1 p.m.

\*\*\*\*\* REGIONAL/INTERTOWN ISSUES \*\*\*\*\*

The Board reviewed a proposed 40B project in Winchester that abuts Lexington, specifically the Whipple Hill Conservation Area. The developer of the site is AvalonBay and the proposed development is on a site referred to as Hamilton Farm. The Board discussed the site's proposed impact on local streets and determined that a comment to Winchester was not necessary at this time.

\*\*\*\*\* PROPOSED 2007 WARRANT ARTICLES \*\*\*\*\*

The Board discussed the descriptions to be provided in the warrant and the legal advertisements for the three zoning amendments proposed by the Board and the one citizen's petition for a rezoning. The descriptions as provided by staff were approved with only small changes suggested to the language of the Inclusionary Bylaw description.

\*\*\*\*\* STAFF/BOARD REPORTS \*\*\*\*\*

The Planning Director reported to the Board that the Battle Green Inn is currently being reviewed by the Board of Appeals for congruity between the proposed plan and what was approved at Town Meeting. Mr. Canale reported on the Traffic Mitigation Group's ongoing work to create a pedestrian crosswalk on Waltham Street. Mr. Zurlo reported back to the Board on both the Housing Partnership and the Vision 2020 Economic Development Task Force.

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

Gregory Zurlo, Clerk