

PLANNING BOARD MINUTES
MEETING OF DECEMBER 5, 2007

A regular meeting of the Lexington Planning Board was held in the Selectmen's Meeting Room, Town Office Building, and called to order at 7:30 p.m. by Chairman Hornig with members Galaisis, Canale and Manz and planning staff McCall-Taylor, Henry and Kaufman present. Ms. McVay arrived at 7:40 p.m. and Mr. Zurlo arrived at 8:40 p.m.

*****ADMINISTRATION OF LAND DEVELOPMENT*****

PLANS NOT REQUIRING APPROVAL UNDER THE SUBDIVISION CONTROL LAW

Form A/2007-4, 191 Lincoln Street: The Board reviewed an Approval Not Required Plan for land at 191 Lincoln Street. On a motion duly made and seconded, it was voted unanimously, 4-0, to endorse the plan with the correction notation entitled "Plan of Land in Lexington, Massachusetts, dated November 2, 2007", prepared and certified by Rober Survey, registered Land Surveyor Arlington, MA, submitted with Form A/2007-4 by Chuan Wang and Xiaolu Zhang, applicants, as it does not require approval under the Subdivision Control Law.

REDUCTION OF SURETY

Pine Meadows: Mr. Joe Gelormini of JMG Development, LLC, the applicant has requested a partial bond reduction for the Pine Meadows Farm project on Cedar and Freemont Streets. Meridian Associates sent a letter confirming a site inspection was done on November 20, 2007, and verified the estimated percent of completed work to date, provided on the Cost to Construct worksheet was accurate with regard to the roadway and utility construction. The quantities and costs for the project were found to be acceptable. On a motion duly made and seconded, it was voted unanimously, 4-0, to reduce the bond amount by \$61,610.33 contingent the Engineering Department confirming the amount of work done and that the remaining surety will be sufficient to cover the outstanding work.

*****TOWN MEETING INITIATIVES*****

Stormwater Bylaw: Mr. Henry gave a brief overview of the stormwater presentation that will be made before the Board of Selectmen on Monday, December 10, 2007. The establishment of a stormwater utility requires the vote of the Board of Selectmen but does not require a Town Meeting vote. The Town's current NEPDES permit issued in 2003 will expire in 2008 and there are six criteria that need to be met in order obtain a renewal. Mr. Hornig said the Board should direct any comments to Mr. Henry.

Height: The height will change from 40 feet to 35 feet for RO, RS and RT zones. Mr. Hornig said he wants to hear what is said at the public hearing.

Mr. Zurlo joined the meeting.

Mr. Hornig said the stories and height should be computed from the same level and they should remove the option to use the corners of the lot to simplify the bylaw and make it more restrictive. On a motion duly made and seconded, it was voted, 4-0-1, (Mr. Canale abstaining since he does not know if it might affect his potential development) to go forward with the bylaw revisions and have the Board of Selectmen insert the warrant article regarding the height of buildings and structures. The warrant article will be written in broad terms in accordance with the article presented.

Larry Smith's Amendments for Commercial Zones: Mr. Larry Smith's drafts for seven articles amending the commercial zones were distributed to the Board. Ms. McCall-Taylor said this information is to keep the Board updated on what is going on. Mr. Hornig and Ms. Manz would like him to speak with the Board if possible before the public hearing is held.

***** BOARD MEMBER REPORTS*****

Mr. Canale gave out two letters. One listed three upcoming meetings regarding land use reform, which he recommended Planning Board Members try to attend. The other was a MAPC letter, which discussed the redevelopment of 175 Wyman Street; MAPC requests that a full Environmental Impact Review be required for this development.

*****PLANNING BOARD ORGANIZATION, SCHEDULE*****

Mr. Hornig suggested that a public information meeting on the Planning Board articles be held on January 16, 2008, in Cary Auditorium. Public hearings on the zoning articles are tentatively scheduled as follows: January 30, 2008 in the Selectmen's Meeting Room on any rezonings, February 6, 2008 in the Selectmen's Meeting Room on commercial articles, and February 13, 2008 in Estabrook Hall on the Planning Board articles.

On Saturday, December 15, 2007, there will be a site visit to Cotton Farm at 9:00 a.m.

*****COMMUNITY PRESERVATION COMMITTEE*****

Ms. Manz said there would be two hearings on December 6 and 13 to review the requests for funding and

Planning Board Members are encouraged to attend.

Mr. Canale recused himself from the discussion of the revisions to the Residential Developments article and left the meeting at 9:40 p.m.

***** TOWN MEETING INITIATIVES*****

Residential Developments, Article IX: There was a review of the draft of Residential Developments, Article IX. Many of the comments were not on the substance of the bylaw, but on the organization of the article.

The following points were discussed:

- If three or more lots are lots created through the ANR process should a special permit with site plan review be required
- When would a development off a dead-end require a secondary access
- Planning Board should be able to grant any special permits that may be required, even if a different SPGS is mentioned in the bylaw
- References to green development will be added
- Public Benefit Developments will allow an increase 20% in the impact maximums if at least 10% of the units are affordable.

The discussion was continued to the December 12, 2007 Planning Board Meeting.

On a motion duly made and seconded, it was voted to adjourn the meeting at 11:20 p.m.

Wendy Manz, Clerk