

PLANNING BOARD MINUTES
MEETING OF MARCH 12, 2008

A meeting of the Lexington Planning Board in Estabrook Hall, Cary Memorial Building was called to order at 8:35 p.m. by Chairman Hornig with members Zurlo, and Manz, and planning staff McCall-Taylor and Henry present. Mr. Canale and Mr. Galaitsis were absent. Mr. Canale had recused himself from the discussions on Special Permit Residential Development and Height Articles.

***** MINUTES *****

Review of Minutes: The Board reviewed the minutes for the meeting of February 27, 2008. On a motion duly made and seconded, it was voted, 3-0, to approve the minutes as amended.

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

The TMMA Meeting tomorrow night will allow 45 minutes for the zoning articles. A time certain for the zoning articles at Town Meeting is set for April 9. Mr. Hornig will give a report under Article 2 at that time.

*****SUBDIVISION ADMINISTRATION*****

APPROVAL NOT REQUIRED

Form A/2008-2, 131 Spring Street: On a motion duly made and seconded, it was voted to endorse the plan entitled “ Approval Not Required Plan, Spring Street in Lexington, Massachusetts, Middlesex County” dated March 5, 2008, prepared and certified by David J. Crispin, Professional Land Surveyor, BSC Group, Norwell, MA, with Form A/2008-2, submitted by Patriot Partners Lexington, LLC, applicant, as it does not require approval under the Subdivision Control Law.

*****ARTICLES FOR 2008 TOWN MEETING*****

Article 49, Special Permit Residential Development: ANR’s are out of the consideration. In the case of a hybrid of an ANR and something else, Mr. Hornig would prefer to require special permit with site plan review for this situation. There was discussion of defining a proof plans and whether it should be within the development regulations rather than the zoning by-law.

Article VIII changes were not substantive but include fixing the references for dwelling types and correction of typographical errors.

Changes in the consistency changes include the changes of dwelling types and page seven references to the definitions.

Article 50, Height: The question will be divided into three motions. The first is dropping the height from 40' to 35'. The second clarifies that height shall be determined from the lower of the average natural grade or finished grade. It is more than just removing extra words, as originally framed. The third section removes the option of using the average natural grade of the corners of the lot.

Article 51, Planning Board Associate Member: Mr. Zurlo asked how would the associate participate. Mr. Hornig said only on special permits, but he/she will be asked to be involved in the process along the way as an observer. It is important to let the relationship grow. There are no preconceived ideas. Mr. Hornig stated that if the amendment passes, he would immediately publicize the position at Town Meeting. He figured that it would take approximately one month to collect resumes. Mr. Zurlo asked about early participation. Mr. Hornig said they would be involved in the process from the beginning rather than after the preliminary. Mr. Zurlo asked would they be at the Board table; would they be fully engaged in the process. Mr. Hornig felt that it might lead to confusion. The associate member would sit with the Board only if there was a recusal.

Article 52, Countryside: Ms. Manz will do the presentation at Town Meeting.

On a motion duly made and seconded, it was voted, 3-0, to support the Article 49 at Town Meeting.

On a motion duly made and seconded, it was voted, 3-0, to support the Article 50 at Town Meeting.

Articles 53-60, Commercial Articles: Articles 57 and 60 will be indefinitely postponed. The other articles have been modified and the board will discuss them next week.

Article 53: Mr. Hornig felt the in order to increase the FAR in high the CM district from .15 to .35, the special permit granting authority (SPGA) should make an additional findings under the special permit with site plan review regarding adequate and safe access for pedestrians, bicycles and public transit users. Ms. Manz said she had no problem with the additional finding, but she is not sure about the .35 FAR. Mr. Zurlo asked about who would be the special permit granting authority. Mr. Hornig said the Zoning Board of Appeals. Mr. Zurlo said he is becoming supportive of the increased FAR. In context, he is not in favor of giving a recommendation for mixed uses because there are many unresolved issues

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

Mr. Zurlo said the Economic Development Task Force (EDTF) is meeting this Friday morning to discuss the interim report and how it will be given to Town Meeting. No one is taking positions on the commercial district articles; there are pros and cons. A written report on EDTF activities will be made.

Mr. Hornig said the Conservation Commission continued the public hearing on 960-990 Waltham Street.

Ms. Manz heard the appeal of the Conservation Commission decision on Grove Street was upheld.

On a motion duly made and seconded, it was voted to adjourn the meeting at 10:55 p.m.

Wendy Manz, Clerk