

PLANNING BOARD MINUTES
MEETING OF APRIL 23, 2008

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

***** 2008 TOWN MEETING*****

There was a discussion of minority reports regarding Articles 53-60. Mr. Hornig wanted a discussion on the issue, but not in context of Town Meeting's discussion. Mr. Galaitsis said a report should contain both opinions. Mr. Zurlo said it was a good point to show deliberation on the issues and what thoughts went into the final decision of the Board in its reports. Ms. McCall-Taylor said the referenced minutes would give a sense of the discussions that lead up to the final decision of the Board.

Mr. Hornig just wanted to address how to do the reports better next year. Mr. Canale said Mr. Hornig would be speaking for the Board and could respond for them as a Board. Mr. Hornig said the Board members could respond as individuals if asked. Ms. Manz said the Board needs a better way to incorporate the reservations of the minority votes in the Board reports.

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

63 Paul Revere Road, Preliminary Reduced Frontage Subdivision Plan, Request for Extension of Time:

Mr. Fred Russell on behalf of the applicant requested an extension of time. On a motion duly made and seconded, it was voted, 5-0, to extend the action deadline 45 days, to June 14, 2008.

Grandview Avenue, Tri-Party Performance Guarantee: The applicant requested the Planning Board endorse a tri-party performance guarantee requested by his lender. On a motion duly made and seconded, it was voted, 5-0, to endorse the Performance Guarantee.

Solly's Way, Acknowledgement of Easements and Covenant: The Registry rejected the easements and covenant on Solly's Way because the documents did not acknowledge that they were signed by the applicant and the Planning Board of their own free will. Town Counsel made the appropriate changes as per the Registry and forwarded them. The Board acknowledged before the notary that the documents were signed of their own free will when they were originally endorsed.

Town Counsel will resubmit the documents to the Registry with the added acknowledgements.

***** MINUTES*****

Review of Minutes: The Board reviewed and corrected the minutes for the March 24, 2008. On a motion duly made and seconded, it was voted, 4-0-1, (Mr. Galaitis abstained) to approve the minutes as amended.

The Board reviewed and corrected the minutes for the March 26, 2008. On a motion duly made and seconded, it was voted, 5-0, to approve the minutes as amended.

The Board reviewed and corrected the minutes for the March 31, 2008. On a motion duly made and seconded, it was voted, 5-0, to approve the minutes as amended.

*****WORK PLAN*****

The Board needs to establish a priority list on FY 2009 work plan.

The following projects were discussed to determine their level of priorities.

Development Regulations:

- Update the Development Regulations in response to the Bylaw changes in Article 30 and 49
- Procedural updates
- Sketch plans and proof plans
- Development standards

Hartwell Avenue:

- Dimensional standards
- Green standards
- Traffic
- Parking

The Planning Board committed to address Hartwell Avenue this year. The Cecil Group and Larry Smith’s data will be available to the Board in their consideration of proposed changes. Mr. Canale said the Board should try to identify what would need, or could, to be farmed out to an advisory group or other Boards. Ms. Manz asked about traffic data and where the EDTF was on traffic. Mr. Zurlo said data referenced in the Cecil Group’s technical memorandum mentions BSC’s study of Hartwell Ave when striping for bicycle lanes was being considered and the Cecil Group further acknowledged the need for additional data to be collected by the Town.. Mr. Canale thought the study area should go from Bedford Street to Maguire Road. Mr. Hornig said he felt it should be just Hartwell Avenue to Maguire Road, without

Bedford Street and the CRO Zone. There might be possible changes to the CM Zone boundary line. Mr. Canale said he would prefer to have all of Hartwell Avenue done, but the Board could skip Forbes Road.

Mr. Henry suggested that before setting the scope, they should discuss with the Board of Selectmen and other interested parties the direction the Planning Board was heading and see if they were on the right path and then move forward. Mr. Hornig said Jeanne Krieger approached him about a joint meeting with the Board of Selectmen on commercial development. Mr. Canale said as soon as they had something coherent they should meet with the Board of Selectmen. Mr. Hornig asked the Board whether they should meet with the Board of Selectmen at the end of May or early in June. Mr. Zurlo said to call upon various Town committees to assist in a workload of this magnitude. Considering the Planning Department will be accumulating the appropriate data, and the Board will be developing goals and an implementation plan, it would be a good opportunity to redraft the Comprehensive Plan if only in part or as an addendum. Ms. McCall-Taylor suggested the Board review the Comprehensive Plan to know where they are starting from. Mr. Canale asked what was the Board trying to do and what were the goals. Mr. Zurlo said based on the Planning office analysis of this year's schedule, the Board's goals need to be solidified by October and suggested they should be shared at a fall Town Meeting.

Parking and Traffic: Mr. Hornig suggested this matter be set aside for a year, except for the Hartwell Avenue issues. Once Hartwell Avenue is done, it may set up a framework to revise other areas in the Town. The Board needs to consider zoning changes verses the impacts.

Green Review: The Board should encourage sustainable development on Hartwell Avenue. Residential sustainable development will not be done this year, but Lexington standards for green should be defined, at least for commercial development.

Grandfathered Lots: Mr. Hornig asked if the Board should look at the substandard lots based on the discussion in January. After the height article failed it seems that it might not be worth pursuing at this time, but could be considered sometime in the future.

The Development Regulations and Hartwell Avenue are top priorities. Over the next two weeks the Board should review the materials and schedule and send comments to the staff.

An Associate Planning Board Member outreach is needed. A press release in the Lexington Minuteman should be done with the deadline of June 4, 2008 for letters of interest. All applications should be sent to

the Planning Office.

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

The meeting scheduled for Monday, April 28 is cancelled and Wednesday, April 30 meeting will begin at 6:30 in the Planning Office. Meetings for May 5 and 7 will be determined at the next Planning Board Meeting based on Town Meeting's progress.

***** STAFF REPORTS*****

Avalon Bay submitted drawings to the Engineering Department for the sidewalks on Concord Avenue. The flyover for GIS is done. There are issues with using GIS for abutters' lists. The Assessors Office is concerned about certifying the abutters list in GIS since someone else inputt the data.

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

Mr. Canale said MAGIC looked at other sub-regions' responses to the Bialecki draft land use reforms. He will email the reports to the Board for their thoughts on issues such as grandfathering.

Mr. Hornig said the Conservation Commission indefinitely postponed the hearing on Waltham Street.

Ms. Manz said that CPC met on April 17 with the Board of Selectmen and Finance Committee to discuss possible funding for the CPA purchase of lots. They will meet again on April 29 to vote on the financing. Written appraisals of the parcels have been completed but have not yet been made available.

On a motion duly made and seconded, it was voted to adjourn the meeting at 9:45 p.m.

Wendy Manz, Clerk