

# Minutes of the Lexington Planning Board

Wednesday April, 2024

6:00 pm, Estabrook Hall, Cary Memorial Building & via Zoom  
1605 Massachusetts Ave., Lexington

Planning Board members present: Robert Peters, Chair (remotely); Michael Schanbacher, Vice-Chair; Melanie Thompson, Clerk; Robert Creech, and Charles Hornig. Since Mr. Peters was participating remotely Mr. Schanbacher presided over the meeting as acting Chair.

Also present were: Abby McCabe, Planning Director.

Mr. Schanbacher called the meeting to order at 6:10 pm. Mr. Schanbacher explained that the Board was meeting tonight to review the two floor amendments received both for Article 48 related to short term rentals. One from Mr. Kaufman and another from Mr. Shiple.

Board members discussed the floor amendments which propose adding a provision to prohibit short term rentals from being used for large gatherings such as parties and adds a limit for no more than ten people in Mr. Kaufman's amendment. Mr. Shiple's has a limit for no more than fifteen people.

Mr. Hornig was not supportive of the ten-person limit because it doesn't allow much flexibility and there some rentals existing today that are used in this way.

Ms. McCabe said that she did not have any issues with either of the proposed amendments.

Mr. Peters said he was okay with both amendments with a preference for the fifteen-person limit. Ms. Schanbacher agreed that he was supportive of both but felt the 15-person limit may be a more reasonable number.

Mr. Creech said he was okay with both amendments but was supportive of the smaller number limit for ten. Ms. Thompson was okay with both amendments.

On a motion made by Mr. Creech, seconded by Ms. Thompson, the Board voted 4-1 to support the Kaufman amendment to prohibit large gatherings at short term rentals to no more than 10 people (Peters – yes, Creech – yes, Hornig – no, Thomson – yes, Schanbacher – yes).

On a motion made by Mr. Creech, seconded by Ms. Thompson, the Board voted 5-0 to support the Shiple amendment to prohibit large gatherings at short term rentals to no more than 15 people (Peters – yes, Creech – yes, Hornig – yes, Thompson – yes, Schanbacher – yes).

The Board voted 5-0 to adjourn at 6:28 pm (Peters – yes, Creech – yes, Hornig – yes, Thompson – yes, Schanbacher – yes).

## List of Documents:

Town Meeting Floor Amendment from Steven Kaufman dated March 28, 2024

Town Meeting Floor Amendment from Tom Shiple dated March 31, 2024