

SELECTMEN'S MEETING
Monday, March 9, 2015
Selectmen Meeting Room
7:00 PM

AGENDA

PUBLIC COMMENTS

Public comments are allowed for up to 10 minutes at the beginning of each meeting. Each speaker is limited to 3 minutes for comment. Members of the Board will neither comment nor respond, other than to ask questions of clarification. Speakers are encouraged to notify the Selectmen's Office at 781-698-4580 if they wish to speak during public comment to assist the Chairman in managing meeting times.

SELECTMAN CONCERNS AND LIAISON REPORTS

TOWN MANAGER REPORT

ITEMS FOR INDIVIDUAL CONSIDERATION

1. Request of the Lions Club for the 59th Annual Carnival (10 min.) 7:00 p.m.
2. Massachusetts Avenue Parking Proposal for the Center 7:10 p.m.
3. Additional Parking Signage Proposal for the Center 7:40 p.m.
4. Article Presentations/Positions (1 hour) 7:50 p.m.
 1. Article 8 - Appropriate the FY2016 Community Preservation Committee Operating Budget and CPA Projects
 2. Planning Articles
 3. Capital Projects
5. Liquor License - Change of Manager - Lexington Golf Club (5 min.) 8:50 p.m.
6. Authorization to Submit a Statement of Interest to the MSBA-Hastings School 8:55 p.m.
7. Selectmen Committee Appointment - Human Rights Committee (5 min.) 9:00 p.m.

CONSENT AGENDA

1. Commitment of Water and Sewer Charges 9:25 p.m.
2. Vote Intent to Layout Richmond Circle and Martingale Road as Public Way 9:25 p.m.
3. Lower Battle Green Flag 9:25 p.m.

EXECUTIVE SESSION

1. No Executive Session Necessary for the 3/9/15 Meeting

ADJOURN

The next meeting of the Board of Selectmen is scheduled for Monday, March 23, 2015, at 6:00 p.m. in Room 148 in the Lexington High School, 251 Worthen Road.

Hearing Assistance Devices Available on Request

All agenda time and the order of items are approximate and subject to change.


Recorded by LexMedia

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

DATE:

3/9/2015

PRESENTER:

Doug Lucente, Lions Club

ITEM NUMBER:

I.1

AGENDA ITEM TITLE:

Request of the Lions Club for the 59th Annual Carnival (10 min.)

SUMMARY:

Doug Lucente will be at your meeting to request permission to hold the 59th Annual Carnival at Hastings Park starting with setup Sunday, June 28, to Monday, July 6, including setup and breakdown.

RECOMMENDATION / SUGGESTED MOTION:

Motion to approve the request of the Lions Club to hold the July 4th Carnival from Sunday, June 28, through Monday, July 6, 2014 with the times as requested in the Lions Club letter dated April 19, 2014.

Motion to approve the request of the Lions Club to have lighting turned on until 11:30 p.m. from June 29 through July 5.

Motion to approve a fireworks display on Thursday, July 2, 2015, at approximately 9:30 p.m., subject to approval of the fireworks vendor and necessary safety precautions required by the Fire Department.

FOLLOW-UP:**APPROXIMATE TIME ON AGENDA:**

7:00 p.m.

ATTACHMENTS:

Description		Type
<input type="checkbox"/>	Planning Meeting Rotes/Recommendations	Backup Material
<input type="checkbox"/>	Lions Club Request for Carnival	Backup Material

Planning meeting minutes with the Lion's Club and Town Staff for the Annual Fourth of July Carnival

Date: Tuesday, March 3, 2015

- **Police Comments:**

- Continued with a designated "Drop-off Area" on Lincoln Street for the elderly and kids that are attending the carnival.
- Continued use of the bike patrol officer on the night of the fireworks.
- Additional Police Officer to be assigned to watch the Hayden Hill area the night of the fireworks.
- Following parking plan from prior years: no parking on far side of Massachusetts Avenue, no parking on Hastings Road, no parking on Lincoln Street.
- Notify Hayden of the event.

- **Fire Department Comments:**

- No major issues with regard to the fireworks. The Fire Department will work with the vendor in advance of the event.
- Firework vendor should not arrive before noon.
- Rope off Fireworks area earlier in the day.

- **Department of Public Works Comments:**

- Staff will be available to help direct the set-up on Monday, June 29th at 7:00 a.m.
- The cleanup of the track and tennis courts the day after the fireworks will begin at 6:00 a.m. with assistance from Lion Club volunteers.
- Expectation that the Lion's Club will again take responsibility for any repairs / damages to the area.
- The Center playground will be shut down by noon on the day of the fireworks and reopened on the next day.
- DPW will continue to water the turf areas in the morning as needed.
- Inclement weather will be dealt with on a daily basis.

- **Recreation Comments:**

- The DPW to shut down the filtration system for the pools during the fireworks display.
- Most Tennis Courts will remain open until noon. Courts 1 thru 6 will remain open for youth tennis lessons until 5pm on the day of the fireworks.
- Youth Games will use the inside track on Saturday, July 4th.
- DPW will water down the rubber track before the fireworks display.

- The Lions Club will put up a sign at the entrance of the Pool parking lot – “No Carnival Parking”.
- Recreation will relocate camps and clinics from the track field, C-1 and C-2 after 12:00 on the day of the fireworks.
- **Community Development Department:**
 - A back flow preventer must be installed for any potable water connection including but not limited to the food service area, bunk house area and any bathing / shower trailers.
 - Grey water tank hoses must be secure with proper fitting gaskets to prevent any leaks or spillage.
 - Generator in bunk house areas needs to have a snow fence around the unit.
 - Inspection from Community Development will take place on Tuesday.
- **Public Facilities Comments:**
 - Provide a specific plan for set-up of the bunk houses, number of houses, and number of private staff trailers – 2 weeks prior to the event.
 - Carnival will need help with a staging the trucks as they are pulling in on the first night. Staff and Lion’s should be available to assist with this effort.
- **Other:**
 - Fiesta Shows will provide staff names and contact information.
 - No consumption of alcohol on town property.
 - Lion’s will need to secure a Sunday Entertainment license from the Board of Selectmen’s
 - Lion’s will coordinate the parking plan with Grace Chapel.
 - Consider rain date for the fireworks.
 - Bicentennial Band will play on Tuesday, June 30 even though the carnival won’t be running. Lions will be sure all is set-up and quiet for the concert.



THE LIONS CLUB OF LEXINGTON, INC.

P.O. Box 71, Lexington, Massachusetts, 02420

"Birthplace of American Liberty"

www.lexingtonlions.org

February 9, 2015

Town of Lexington
Board of Selectmen
1625 Massachusetts Ave
Lexington, MA 02420

Dear Board Members;

The Lexington Lions Club will be sponsoring its 59th Annual Fourth of July Carnival with Fiesta Shows of Seabrook, NH. We respectfully request the use of Hastings Park on the following dates and other locations as noted:

Proposed Schedule of Events:

- Sunday, June 28, 2015:
 - Arrival to staging area near high school field house starting at 6:00PM
- Monday, June 29, 2015:
 - Setup starting at 7:00AM moving onto field
- Tuesday, June 30, 2015:
 - Setup and Preliminary Inspections
- Wednesday, July 01, 2015:
 - Setup and Final Inspections
 - Perkins, Cotting & LABBB Kids 3:00 PM to 5:00 PM**Tentative Date
 - Carnival - 6:00PM to 11:00PM
- Thursday, July 02, 2015:
 - Carnival - 6:00PM to 11:00PM
 - Fireworks - 9:30 PM to 10:00 PM **Tentative Date
- Friday, July 03, 2015
 - Carnival - 6:00PM to 11:00PM
- Saturday, July 04, 2015
 - Youth Games - 10:00 AM
 - Carnival - 1:00PM to 11:00PM
- Sunday, July 05, 2015:
 - Carnival - 1:00PM to 5:00PM
 - Tear Down until 11:30PM
- Monday, July 06, 2015:
 - Final Tear Down and clean-up completed by 2:00PM

A Special Event Permit application has been filed with the Town Managers office in conjunction with this request.

Planning Meetings - The support and cooperation of the Town of Lexington has always been a key factor in our success and we hereby respectfully request your approval for our schedule above. Upon approval, we will have a formal event planning meeting with the Town Departments. Subsequent meetings will also be held with key Departments on as the event approaches.

Lighting – Fiesta Shows will be providing all lighting sources. We are requesting that lights be allowed to be used until 11:30PM on Monday June 29th and Tuesday June 30th during setup and until 11:30PM after the daily closing of the Carnival July 1-July 5 to allow carnival guests an opportunity to leave the area safely.

* **Fireworks** - The Lexington Lions Club requests permission to have a fireworks display on Thursday, July 2, 2015 at approximating 9:30 PM subject to approval of the fireworks vendor, Atlas PyroVision Productions, Inc. and safety precautions by the Fire Department.

Living Quarters and On-Site Supervisor - The Fiesta Shows carnival workers will occupy living quarters (i.e., trailers) located near the Lexington High School Field House in cooperation with the Department of Public Facilities. They will act in accordance with the conditions set forth in prior years including Fiesta Shows identifying (by name and cell phone number) an on-site supervisor who will be the primary contact person for the Lexington Police Department on any matters regarding carnival staff. This supervisor will be on-site and available between the hours of midnight and 8:00 a.m. There will be no living quarters at Hastings Park.

Overnight Police Detail and Alcohol Consumption – The Lexington Lions Club will arrange and pay for a Lexington Police Department security detail between the hours of midnight and 8:00 a.m. for each night the carnival is in Town and will work with the Police Department and follow their recommendations. Dean & Flynn, Inc. DBA Fiesta Shows agree that there is no consumption of alcoholic beverages on public property.

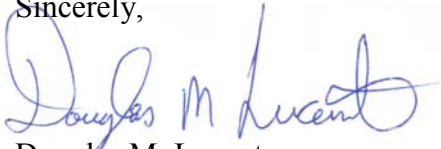
Break Bottle Game – There will not be a break bottle game.

Backflow Preventer – The Lexington Lions Club will be responsible for making a \$1,000 deposit for a backflow preventer valve from the Department of Public Works.

Post-Carnival Meetings – The Lexington Lions Club will plan to hold a post-carnival meeting with the DPW on Monday, July 6th at Hastings Park to review the conditions of the grass at Hastings Park. Lions and Fiesta shows will be responsible for any and all repairs to the grass. Another debriefing meeting will be held within 2 months after the Carnival including all appropriate Town Departments to review the carnival layout, and any concerns that may have come up during the carnival.

If you have any questions, please contact me at 17 Vine Brook Rd, Lexington, MA 02421; Cell Phone: (781) 424-4007. Additional contacts are; John Lucente of the Lexington Lions Club – Cell Phone: (781) 424-1488; Paula Rizzo-Riley of the Lexington Lions Club – Cell Phone: (781) 999-1967; EJ Dean of Fiesta Shows – Cell Phone (978) 375-2541.

Sincerely,



Douglas M. Lucente,
Treasurer, Lexington Lions Club

Original Letter to Board of Selectmen; E-mail CC to:

Carl Valente, Town Manager

Linda Crew Vine, Deputy Town Manager

Chief Mark Corr, Police Department

Asst. Chief John Fleck, Fire Department

Gerard Cody, Health Division

William Hadley, Department of Public Works

David Pinsonneault, Department of Public Works

Shawn Newell, Department of Public Facilities

Karen Simmons, Recreation Department

Fred Lonardo, Building Division

E.J. Dean, Fiesta Shows

Paula Rizzo-Riley, Lexington Lions Club

Joseph LaMarca, Lexington Lions Club

Richard Michelson, Lexington Lions Club

John Lucente, Lexington Lions Club

Alan Wrigley, Lexington Lions Club



TOWN OF LEXINGTON

Special Event Permit Application

Applicant and Sponsoring Organization Information

Name of Organization / Sponsor: **LEXINGTON LIONS CLUB** Non-Profit ☒ Profit ☐

Applicant name: **Doug Lucente, Treasurer** Tax ID #: **04-2371592**

Address: **PO BOX 71** City: **Lexington** State: **MA** Zip: **02420**

Daytime Phone: **(781) 325-7226** Evening Phone: **(781) 862-2534** Cell Phone: **(781) 424-4007**

E Mail: **Doug@promedLLC.com** Web Site: **www.LexingtonLions.org**

Event Site Manager: **EJ Dean, Fiesta Shows** Cell Phone: **(978) 375-2541**

Other Contact person/s: **Paula Rizzo-Riley, Lions President** Cell Phone: **(781) 999-1967**

Special Event Information - *Complete all data as required for event of any size.*

Type of Event: ☐ Run/Walk ☐ Rally ☐ Parade ☐ School Fair ☐ Concert ☒ Carnival ☐ Filming
☐ Street Fair ☐ Festival ☐ Political Event ☐ Raffle ☐ Other (specify) _____

Event Title: **59th Annual Fourth of July Carnival**

Event Date & Time(s): **See Attached** Estimated Attendance: # **several thousand**
June 28th to July 6th **over the week**

Open to the Public: ☒ Yes ☐ No Admission Fee: \$ **1.00 per adult / children FREE**

Requested Location: ☐ Battle Green
☐ Bike Path (specify location/s): _____
☐ Depot Square
☐ Buckman Tavern Lawn
☒ Hastings Park ☐ Gazebo
☐ Sidewalk (Specify location/s): _____
☐ Street (specify): _____
☐ Tower Park
☐ Town Park/Playground/Field (specify): _____
☐ Other (specify): _____

Set Up Date/Time & Description: **Monday, June 29, 2015 7:00AM to Wednesday, July 1, 2015 at 2:00PM**

Breakdown Date /Time & Description: **Sunday, July 6, 2015 5PM-11:30PM & Monday 7AM -2PM**

Event Details

Please indicate whether the following items pertain to your event.

YES	NO	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Food Concession and/or Food Preparation Area (s)
		<i>(If you intend to cook food in the event area)</i>
		Please specify method: <input checked="" type="checkbox"/> Propane Gas <input type="checkbox"/> Electric <input type="checkbox"/> Charcoal <input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	First Aid Facility (ies) and Ambulance (s).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will you set up table(s) and/or chair(s)? <i>How many?</i> 6 Picnic Tables _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fencing, Barrier(s) and/or Barricade(s), Traffic Cones.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does your event require electricity? <i>Source:</i> Fiesta Shows
	<input checked="" type="checkbox"/>	Will you be holding a raffle at your event? <i>Describe:</i> _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Booth(s), Exhibit(s), Display(s) and/or Enclosure(s).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Canopy (ies) and or Tent(s). <i>Please describe dimensions:</i> Hospitality Tent 20 x 30
	<input checked="" type="checkbox"/>	Scaffolding, Bleacher(s), Platform(s), Grandstand(s) or related structure(s).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vehicle(s) and/or Trailer(s).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sleeping Trailer(s) and/or other accommodations.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trash Container(s) and/or Dumpster(s).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Portable Toilet(s). <i>If yes, please indicate the company providing units.</i> Contracted via Fiesta Shows
	<input checked="" type="checkbox"/>	Stage(s). <i>Please indicate dimension:</i> _____
	<input checked="" type="checkbox"/>	Entertainment. <i>Please describe:</i> _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Amusement Rides. <i>Please List and describe:</i> _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Inflatable Device(s).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Banner(s) and/or Sign(s). Hastings Road for Show Hours to prevent parking issues
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Street Closure(s) <i>Please list:</i> & others on Fireworks Night
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the event be advertised? <i>How?</i> Local Newspapers
	<input checked="" type="checkbox"/>	Please note you cannot advertise your event before approval.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sponsorship/Vending or Promotional Activity? <i>Please Describe:</i> _____
	<input type="checkbox"/>	Amplified Sound. If yes please indicate Start Time _____ and End Time _____
		<i>The Town of Lexington requires that noise levels not exceed 10 or more decibels above the ambient noise between 8:00 p.m. and 7:00 a.m. in a residential or commercial zone.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will your event have Fireworks?
	<input checked="" type="checkbox"/>	Will your event have animals? <i>If yes, specify:</i> _____
Supplied by		Will your event require lights? <i>If so, specify hours:</i> _____
Fiesta Shows		

Other Permits

Please note that all components of the event are subject to approval by the Town Managers Office and may also require approval by and/or permit(s) from other Town agencies and departments. It is the responsibility of the applicant to secure all necessary Town of Lexington permits, and to submit and payment required for permits.

Insurance Requirements

Evidence of Insurance will be required before final permit approval. Please provide a Certificate of insurance, which shows a minimum of \$1,000,000.00 in Commercial General Liability Insurance and a Policy Endorsement, which indemnifies and holds harmless the Town of Lexington, and all of its agencies and departments. Some events may require a higher limit of insurance. Permittee must list the aforementioned parties as additional insured on their Certificate of Insurance. Each event is evaluated on its risk exposure. Any and all damages resulting from the event are the responsibility of the permittee and the permittee will work through designated staff to determine the most appropriate means for repair. The Town of Lexington is not responsible for any accidents or damages to persons or property resulting from the issuance of this permit.

Affidavit of Applicant

My signature below indicates that everything I have stated in this application is correct to the best of my knowledge. I have read, understand and agree to abide by the policies, rules and regulations of the Town of Lexington as they pertain to the requested usage. The permit, if granted is not transferable and is revocable at any time at the absolute discretion of the Town of Lexington Manager's Office (or designee). All programs and facilities of the Town of Lexington are open to all citizens regardless of race, sex, age, color, religion, national origin or disability.

Name of Applicant: **Douglas M. Lucente** (Please print)

Signature of Applicant:  Date: **2-9-2015**

***The following is required by your organization to insure the safety and health of all participating in this event:**

Note: You do not need to contact the departments below if it is not required.

YES NO

- ☒ ☐ Police Detail - estimated cost-\$ _____ per/day. Days Required _____ (Contact Police)
Comments: _____
- ☒ ☐ Fire / Ambulance Detail – estimated cost - \$ _____ per/day. Days Required _____ (Contact Fire)
Comments: _____
- ☐ ☒ Indoor Rain Space – All organizations must apply and pay fees through the Public Facilities Dept..
- ☐ ☒ Field Lining - \$ _____ per/field. Additional fee for layout \$ _____ (Contact DPW -Parks)
- ☒ ☐ Trash removal - \$ _____ per/day. Days required _____ (Contact DPW -Parks)
- ☒ ☐ Portable toilets - Number required _____ Fees paid directly to company of your choice. All toilets must be serviced each evening. Placement and servicing coordinated in cooperation with the Recreation Department or DPW.
- ☒ ☐ Extra waste containers - \$20.00 per day (10). Days Required _____ (Contact DPW -Parks)
- ☒ ☐ Temporary Food Permit - \$15.00 (non-licensed) or \$50.00 (Commercial) (Contact Health)
- ☐ ☒ Raffle Permit/License - (Contact Town Clerk's Office)
- ☐ ☒ Field Permit - (Contact Recreation)
- ☐ ☒ Center Complex Lights Permit - (Contact Recreation)

DPW Parks Dept. –781-861-2758 * Fire Dept.- 781-862-0272 * Police Dept. - 781-862-1212 * Health Dept. - 781-862-0500 ext. 237 *

Town Clerks Office – 781-862-0500 ext 270 * Public Facilities Dept. – 781-861-2580 ext. 205 * Recreation Dept. – 781-862-0500 ext. 262

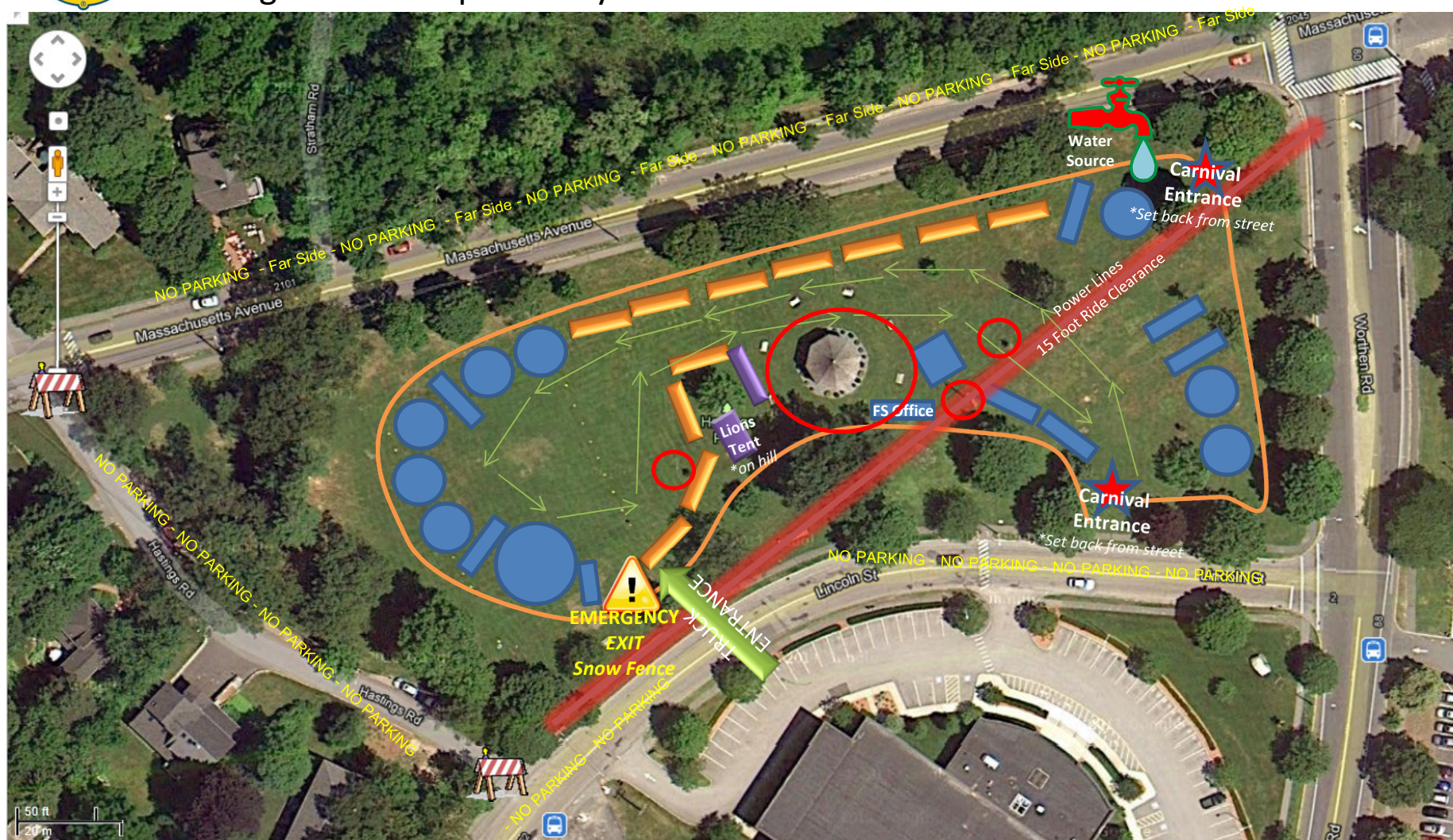
Town Department Use Only Approvals and Notifications

Insurance Certificate Received: ☐ YES – Date: _____ ☐ NO

Town Manager's Office:	Approved	Denied	Date: _____	Police Department:	Approved	Denied	Date: _____
Fire Department:	Approved	Denied	Date: _____	Health Division:	Approved	Denied	Date: _____
Parks Division:	Approved	Denied	Date: _____	Building Division:	Approved	Denied	Date: _____
Recreation Department:	Approved	Denied	Date: _____	Selectman's Office:	Approved	Denied	Date: _____
Town Clerk's Office:	Approved	Denied	Date: _____	Public Facilities:	Approved	Denied	Date: _____



Lexington Lions Club – 59th Annual Fourth of July Carnival Hastings Park – Proposed Layout as of 2-9-2015



Other Notes:

All house trailers would be parked at high school parking lot.



= Street blocked off to traffic during show hours



= Perimeter fencing



= Rides



= Games and Concessions



= Lions



= Foot Traffic Pattern



= Snow Fence or other suitable fencing Around Small Trees Telephone Poles, and Gazebo (during non-use times)



= Emergency Exit



Lexington Lions Club – Carnival 2015
Proposed Fiesta Show Sleep Trailers and Supervisor Trailers

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

DATE: **PRESENTER:**

Melisa Tintocalis, Economic Development Director; David Kucharsky,
3/9/2015 Transportation Planner

ITEM
NUMBER:

I.2

AGENDA ITEM TITLE:

Massachusetts Avenue Parking Proposal for the Center

SUMMARY:

See attached memo.

RECOMMENDATION / SUGGESTED MOTION:

See attached recommendations (p.6)

FOLLOW-UP:

The Parking Management Group will oversee implementation issues.

APPROXIMATE TIME ON AGENDA:

7:10 p.m.

ATTACHMENTS:

Description	Type
❑ Staff Memo-Mass Ave. Parking Proposal	Cover Memo
❑ Mass. Avenue Parking Proposal Presentation	Presentation

Town of Lexington

1625 Massachusetts Ave.
Lexington, MA 02420

Memorandum

To: Carl Valente, Town Manager
From: Melisa Tintocalis, Economic Development Director
David Kucharsky, Transportation Planner
Date: March 4, 2015
RE: Mass Avenue Parking Proposal

Below is a description of the Mass Avenue Parking Proposal which provides a summary of the proposal, process, and our final recommendation to the Board of Selectmen based on public input:

Background Summary

The Mass Avenue Parking Proposal includes a set of changes in three geographic areas to improve parking conditions in and around the Town Center. The proposal primarily includes:

- 1.) New striping on both sides of Mass Avenue west of the Town Center to improve the safe utilization of existing parking;
- 2.) Changing the posted regulation on the north side of Mass Avenue east of the Town Center to allow legal parking for 18 spaces; and
- 3.) New regulations for Slocum Road

The impetus for the proposal stems from the comprehensive Lexington Center Parking Management and Implementation Plan, accepted by the Board of Selectmen on June 15, 2014. The proposal is part of a multifaceted approach of future policies and programs recommended to improve access to the Center for all users. More specifically this proposal is part of exploring opportunities for safe and accessible public parking options in and around the Center. The proposal is a result of staff's analysis and collaboration with the Town Manager's Parking Management Working Group, abutting residents, as well as the Town's Engineering and Police Departments.

Accommodating legal on-street parking along Mass Avenue is an inexpensive and low maintenance means of incrementally adding useful parking supply to the Town's system. The Slocum Road recommendations are in response to residents' feedback that changes to regulations on Mass Avenue could impact adjacent neighborhoods and should be included. To be sure this proposal and future recommendations meet its intended goals, regular monitoring will occur to

gauge its usefulness and impacts. The Town Manager's Parking Management Group will be instrumental in this review and reports are planned for the Board of Selectmen twice a year.

Proposal Breakdown by Geographic Area

1. Mass Avenue West of the Town Center (north and south sides)

a. Existing Conditions:

According to the Town's Code 2HR parking from 6AM-6PM Mon-Fri is allowed along the north side of Mass Ave from Harrington Road to Forest Street. The Code also indicates that along the south side from Clarke Street to Forest Street there is no parking from 6AM-10AM with 2HR parking from 10AM-6PM Mon-Fri. However, there are no parking signs posted to indicate any time limits or other constraints. Enforcement of parking per the code does not occur frequently if at all because there are no posted signs for reference. Hence, the area is, in effect, unregulated and often used by long-term parkers. In addition, there is no paint on the ground to indicate where to park. At present vehicles tend to park along the curb adjacent to one another and often close to intersections, driveways, and crosswalks creating sightline issues for moving vehicles, cyclists, and pedestrians.

b. Proposal:

Paint T's & L's on the asphalt to clearly indicate safe parking boundaries that define 14 vehicle parking spaces (approximately 20' long by 8' wide). The parking spaces would be located in such a manner to maintain sightlines per the State's regulation which prohibits parking within 20 feet of an intersection. In addition, the proposal recommends amending the code to allow for vehicle parking with no time limit restrictions on the north side of Mass Ave from Forest Street to approximately 340' east and to allow for vehicle parking with no time limit restrictions on the south side of Mass Ave from Forest Street to approximately 225' east.

c. Analysis:

The T's & L's would provide a visual cue to guide motorists to safe parking spaces. The parameters used to outline the parking stalls will be consistent with those currently used throughout the Center/Town and create 14 defined spaces. Granted, by painting the spaces there will be a reduction in the total number of cars that can legally park in this area. At present vehicles align closer to one another and utilize the curb near street intersections, driveways, and crosswalks; these conditions allow more cars to park, however, this reduces safety because visibility is obscured at these locations. In addition, the proposal includes updating the code to reflect the type of long-term parking that is currently taking place and that is consistent with the Parking Management Plan.

2. Mass Avenue East of the Town Center (north side only)

a. Existing Conditions:

According to the Code no parking is allowed from Woburn Street to Rowland Avenue on both sides of Mass Ave. “No Parking” signs are posted to reflect these regulations on the north and south sides.

b. Proposal:

Amend the code to allow for vehicle parking with no time limit restrictions on the north side of Mass Avenue from approximately 75 feet east of the intersection with Woburn Street/Fletcher Avenue to Rowland Avenue adding the necessary T’s & L’s and signage.

c. Analysis:

Allowing parking, designated with T’s & L’s, would provide a net of 18 new parking spaces within a five-minute walk of the Town Center. The proposal is consistent with Phase 1 of the Parking Management and Implementation Plan and its goal to enhance parking options that are safe, connected to existing pedestrian networks, and within a reasonable walking distance to the Center. The proposal has undergone several iterations based on staff analysis, several Parking Management Working Group sessions, two public meetings, two one-on-one stakeholder meetings, and site visits with DPW, Police and the Town Engineer. Initially the proposal called for parking on both the north and the south sides of Mass Avenue; however, through the public process the proposal was refined to include parking only on the north side. Allowing parking along this section of Mass Avenue, is a low cost and safe means of adding more parking options close to the Town Center. The existing infrastructure within the public realm allows drivers to safely parallel park and connect to a pedestrian network of sidewalks that leads to the heart of the Center.

Parked vehicles along this area of Mass Avenue will provide a visual cue to motorists that they are entering a more densely populated area with increased pedestrian, cyclist and vehicle activity. Narrowing the real or apparent width of a roadway is an effective design measure identified by federal and state agencies to reduce operating speeds on a roadway. On-street parking is one of several techniques that can be used to increase driver attentiveness and awareness of other users of the street, specifically, pedestrians, bicyclists and motorists using on-street parking. In addition, this proposal allows staff to explore how this section, as well as the greater stretch of Mass Ave between Woburn Street and Marrett Road, could potentially incorporate a Complete Streets framework with enhanced bike accommodations which could complement the designs of the Center Streetscape to the west and the Three Intersections Project to the east.

3. Slocum Road, Hunt Road, and Rowland Avenue

a. Existing Conditions

Slocum Road is a narrow street, ranging from 22-25 feet wide, with no parking regulations except for “No Parking Anytime” along the east side of the roadway from Mass Ave to 100’ south. Residents have raised concerns about cars that appear to park for long periods of time making the street difficult to navigate especially for local school buses. Separate from this process, Slocum Road residents had signed and submitted a petition to the Traffic Safety Advisory Committee (n.k.a. Transportation Safety Group) requesting regulations that limit or eliminate parking on this road.

Hunt Road is a private way, classified as an unaccepted way by the Town. The Town had no jurisdiction to maintain the condition of Hunt Road nor regulate parking.

Rowland Avenue is an accepted road which is not a through way with no parking restrictions. Residents have reported that during soccer games, which take place in the fields across Mass Avenue, motorists have parked on their street; however they have not reported long-term parkers using the road on a regular basis.

b. Proposal

Slocum Road - amend the code to indicate “No Parking Anytime” on the west side of Slocum Road from Mass Avenue to Highland Avenue and adding the necessary signs to indicate this to motorists. On the east side of Slocum Road from the terminus of the existing “No Parking Anytime” zone to Highland Avenue, staff recommends amending the code to indicate No Parking 7AM to 10AM with 2Hr Parking 10AM-6PM, Monday through Friday, consistent with regulations for other nearby residential streets and installing the necessary signage to indicate these regulations. In addition, staff recommends approving four permit parking spaces on the east side of Slocum Road from the terminus of the existing “No Parking Anytime” zone to Hunt Road. The Police Department would only issue four permits to four corresponding licenses. These four vehicles would be exempt to the posted regulations if their permit is visible.

Hunt Road - replace the existing “Private Way” sign with a newer more visible sign to discourage drivers from potentially entering and parking on this street.

Rowland Avenue - replace existing “Not a Through Street” signage with a newer more visible sign to discourage drivers from potentially entering and parking on this street.

c. Analysis

Initially staff focused on the main corridor of Mass Avenue and had not included recommendations for the residential side streets. However, after the first public

meeting on October 9, 2014, where approximately 50 residential abutters attended, staff heard significant concerns regarding the potential impacts that changes to Mass Avenue may have on local side streets. Concerns ranged from impaired sightlines to cut through traffic. Following the public meeting, additional one-on-one meetings occurred with staff, neighborhood leaders, and Selectman Chair Pato to better understand resident concerns. As a result the proposal was refined to limit parking to the north side of Mass Avenue as well as include regulations for Slocum Road and replacement signs for Hunt Road and Rowland Avenue. Staff presented the refined proposal during a second public meeting on February 3, 2015. Following that meeting the recommendation was further refined to address additional concerns.

Monitoring

The following monitoring program has been developed to gauge the recommendation's effectiveness and identify impacts if any.

1. Prior to implementation document activity on Mass Avenue and residential side streets
2. Allow conditions to normalize for one quarter
3. Each quarter: conduct utilization counts for a one week period during AM, MD, PM peak hours¹
4. Counts will include parked vehicles, bicycle and pedestrian activity
5. Present findings to Board of Selectmen after one year

Summary

The recommendation described in this memo was developed with the support of the Town Manager's Parking Management Group and refined with significant input from the public. The intent is to provide parking options for users who need legal parking for longer periods of time that may prefer to walk to the Center or may be price sensitive. In addition, this type of parking serves as an option for users who feed meters, risk enforcement and park in residential side streets, or pay to park all day in the Depot Lot. Accommodating on-street parking along these areas of Massachusetts Avenue will add safe and accessible spaces to the overall parking inventory as well as contribute to the ongoing traffic calming efforts being developed for the Town Center.

¹ Peak hours used will be those identified by the consultants during the development of the Lexington Center Parking Management & Implementation Report as well as during Center Streetscape Traffic Study.

Recommendation

Mass Avenue West of the Town Center (north and south sides):

- Approve amending the code to allow for vehicle parking with no time restrictions on the north side of Mass Avenue from Forest Street to approximately 340 feet east adding the necessary striping.
- Approve amending the code to allow for vehicle parking with no time restrictions on the south side of Mass Avenue from Forest Street to approximately 225 feet east adding the necessary striping.

Mass Avenue East of the Town Center (north side only):

- Approve amending the code to allow for vehicle parking with no time restrictions on the north side of Mass Avenue from approx. 75' east of intersection with Woburn Street/Fletcher Avenue to Rowland Avenue adding the necessary striping and signage.

Slocum Road, Hunt Road, and Rowland Avenue:

- Approve amending the code to indicate No Parking Anytime on the west side of Slocum Road from Mass Ave to Highland Ave adding necessary signage.
- Approve amending the code to indicate No Parking 7AM to 10AM with 2Hr Parking 10AM-6PM M-F on the east side of Slocum Road from the terminus of the existing No Parking Anytime zone to Highland Avenue adding necessary signage.
- Approve four permit parking spaces on east side of Slocum Road from the terminus of the existing No Parking Anytime zone to Hunt Road.

MASSACHUSETTS AVENUE (west of Town Center)

- Stripe the area to indicate parking for 14 spaces and one bus stop
- Amend code to allow legal parking that is consistent with the regulations westward between Parker and Forest Street
- Parking would be allowed seven days a week; only no parking between 2am-6am from December 1st - April 1st



MASSACHUSETTS AVENUE (east of Town Center)

- Stripe north-side from approx. 75' east of intersection with Woburn Street/Fletcher Avenue to Rowland Avenue to indicate parking for 18 spaces and one bus stop
- Amend code to allow legal parking that is consistent with the regulations eastward past Rowland Avenue
- Parking would be allowed seven days a week; only no parking between 2am-6am from December 1st - April 1st



Mass Avenue Parking Proposal

BOARD OF SELECTMEN MARCH 9, 2015



Lexington Center Parking Management & Implementation Plan

Goal:

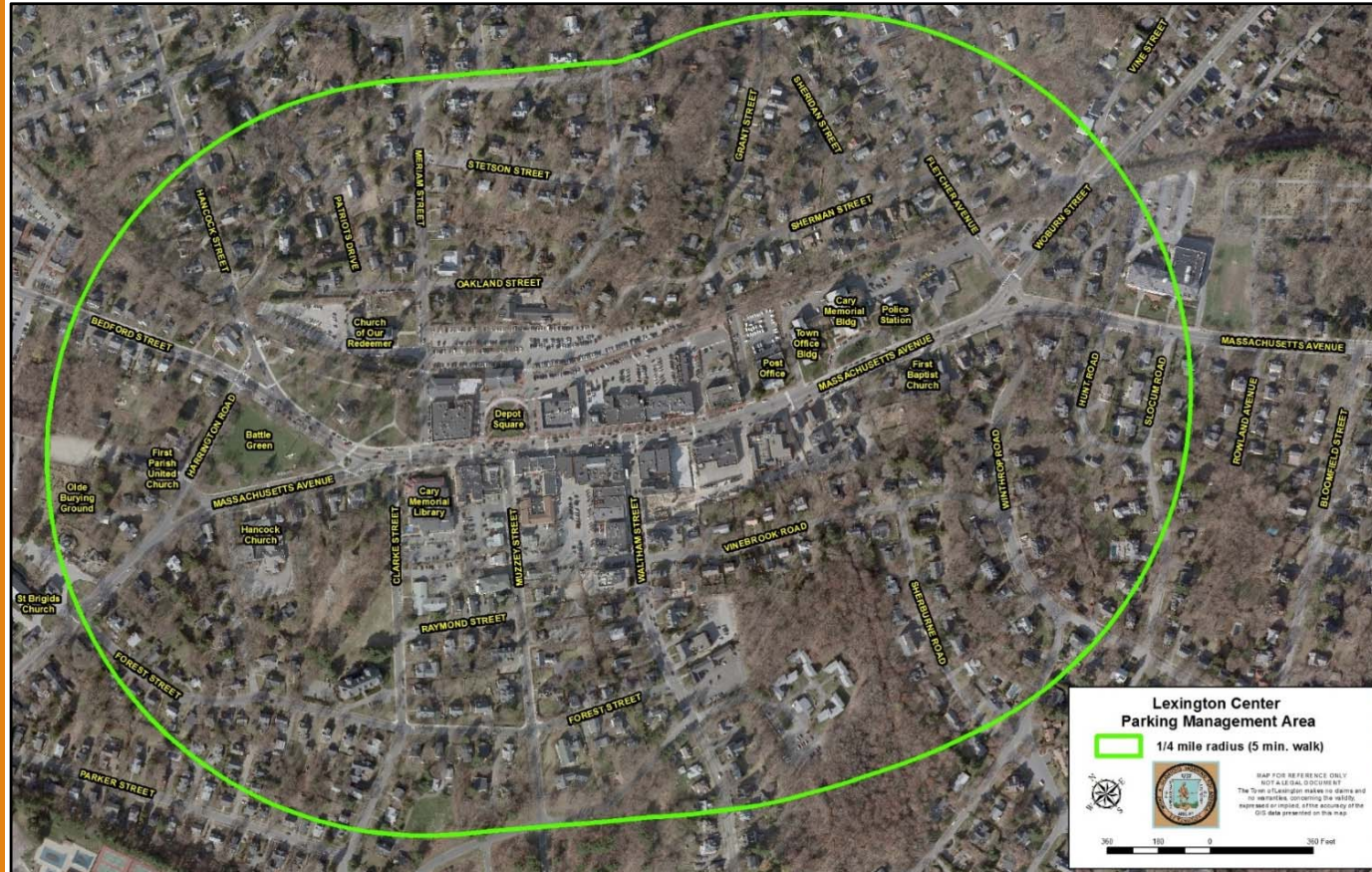
to make it easier to park in the Center and support other modes of transportation to the Center

Process:

9-month community process & BOS acceptance (June 17, 2014)

Scope:

¼ mile radius (approx. 5-10 min walk)



Data Collection Highlights

3,000 parking spaces public and private within the Center

Weekdays 11:30-3:30PM
peak public parking time



Counts & Utilization

3,000 parking spaces



Survey

550 responses

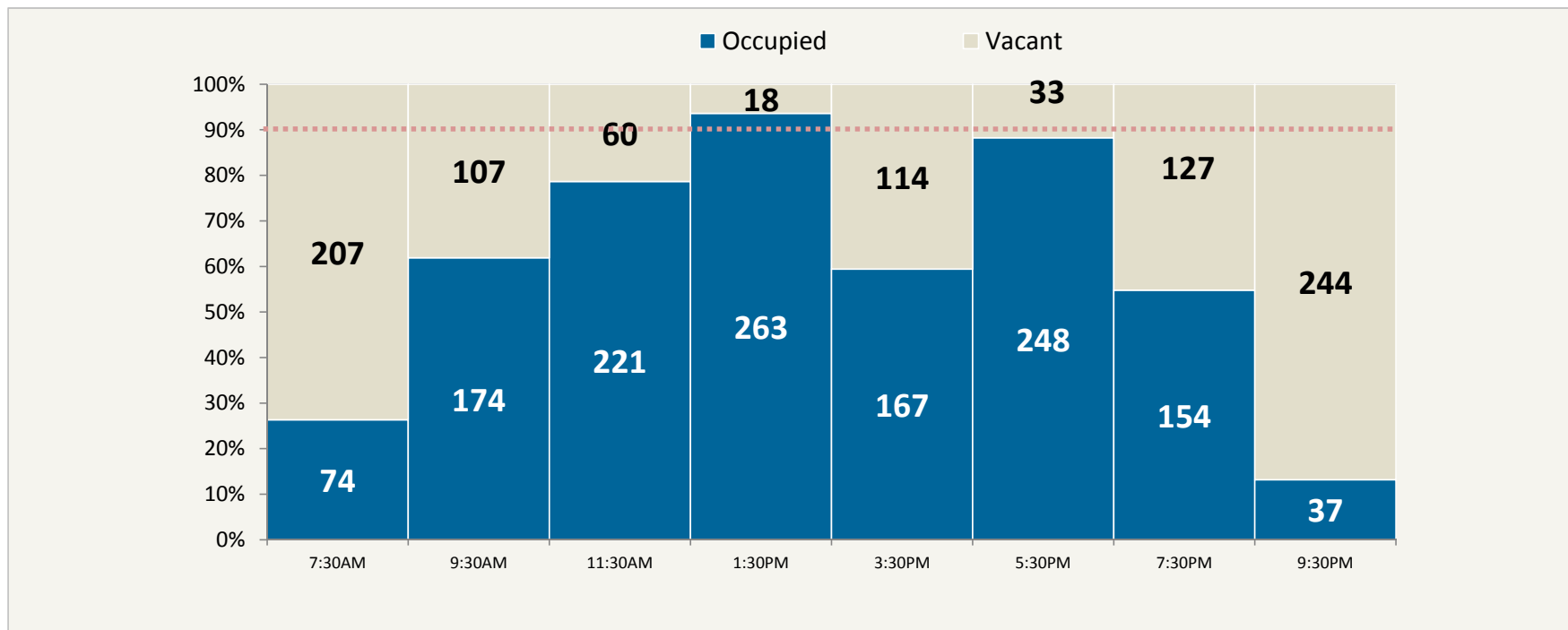


1-on-1 interviews

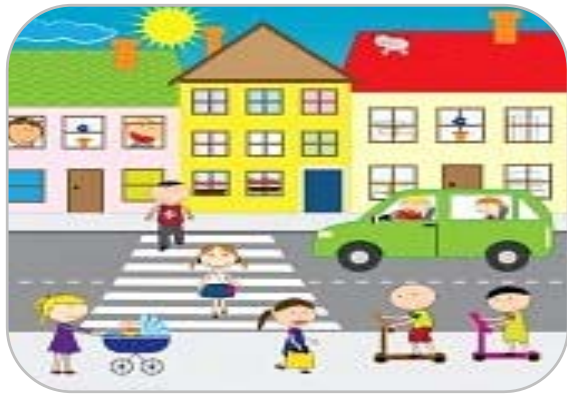
32 meetings



Study Area Boundary Parking Utilization Thursday Publicly Accessible Parking



What we heard was that people want:



Safe Routes

Connections to pedestrian network



Pedestrian connections

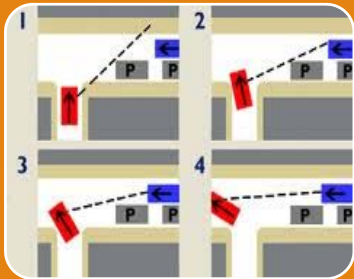
Enhance convenient links to/from parking areas to uses



Correct dangerous crossing

Mass Avenue & Battle Green area have daunting crossings

MAKING IT SAFE



Maintain Sightlines

- **State regulation prohibits parking within 20 feet of an intersection (staff also evaluated driveways and crosswalks)**

source: Mass Highway's Project Development & Design Guide, January 2006

- **Identify potential conflicts between motorists, pedestrians and cyclists**



Reduce Speed

- **Physical road design elements intended to reduce vehicle speeds and improve driver attentiveness**
- **Narrowing the real or apparent width of the street is an effective design measure identified by federal and state agencies to reduce operating speeds on a roadway**

source: Mass Highway's Project Development & Design Guide, January 2006

Original Proposal Dated Oct. 9, 2014

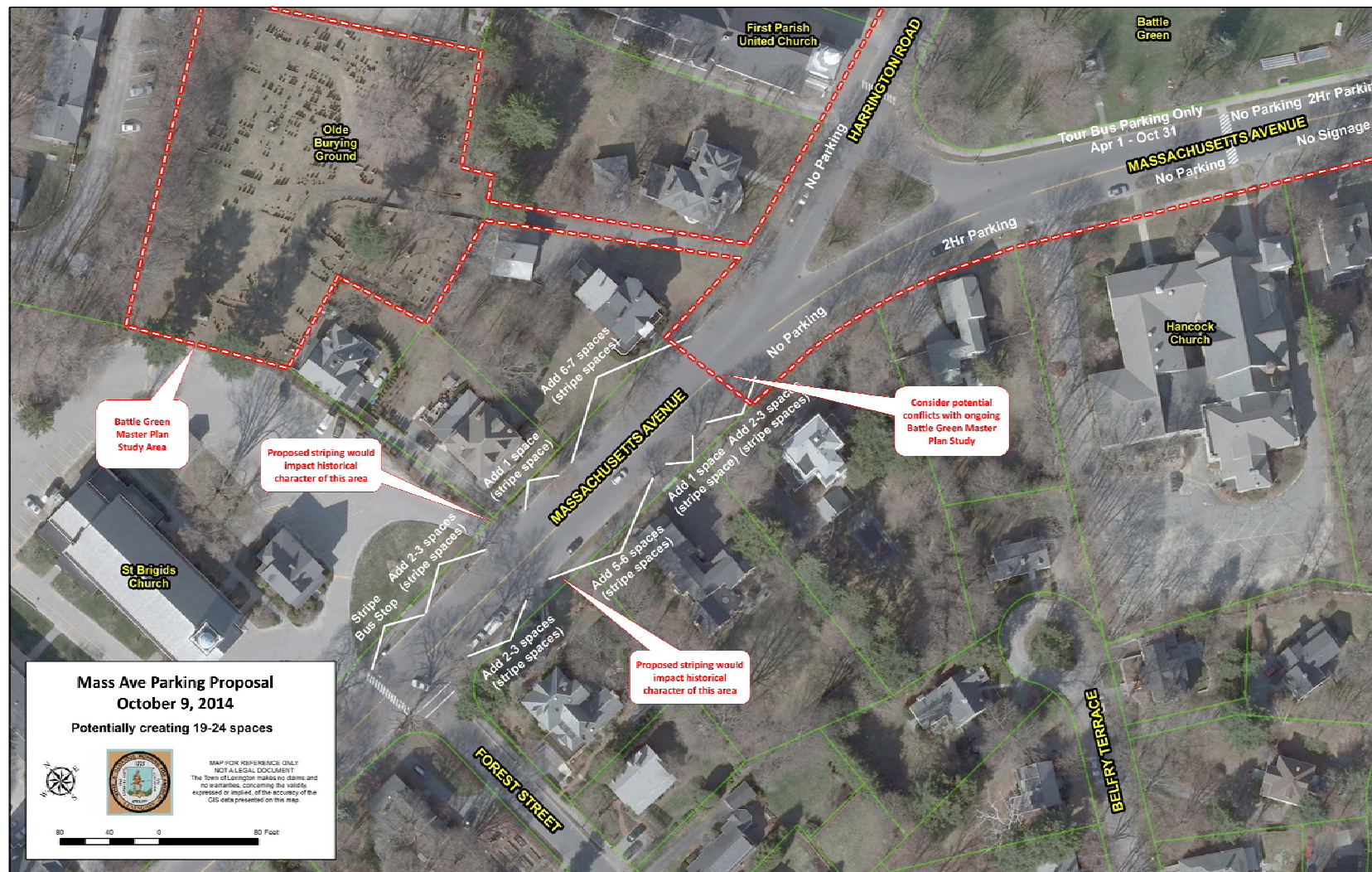


Western Edge

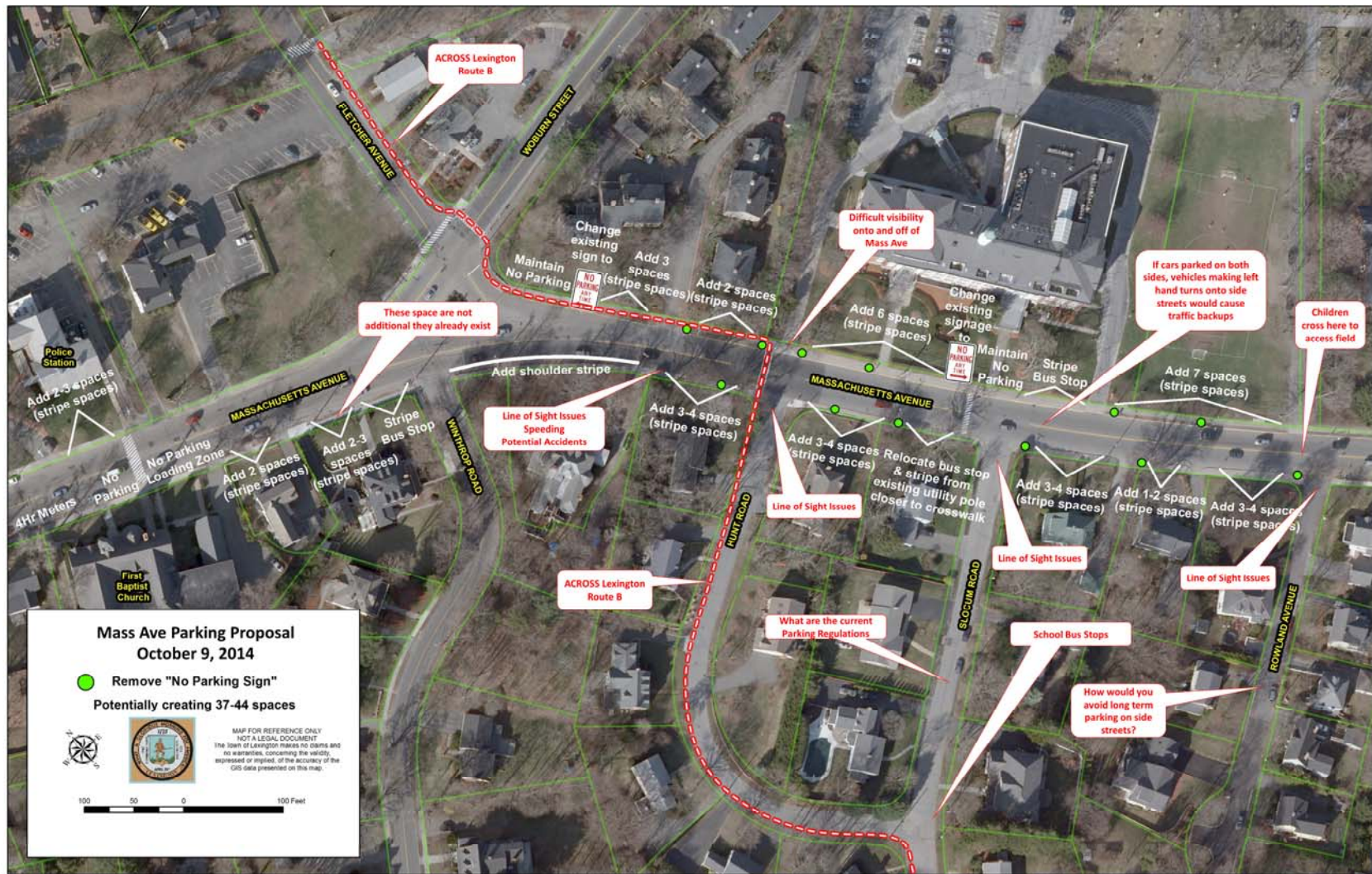


Eastern Edge

Public Feedback



Public Comments: West Mass Ave. Added from October Meeting



Public Comments: East Mass Ave Added from October Meeting

Eastern Mass Ave Residents' Position

Submitted to Selectmen on October 15th

“1.) Our neighborhood will be less safe than it is today

a. More traffic

b. Less visibility

c. More strangers

2.) Our neighborhood will be less convenient and more difficult to navigate than it is today

3.) Our neighborhood will be less residential than it is today

4.) This is a business-centric proposal. The expansion of commercial interests outward from the Center to our Muzzey residential neighborhood is fueled by a perceived two-hour, weekday parking problem a half-mile away from our neighborhood.”

Public Process

2 – public meetings

2 – one-on-one stakeholder meetings

4 – Parking Management Group meetings



Sep. 18, 2014



October 9, 2014



Nov. 14, 2014



December 2, 2014



December 18,
2014



January 22, 2015



Feb. 3, 2014



Feb. 26, 2014

Final Proposal

MARCH 9, 2015



[illegible]

Proposed Days: Monday - Sunday

[illegible]

Proposed Time: Consistent with other nearby streets; no overnight parking from 2am-6am December 1st to April 1st

Proposed Days: Monday - Sunday

Replace existing signs with more visible signage on Rowland Ave/Hunt Rd



Proposed: No Parking on west side of Slocum from Mass Ave to Highland Ave; adding necessary signage.

Proposed Time: No Parking 7AM to 10AM with 2Hr Parking 10AM-6PM M-F on the east side of Slocum Road from the terminus of the existing No Parking zone to Highland; adding necessary signage

Proposed Permits: Four permit parking spaces on east side of Slocum Road from the terminus of the existing No Parking Anytime zone to Hunt Road.

Monitoring Program

1. Prior to implementation; document activity on Mass Ave. and side streets

2. Allow conditions to normalize for one quarter

3. Each quarter: conduct utilization counts for a one week period during AM, MD, PM peak hours

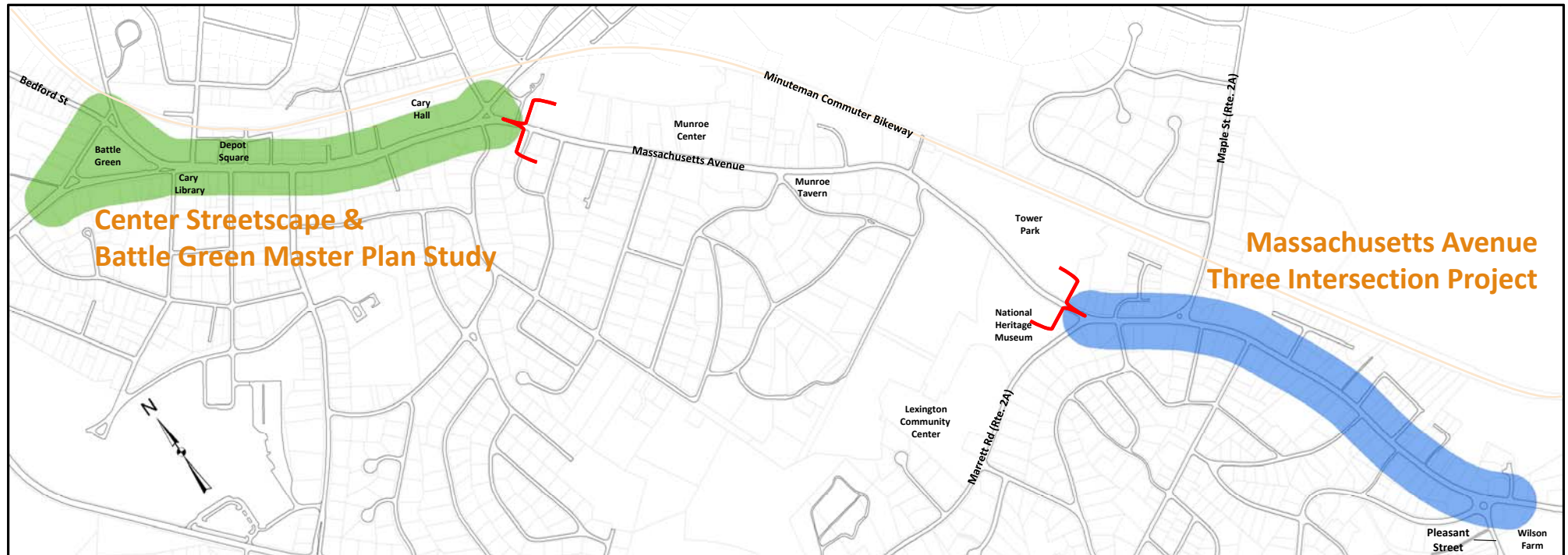
4. Counts will include parked vehicles, bicycle and pedestrian activity

5. Present findings to Board of Selectmen after six months and then again after one year

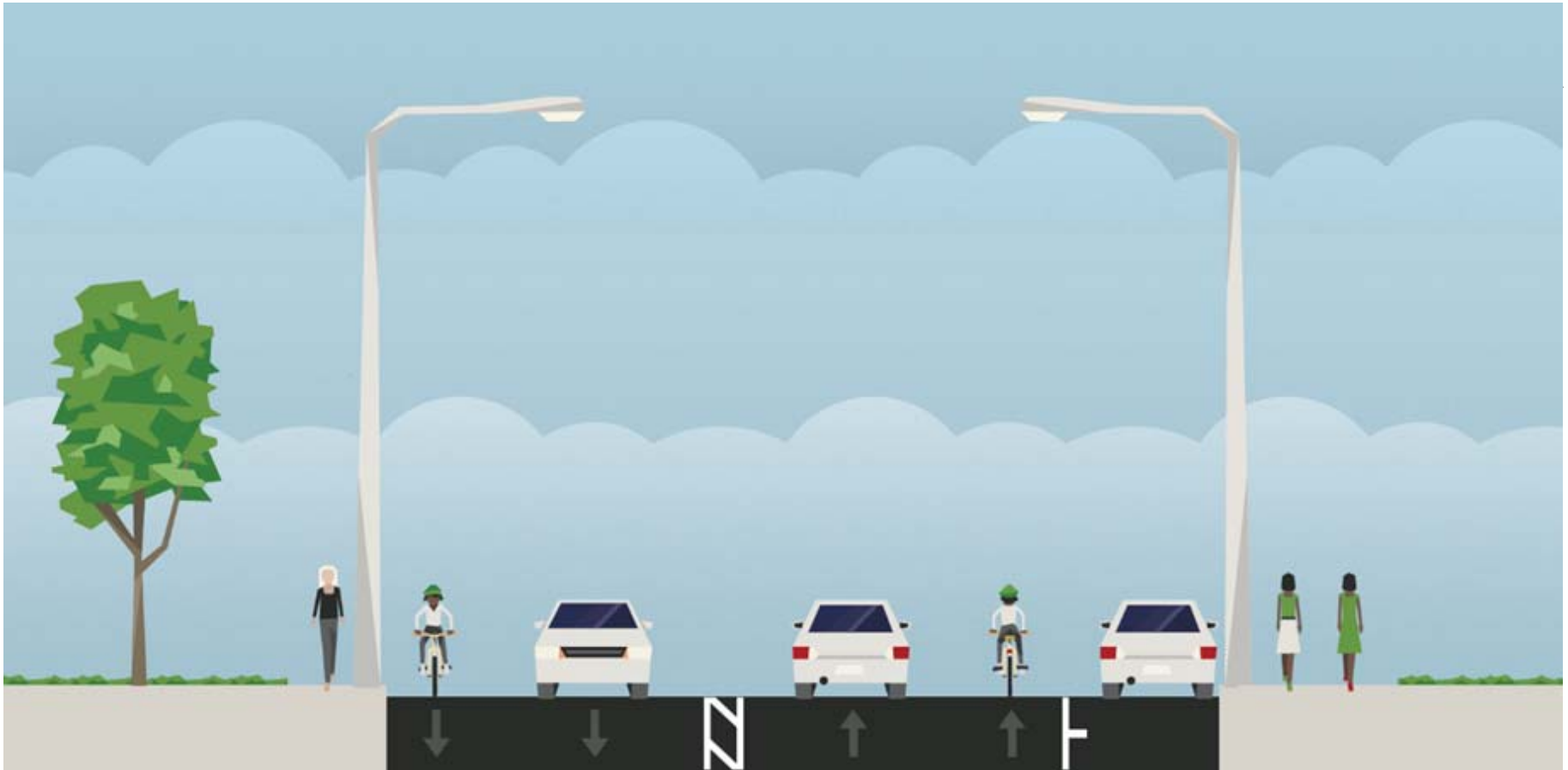
Mass Avenue
East
of
Town Center



Massachusetts Avenue Corridor



Complete Streets Approach: Mass Ave from Winthrop Rd to Marrett Rd



Perspective looking West

Recommendation

Mass Avenue West of the Town Center (north and south sides):

- Approve amending the code to allow for vehicle parking with no time restrictions on the north side of Mass Avenue from Forest Street to approximately 340 feet east adding the necessary striping.
- Approve amending the code to allow for vehicle parking with no time restrictions on the south side of Mass Avenue from Forest Street to approximately 225 feet east adding the necessary striping.

Mass Avenue East of the Town Center (north side only):

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Slocum Road, Hunt Road, and Rowland Avenue:

- Approve amending the code to indicate No Parking Anytime on the west side of Slocum Road from Mass Ave to Highland Ave adding necessary signage.
- Approve amending the code to indicate No Parking 7AM to 10AM with 2Hr Parking 10AM-6PM M-F on the east side of Slocum Road from the terminus of the existing No Parking Anytime zone to Highland Avenue adding necessary signage.
- Approve four permit parking spaces on east side of Slocum Road from the terminus of the existing No Parking Anytime zone to Hunt Road.

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

DATE: **PRESENTER:**

Melisa Tintocalis, Economic Development Director; David Kucharsky,
3/9/2015 Transportation Planner

ITEM
NUMBER:

I.3

AGENDA ITEM TITLE:

Additional Parking Signage Proposal for the Center

SUMMARY:

See attached memorandum

RECOMMENDATION / SUGGESTED MOTION:

See attached recommendations (p.1).

FOLLOW-UP:

Economic Development will work with DPW on the signage installation.

APPROXIMATE TIME ON AGENDA:

7:40 p.m.

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Staff Memo-Center Parking Signage Proposal	Cover Memo
<input type="checkbox"/> Additional Parking Signage Presentation	Presentation

Town of Lexington

1625 Massachusetts Ave.
Lexington, MA 02420

Memorandum

To: Carl Valente, Town Manager
From: Melisa Tintocalis, Economic Development Director
David Kucharsky, Transportation Planner
Date: March 3, 2015
RE: Additional Parking Sign Recommendation

In an effort to continue to improve the dissemination of parking information in the Town Center, and consistent with the Lexington Center Parking Management and Implementation Plan, staff and the Town Manager's Parking Management Group recommend posting three additional parking signs along Massachusetts Avenue.

Background Summary

The additional parking signs are intended to provide visitors further guidance to the Center's public parking lots. Having clear guidance for drivers, especially those who may be unfamiliar with the area, is critical for safe traffic circulation and enhancing the visitor experience in the Center. Several locations were initially identified in the "Lexington Center Parking Management and Implementation Report". The locations were refined by staff in consultation with DPW and members of the Town Manager's Parking Management Working Group to determine the number and most appropriate locations. The third location at Mass Avenue and Waltham Street has two options for the Board of Selectmen to consider.

The three locations are:

1. Massachusetts Avenue at the Town Office Exist
2. Massachusetts Avenue at Meriam Street/Clarke Street
3. Massachusetts Avenue at Waltham Street (Option 1 or Option 2)

The following pages provide renderings of the additional parking signs at their proposed locations.

Recommendation

Approve the installation of three parking signs: one at Massachusetts Avenue at the Town Office Exist; one at Massachusetts Avenue at Meriam Street/Clarke Street; and one at Massachusetts Avenue at Waltham Street.

Proposed Parking Sign Locations

Massachusetts Ave @ Town Office Exit





LOCATION 1

Proposed Parking Sign Locations

Massachusetts Ave @ Meriam St/Clarke St





LOCATION 3

Proposed Parking Sign Locations

Massachusetts Ave @ Waltham St





Additional Parking Signage Proposal

BOARD OF SELECTMEN MARCH 9, 2015

Multifaceted Approach to Parking



Create Available Parking

- St. Brigids Parish Lot
- New Meters
- Improve Permit System
- Low-cost opportunities for increasing



Invest in the Center

- Bike accommodations
- Lex Press
- Improve pedestrian connections
- Muzzey-Clarke Lot



Improve Administration

- Map
- Signage
- Website
- Postcards
- Develop PILOP policy & new zoning
- Shared parking

Three Locations for Additional Parking Signage



1. Mass Avenue @
the Town Office Exist
2. Mass Avenue @
Meriam Street/Clarke Street
3. Mass Avenue @
Waltham Street (Option 1 or Option 2)

Proposed Parking Sign Locations

Massachusetts Ave @ Town Office Exit

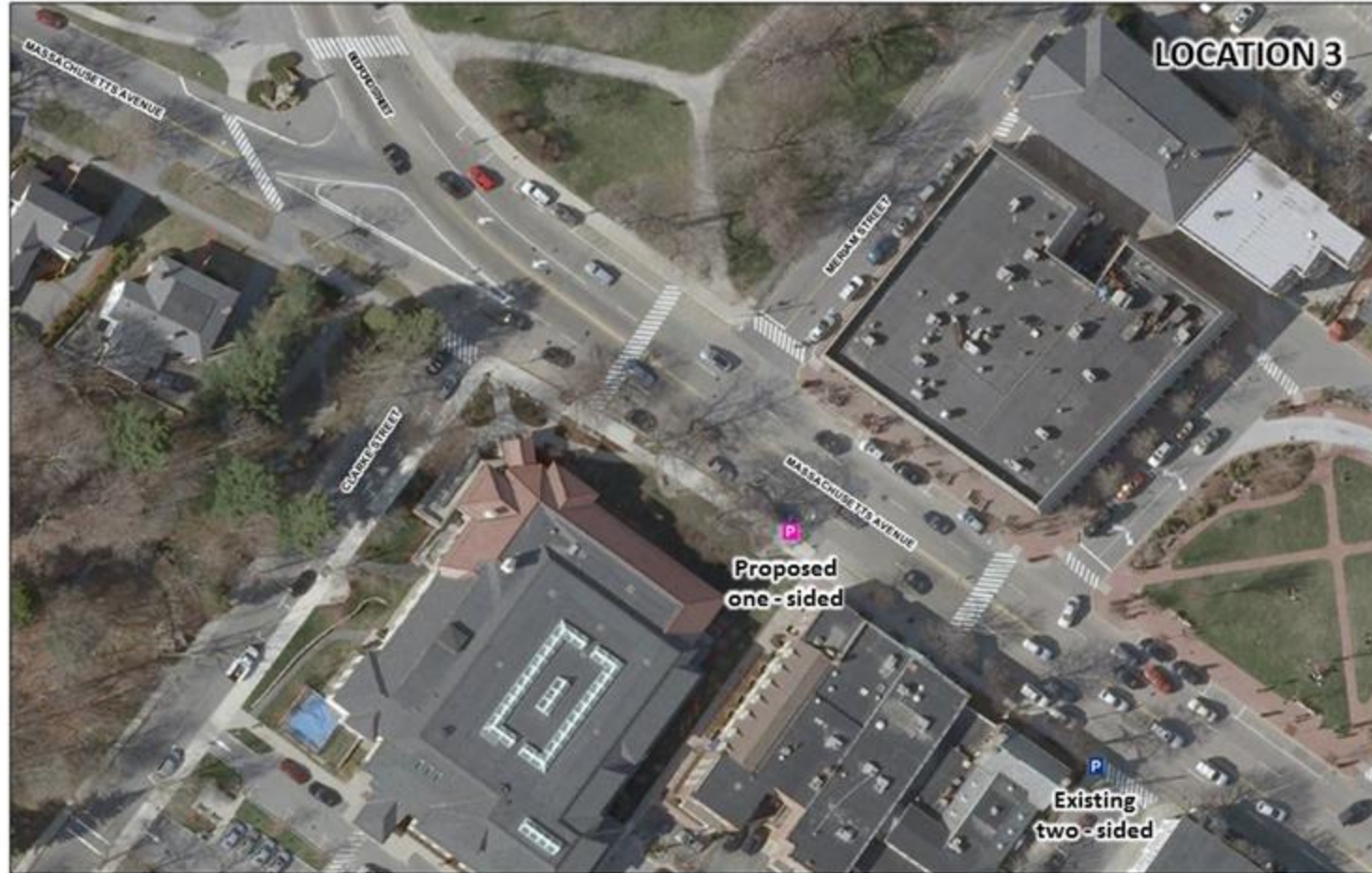




LOCATION 1

Proposed Parking Sign Locations

Massachusetts Ave @ Meriam St/Clarke St





LOCATION 3

Proposed Parking Sign Locations

Massachusetts Ave @ Waltham St





AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

DATE:

3/9/2015

PRESENTER:

Joe Pato

ITEM NUMBER:

I. 4

AGENDA ITEM TITLE:

Article Presentations/Positions (1 hour)

SUMMARY:

Attached is an updated table that includes all the positions you have taken so far.

Marilyn Fenollosa will be at your meeting to answer any questions you have on the CPA Article. Attached is a draft copy of the Community Preservation Committee Report to Town Meeting on Article 8.

Charles Hornig, Chair of the Planning Board, will be at your meeting to discuss the planning articles.

Bill Hadley and David Pinsonneault will be at your meeting to answer questions you may have on the capital projects.

RECOMMENDATION / SUGGESTED MOTION:**FOLLOW-UP:****APPROXIMATE TIME ON AGENDA:**

7:50 p.m.

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Updated List of Articles	Backup Material
<input type="checkbox"/> CPC Draft Report	Backup Material
<input type="checkbox"/> Planning Articles Information	Backup Material

ARTICLE POSITIONS

2015 SPECIALS AND ANNUAL TOWN MEETING

ARTICLE	SPECIAL TOWN MEETING #1	PRESENTATION	JP	PK	NC	MC	SB	AC	CEC	SC
Article 2	Appropriate for School Facilities Capital Projects		Y	Y	Y	Y	Y			
ARTICLE	SPECIAL TOWN MEETING #2	PRESENTATION	JP	PK	NC	MC	SB	AC	CEC	SC
Article 2	Pump Station Repairs		Y	Y	Y	Y	Y			
Article 3	Appropriate for Purchase of Fire Engine		Y	Y	Y	Y	Y			
Article 4	Appropriate for Cary Memorial Building Sidewalk Enhancement		W	W	W	W	W			
Article 5	Amend FY2015 Operating, Enterprise and CPA Budgets		Y	Abstain	Y	Y	Y			
Article 6	Appropriate for Authorized Capital Improvements		Y	Y	Y	Y	Y			
ARTICLE	ANNUAL TOWN MEETING - FINANCIAL ARTICLES	PRESENTATION	JP	PK	NC	MC	SB	AC	CEC	SC
Article 4	Appropriate FY2016 Operating Budget		W	W	W	W	W			
Article 5	Appropriate FY2016 Enterprise Funds Budgets		Y	Y	Y	Y	Y			
Article 6	Appropriate for Senior Service Program		Y	Y	Y	Y	Y			
Article 7	Establish and Continue Departmental Revolving Funds		Y	Y	Y	Y	Y			

[illegible]

[illegible]

[illegible]

Article 18 (concluded)	<ul style="list-style-type: none"> LHS Bike Racks and Installation j) School Paving Program k) Public Facilities Bid Documents l) Security Cameras Upgrade									
ARTICLE	FINANCIAL ARTICLES (concluded)	PRESENTATION	JP	PK	NC	MC	SB	AC	CEC	SC
Article 19	Martingale Road Street Acceptance		Y	Y	Y	Y	Y			
Article 20	Richmond Circle Street Acceptance		Y	Y	Y	Y	Y			
Article 21	Appropriate to Post Employment Insurance Liability Fund									
Article 22	Adjust Retirement COLA Base for Retirees									
Article 23	Accept Chapter 235 of the Acts of 1994									
Article 24	Appropriate Bonds and Notes Premiums		Y	Y	Y	Y	Y			
Article 25	Rescind Prior Borrowing Authorizations		Y	Y	Y	Y	Y			
Article 26	Establish and Appropriate To and From Specified Stabilization Funds									
Article 27	Appropriate to Stabilization Fund	IP	Y	Y	Y	Y	Y			
Article 28	Appropriate from Debt Service Stabilization Fund		Y	Y	Y	Y	Y			
Article 29	Appropriate for Prior Years' Unpaid Bills									
Article 30	Amend FY2015 Operating, Enterprise and CPA Budgets									
Article 31	Appropriate for Authorized Capital Improvements									
ARTICLE	GENERAL ARTICLES	PRESENTATION	JP	PK	NC	MC	SB	AC	CEC	SC
Article 32	Establish Qualifications for Tax Deferrals	Pres. 2/10/15 - IP	Y	Y	Y	Y	Y			
Article 33	Authorize Home Rule Petition for Tax Relief	IP	Y	Y	Y	Y	Y			
Article 34	Accept MGL Chapter 59, Section 5, Clause 54 and Set Personal Property Minimum Tax	Defer to Monday								
Article 35	Accept MGL Chapter 90-I, Section 1 (Complete Streets Program)	Pres. 2/10/15	Y	Y	Y	Y	Y			
Article 36	Authorize Community Electrical Aggregation Program		Y	Y	Y	Y	Y			
Article 37	Amend General Bylaws – Street Performers		Y	Y	Y	Y	Y			

ARTICLE	GENERAL ARTICLES (concluded)	PRESENTATION	JP	PK	NC	MC	SB	AC	CEC	SC
Article 38	Amend General Bylaws – Tourism Committee		Y	Y	Y	Y	Y			
Article 39	Repeal General Bylaws – Sale and Use of Tobacco		Y	Y	Y	Y	Y			
Article 40	Amend General Bylaws – Sale and Use of Tobacco		Y	Y	Y	Y	Y			
Article 41	Amend General Bylaws – Contracts and Deeds		Y	Y	Y	Y	Y			
Article 42	Commission on Disability Request	Pres. 3/4/15	Y	W	Y	Y	Y			
Article 43	Amend General Bylaws – Demolition Delay (Citizen Article)	Pres. 2/23/15	W	W	W	W	W			
Article 44	Resolution on Fossil Fuel Divestment (Citizen Article)		W	N	N	W	W			
Article 45	Townwide Process for Safety (Citizen Article)		W	W	W	W	W			
ARTICLE	ZONING/LAND USE ARTICLES	PRESENTATION	JP	PK	NC	MC	SB	AC	CEC	SC
Article 46	Acquisition of Land Shown on Assessors' Property Map 22, Lot 51B		Y	Y	Y	Y	Y			
Article 47	Amend Zoning By-Law – Medical Marijuana (Citizen Article)	Wait for Planning Board report	W	W	W	W	W			
Article 48	Amend Zoning Map – Commercial Zoning District Lines a) CN (229-235 Bedford Street) b) CS (242-246 Bedford Street) c) CLO (173-181 Bedford Street) d) CN (Bedford Street & Reed Street) e) CS (North Street and Lowell Street) f) CRS (Lowell Street and Woburn Street) g) CLO (Marrett Road and Lincoln Street) h) CS (Marrett Road and Spring Street) i) CN & CRS (Waltham Street and Marrett Road) j) CLO (Waltham Street at the Waltham Town Line	Pres. 2/10/15 Wait for report from Planning Board								

ARTICLE	ZONING/LAND USE ARTICLES (concluded)	PRESENTATION	JP	PK	NC	MC	SB	AC	CEC	SC
Article 49	Amend Zoning By-Law and Map – Civic Use Districts	Pres. 2/10/15								
Article 50	Amend Zoning Map – CM District, Waltham Line Near Route 128/I95	Pres. 2/10/15								
Article 51	Amend Zoning By-Law – Site Plan Review Applicability	Pres. 2/10/15								
Article 52	Amend Zoning By-Law – Technical Corrections	Pres. 2/10/15								
Article 53	Amend Zoning By-Law – CB District Moratorium on Banks	Pres. 2/10/15								



Town of Lexington

Community Preservation Committee

Report to

2015 Annual Town Meeting

Article 8: Community Preservation Committee,
Community Preservation Act Projects

Article 9: Property Purchase -- 241 Grove Street

Submitted by:

Marilyn Fenollosa, Chair
Richard Wolk, Vice Chair
Richard Canale
Norman Cohen
David Horton
Jeanne Krieger
Leo McSweeney
Robert Pressman
Sandra Shaw

, Admin. Asst.

Released March , 2015

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Community Preservation Committee Annual Town Meeting 2015

Change in CPC Membership

The CPC also says goodbye to its long-time administrative assistant, Nadie Rice, in December, 2014, upon her selection as Lexington's new Town Clerk. The Committee is grateful for Nadie's commitment and patience, her organizational and analytical skills and her unceasing good humor. The CPC welcomes [REDACTED], Nadie's replacement, and looks forward to working with her on this important town committee.

Summary of Recommended Community Preservation Act Projects under Articles 8 and 9 for Annual Town Meeting FY 2016

The Community Preservation Committee (CPC) is recommending 17 projects to the 2015 Annual Town Meeting for funding under Article 8 and one project under Article 9. Under Article 8, seven projects fall within the area of Historic Preservation, one under Open Space and nine under Recreation. There were no separate applications for projects under Community Housing for this fiscal year. Article 9 describes a land purchase off Grove Street that will be under Open Space and Community Housing.

Described on pages 7 through 27 and page 31, each project was reviewed and evaluated by the CPC in light of its statutory eligibility and importance to the Town; all 18 received Town Counsel approval. All FY16 applications were discussed in public CPC meetings and were presented at the Town Meeting Members Association Information Session on March 12, 2015. The total cost of the 18 projects which the CPC is recommending to *Annual Town Meeting* is \$2,565,601.

The CPC is also recommending approval of Debt Service and Administrative Expenses to be paid from the Community Preservation Fund. There are four commitments for debt service, which include payments for the Wright Farm Acquisition, the Community Center Acquisition, Renovations to the Community Center and Upgrades to the Cary Memorial Building. There is also a supplemental debt service appropriation in connection with the financing of the Cary Memorial Building improvements, under Article 30 (Amend FY2015 Operating Enterprise and CPA Budgets). The approved Administrative Budget remains constant at \$150,000. These Administrative and Debt Service costs total \$3,568,160 and are detailed on pages 28 through 30.

Community Preservation Act

The CPA is a state statute which individual communities in the Commonwealth may choose to adopt; Lexington adopted the statute by a vote of Town Meeting in 2006. CPA communities impose a surcharge on their own property taxes of up to 3%, and funds raised from the surcharge are restricted to use for projects in four categories: community housing, historic resources, open space and recreation. To support expenditures in these areas, the state “matches” the funds raised by the community surcharges at a certain percentage.

Lexington elected a 3% surcharge on both residential and commercial taxpayers. Mindful of the burden on homeowners, however, the Town also adopted provisions which exempt the first \$100,000 of home value from the surcharge and grant a total exemption from the surcharge to lower income residents. In 2014, the annual surcharge averaged \$298 per Lexington household. Our commercial and industrial taxpayers were billed \$848,155 last year, representing 22% of our billed CPA surcharges.

The State match is distributed annually, based on the prior year's surcharge receipts. The match was originally 100%, but has declined since 2006 as additional communities have adopted the statute and joined the funding pool, and as registry fees which feed the State fund have suffered in a weak economy. In FY14, the State Legislature voted to transfer \$25 million in surplus funds to the State Community Preservation Fund. This was distributed to CPA communities, and in Lexington's case resulted in a \$1.9 million total disbursement, over twice the disbursement received in FY13. An additional \$11.4 million was distributed to CPA towns for FY 15; Lexington's total disbursement, including the supplemental payment, was \$1.2 million. Whether any additional payments will continue to be made is unknown at this time, given the current State budgetary deficits. The match is currently estimated at 23% for FY16, still a healthy return on investment. The chart below shows the State Matching Funds to date.

STATE MATCHES TO DATE		
FISCAL YEAR	PERCENTAGE	AMOUNT
2008	100.00	\$2,556,362
2009	69.40	\$1,927,708
2010	36.17	\$1,060,390
2011	28.22	\$858,729
2012	27.62	\$885,463
2013	27.79	\$929,507
2014	54.09	\$1,932,347
2015	32.56	\$1,230,116
TOTAL		\$11,380,622

Record of Lexington's CPA State Matching Funds
(Source: Massachusetts Department of Revenue)

Community Preservation Committee

The CPA requires each adopting community to appoint a Community Preservation Committee. By Lexington Bylaw, the CPC comprises nine members, of whom three are appointed by the Board of Selectmen as at-large members and six are appointed by the following boards and committees: Planning Board, Conservation Commission, Historical Commission, Housing Partnership, Housing Authority, and Recreation Committee. Marilyn Fenollosa, the representative from the Historical Commission, currently serves as Chair, with Richard Wolk from the Conservation Commission serving as Vice-Chair until his resignation in March.

The CPC is responsible for reviewing applications for funding under the CPA and recommending to Town Meeting expenditure of CPA funds on those projects it supports each year. Committee decisions are made within the framework of a CPC planning document, “Town of Lexington Community Preservation Plan: A Needs Assessment”, which is updated annually after the Committee receives comments at a public hearing. This document can be found on the CPC website at the reference below. The CPC works closely with the Finance Department staff and the Capital Expenditures Committee and Appropriation Committee in tracking CPA fund balances and expenditures, projecting available funding for future years, and planning fund allocations for each of the areas eligible for CPA funding: community housing, historic resources, open space and recreation. The CPC Administrator currently tracks 50+ ongoing CPC projects, for which updates are given in this report after the FY16 Project Descriptions.

Since Lexington’s adoption of the Community Preservation Act in 2006, the CPC has recommended and Town Meeting has approved a total of \$59,915,893 for CPA projects. These funds have supported 40 historic preservation projects, preserved 78 acres of open space, created or preserved 15 recreational facilities, and created or supported 249 units of affordable housing. Of this total, **\$11,380,622 or 19% of the Town’s total project costs (exclusive of Administrative expenses) has been received from the State as matching funds.**

Through its membership in the statewide non-profit Community Preservation Coalition, the CPC supported legislation in 2012 that amended the Community Preservation Act. In July of that year, the Governor signed legislation which allowed, among other changes, the restoration and rehabilitation of recreational resources, the clarification of certain definitions, and the transfer of \$25 million to the Statewide CPA Trust Fund from the FY13 State budget surplus. At the time of passage, there was legislative intent to authorize transfer of \$25 million in funds each fiscal year for disbursement to CPA communities in the form of the State match. However, only \$11.4 million was transferred to the Statewide CPA Trust Fund from the FY14 State budget surplus. In light of the uncertainty of these supplemental payments, the Town will maintain a conservative estimate of a 23% State match for FY16 for planning purposes.

For further information about the CPC, visit the CPC’s page of the Town’s website, <http://lexingtonma.gov/committees/cpc.cfm>.

TOWN OF LEXINGTON

COMMUNITY PRESERVATION COMMITTEE

General Criteria for Project Selection

The Lexington Community Preservation Committee reviews proposals that are eligible for funding under the Community Preservation Act (CPA), specifically projects for:

- The acquisition, creation, and preservation of open space;
- The acquisition, preservation, rehabilitation and restoration of historic resources;
- The acquisition, creation, preservation, rehabilitation and restoration of land for recreational use;
- The acquisition, creation, preservation, and support of community housing; and
- The rehabilitation and restoration of open space and community housing that is acquired or created with CPA funding.

Preference will be given to proposals that:

- Preserve or utilize currently owned Town assets;
- Preserve the essential character of the Town as described in the Comprehensive Plan;
- Are consistent with other current planning documents that have received wide scrutiny and input and have been adopted by the Town;
- Receive endorsement by other municipal boards or departments;
- Save resources that would otherwise be threatened;
- Benefit a currently under-served population;
- Serve more than one CPA purpose (especially in linking open space, recreation and community housing);
- Demonstrate practicality and feasibility to be implemented expeditiously and within budget;
- Produce an advantageous cost/benefit value;
- Leverage additional public and/or private funds; and
- Provide long-term contributions to the Town.

Category Specific Criteria

Open space proposals that receive preference are those which:

- Preserve and/or restore threatened or deteriorating public lands;
- Permanently protect important wildlife habitat, and areas containing diverse vegetation, geologic features, and habitat types, particularly those supporting threatened or endangered species;
- Promote connectivity of habitat and protect or enhance wildlife corridors;
- Provide opportunities for passive recreation and environmental education;
- Provide connections with existing trails or potential trail linkages;
- Preserve scenic views and those areas which border a scenic road;
- Provide flood control/storage;

- Preserve important surface water bodies, including wetlands, vernal pools or riparian zones; and
- Preserve priority parcels identified in the Open Space Plan.

Historical Resources proposals that receive preference are those which:

- Protect, preserve, enhance, restore and/or rehabilitate historic, cultural, architectural or archaeological resources of significance, especially those that are threatened, including those within a Lexington Historic District, on a State or National Historic Register, or eligible for placement on such registers, or on the Lexington Historical Commission's Comprehensive Cultural Resources Survey;
- Protect, preserve, enhance, restore and/or rehabilitate Town-owned properties, features or resources of historical significance;
- Protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site;
- Provide permanent protection for a historic resource;
- Support the adaptive reuse of historic properties; and
- Demonstrate a public benefit.

Community Housing proposals that receive preference are those which:

- Add affordable units to the Town's Subsidized Housing Inventory (SHI) so as to maintain at least 10% of Lexington's housing as affordable;
- Intermingle affordable and market rate housing at levels that exceed state requirements for the percentage of affordable units;
- Ensure long-term affordability;
- Give priority to local residents, Town employees, and employees of local businesses;
- Promote use of existing buildings or construction on previously developed or Town-owned sites;
- Provide housing that is harmonious in design, scale, setting and materials with the surrounding community; and
- Promote a socioeconomic environment that encourages diversity.

Recreational Land proposals that receive preference are those which:

- Support multiple active and passive recreation uses;
- Serve a significant number of residents;
- Expand the range of recreational opportunities to serve Lexington residents of all ages;
- Jointly benefit Conservation Commission and Recreation Committee initiatives;
- Maximize the utility of recreational resources and land already owned by Lexington; and
- Promote the creative use of railway and other corridors to create safe and healthful non-motorized transportation opportunities.

Community Preservation Fund Allowable Spending Purposes

	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
DEFINITIONS (G.L. c. 44B § 2)	Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserves and land for recreational use.	Buildings, structures, vessels, real property, documents or artifacts listed on the State Register of Historic Places or deemed by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town.	Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. Does not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.	Housing for low and moderate income individuals and families, including low or moderate income seniors. Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income.
ACQUIRE Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B.	YES	YES	YES	YES
CREATE To bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)	YES	NO	YES	YES
PRESERVE Protect personal or real property from injury, harm or destruction.	YES	YES	YES	YES
SUPPORT Provide grants, loans, rental assistance, security deposits, interest rate write-downs or other forms of assistance directly to individuals and families who are eligible for community housing, or an entity that owns, operates or manages such housing for the purpose of making housing affordable.	NO	NO	NO	YES, including funding for affordable housing trusts
REHABILITATE/RESTORE Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties.	YES, if acquired with CPA funds	YES	YES	YES, if acquired with CPA funds

Adapted from information provided by Massachusetts Department of Revenue, Division of Local Services

ARTICLE 8 (a)

Project:	Conservation Meadow Preservation Program
CPA Category:	Open Space
Amount Requested:	\$26,400
Amount Recommended:	\$26,400
CPC Vote:	(9-0)

Project Description:

Of the approximately 1400 acres of conservation land in Lexington, approximately 75 acres are upland meadows -- land that requires extensive annual management measures to remain in an open and natural condition. Meadow edges are particularly difficult to manage due to the challenge of mowing close to fences, stone walls and tree lines. Most of Lexington's meadows have had minimal management since they were acquired, resulting in the advancement of invasive species, the loss of historic stone walls and vistas, and the invasion of meadow habitat with shrubs and trees, particularly along fences, stone walls, boundaries, around field trees, and where mowing has not taken place. This project will preserve and protect Lexington's conservation meadows for their historical landscape significance, passive recreational value and enhanced wildlife and plant habitat. The project will be implemented in multiple phases over several years; in year one, Hennessey Field and Joyce Miller's Meadow will be preserved. The project entails:

- Preserving meadow land through an extensive woody vegetation removal program to clear heavily overgrown shrubs, trees and invasive vines; and
- Managing invasive species encroachment on the field edges and throughout meadows that interfere with passive recreational opportunities, degrade wildlife habitat and diminish the value of these historic sites.

Project Goals and Objectives:

- Preservation of Lexington's historic landscape and vistas;
- Protection of wildlife habitats -- more than 15 bird species are waning due to a regional decline in grassland habitat. Additionally, removing invasive species and promoting natural meadow species will improve habitat for mammals, butterflies and other invertebrates;
- Preservation and protection of passive recreational opportunities such as bird watching, walking, cross country skiing and picnicking; and
- Engagement of the community by generating renewed interest and participation in conservation efforts.

Project Benefit:

- Prevention of loss of historic landscapes, scenic vistas, recreational opportunities and native vegetation and wildlife habitats.

Funding Request:

The request for CPA funds under this project is \$26,400.

ARTICLE 8 (b)

Project:	Parker's Revenge Site Restoration
CPA Category:	Historic Resources
Amount Requested:	\$36,790
Amount Recommended:	\$36,790
CPC Vote:	(8-0-1)

Project Description:

The Friends of Minute Man National Historic Park seek to uncover and restore a heroic battlefield that marked an important component of the events of April 19, 1775 -- Parker's Revenge, the site of the second battle of Lexington. Informed by modern technological analysis, the Friends, working with the National Park Service, plan to restore the site and prepare interpretive materials to recreate an accurate representation of the battle site for the education and enjoyment of Lexington residents and global tourists. This funding request covers the Synthesis Phase of the total project, following the prior completion of an historic narrative report, imaging studies and a metallic survey of the site, to hypothesize and then confirm the most likely course of the battle. This Synthesis Phase will enable the staging of a military tactical field simulation event to discuss and document military strategies that might have been deployed, thereby identifying the most probable sites for excavation to find artifacts. Specifically, the project entails:

- A military tactical field simulation event, engaging active military strategists, historical military experts, historians, NPS specialists, historic archaeologists, conflict archaeologists, and historic landscape specialists to study, discuss and interpret existing and new information about the events that took place as part of the skirmish between the British Regulars and the Lexington Militia led by Captain John Parker;
- The preparation of a Phase III final report which integrates, synthesizes and interprets all data and information collected in the site assessment, data collection, scanning, survey, mapping and field simulation event, and provides a summary analysis and recommendations for interpretive projects, for approval by the NPS and Massachusetts Historical Commission; and
- Conservation and materials analysis, preservation and archiving of artifacts uncovered at the site.

Project Goals and Objectives:

- Use modern technology to uncover the site of the Parker's Revenge Battlefield and enhance our understanding of the events which occurred there; and
- Synthesize all data and information in a readily accessible and usable format.

Project Benefit:

This project will document and interpret an important battle in Lexington's history, adding to the knowledge and understanding of Lexington residents and visitors from all over the world. It will also assure the appropriate conservation and archiving of important artifacts from the site.

Funding Request:

The request for CPA funding for this portion of the project is \$36,790. The remainder of the estimated total project cost of \$152,930 will be raised from private funding.

ARTICLE 8 (c)

Project:	First Parish Church Restoration Historic Structure Report
CPA Category:	Historic Resources
Amount Requested:	\$40,000
Amount Recommended:	\$40,000
CPC Vote:	(6-0-3)

Project Description:

The First Parish Unitarian Church, prominently located on Lexington's Battle Green, is an important element of the Battle Green National Register Historic District, visited by millions of residents and tourists yearly. The building houses an active religious congregation but also provides important facilities for community gatherings, events, performances and social services. The building, the third on the site, was constructed in 1847 and retains its physical integrity. In recent years, the First Parish congregation has made important urgent capital repairs, most notably a new steeple as well as other system and exterior work. The building is still in need of substantial capital improvements, however, including site and exterior work, and electrical and energy upgrades. After consulting with the CPC, First Parish determined that a thorough assessment was necessary to identify the most important and urgent improvements to ensure the building's continued viability as a culturally and historically significant Lexington resource. First Parish Church seeks funding to prepare a historic structure assessment and report to include condition assessments, preservation treatment recommendations, and cost estimates for priority work. The report will inform the Church's long term rehabilitation and maintenance plans and capital fundraising efforts.

Specifically, the report will include:

- Preparation of measured drawings (floor plans and elevations) of existing conditions;
- Review and synthesis of available documentation, studies, historic resources and images;
- Research of building history and significance;
- Assessment of architectural and structural conditions of the building, as well as mechanical systems, code compliance, hazardous materials, paint analysis, accessibility;
- Identification of historical character-defining features of the building that should be retained;
- Preparation of narrative and annotated plans and photographs describing treatment recommendations for repair and stabilization; and
- Preparation of specifications for cost estimating purposes, together with recommendations for a phased implementation plan.

Project Goals and Objectives:

- Identify priority needs of the church building for preservation and restoration, and develop recommendations for appropriate treatments and a cost estimate for these priority needs;

- Prepare a long term plan for the appropriate restoration and restoration of all elements of the building to ensure its continued viability as an important historic building prominently located on Lexington's nationally-recognized Battle Green; and
- Identify critical capital improvements necessary to preserve the structure for the future, including reduction of energy requirements and operating and maintenance costs.

Project Benefit:

This project will establish a plan to ensure that a prominent local landmark is preserved and maintained as an important local resource for Lexington residents and an integral component of the visitor experience.

Funding Request:

The total cost of this project is \$52,660, of which \$40,000 is being sought in CPA funding with the remainder to come from privately raised funds through First Parish in Lexington.

ARTICLE 8 (d)

Project:	Cary Memorial Building Records Center Shelving
CPA Category:	Historic Resources
Amount Requested:	\$75,398
Amount Recommended:	\$75,398
CPC Vote:	(8-1)

Project Description:

The Cary Records Center area at Cary Memorial Building is the repository for retention of long-term and some permanent records of significant historical value to the Town. The current shelving in this room, repurposed from prior library use, is inadequate for the secure storage, retention and retrieval of municipal records. This project provides for the removal of the undersized, inadequate shelving and the design and construction of replacement stationary shelving. Because the project will coincide with renovations currently underway at Cary Memorial Hall, there should be limited interruption or impact on staff and public use of the records. As the shelving replacement progresses, the contents of the Records Center will be assessed to better provide for orderly retention of the Center's most important records.

Project Goals and Objectives:

- Provide standard sized archival/records storage shelving for secure and proper protection and retention of boxed records; and
- Assess Records Center contents to better provide for orderly retention of critical records.

Project Benefit:

This project will enable the Town to appropriately assess, secure and maintain its records of historical significance.

Funding Request:

This project requests \$75,398 in Community Preservation Funding.

ARTICLE 8 (e)

Project:	Battle Green Streetscape Improvements
CPA Category:	Historic Resources
Amount Requested:	\$140,000
Amount Recommended:	\$140,000
CPC Vote:	(9-0)

Project Description:

The Battle Green Master Plan (funded by CPA funds in FY 2011 and the guiding document for this design project) suggested that a study be conducted to analyze the vehicular and pedestrian traffic flow in and around the Battle Green to better preserve this National Historic Landmark. Beta Engineering was hired to develop a concept plan for the area, and to this end the firm performed traffic, pedestrian and bike counts, conducted on-site observations of pedestrian and vehicle flow, and examined access to the various historic sites. The firm also examined ways to enhance visitor experience and took comments from various stakeholder groups.

In 2014, Annual Town Meeting approved \$63,000 in CPA monies to hire an architect/engineering firm to take the concept plan to a 25% design stage and develop cost estimates for the recommended improvements to visibility and access in the vicinity of the Green and its associated parking. The firm also examined how the Battle Green improvements relate to the larger Center Streetscape project. The entire project cost was \$90,000, of which \$63,000 was sought in CPA funding.

The proposed project is the next step in implementing the Battle Green Streetscape Improvements. A conceptual plan will be developed, and an architectural/engineering firm will take the conceptual ideas to the 100% design stage with cost estimates for any recommended improvements to the area. The report is expected to be available by spring, 2016.

Project Goals and Objectives:

- Development of a design plan and construction estimates that focus on efficient and safe pedestrian and vehicular flow in and around the Battle Green; and
- Development of a plan that will enhance the experience of those visiting Lexington, its historic monuments and its Town Center.

Project Benefit:

This project will enhance pedestrian and vehicular traffic flow in and around the historic Battle Green, increasing safety, visibility and access for all users. The improvements will benefit those who visit Lexington and enjoy its historic resources and unique Town Center.

Funding Request:

The total cost of this phase of the project is \$200,000, of which \$140,000 is being sought in CPA funding. The remaining \$60,000 of CPA-ineligible costs will be funded from free cash.

ARTICLE 8 (f)

Project:	Community Center Sidewalk Design
CPA Category:	Historic Resources
Amount Requested:	\$50,000
Amount Recommended:	\$50,000
CPC Vote:	(6-2-1)

Project Description:

The Community Center at 39 Marrett Road, purchased by the Town of Lexington from the Scottish Rite in December, 2013, is currently undergoing renovations with a view to reopening in the spring of 2015. As part of the renovations, an existing sidewalk will be extended to permit accessibility to the building. The new sidewalk will run adjacent to Marrett Road and then enter the Community Center property to connect to existing walkways within the property.

As part of the Special Town Meeting appropriation on November 4, 2013 voters approved \$20,000 to design options for adding pedestrian access to the Community Center. Lexington's Department of Public Works, Engineering Division, developed two sidewalk concepts, both of which would have required obtaining an easement from the Scottish Rite. Neither concept was approved, however, and additional design funds are now being requested to determine appropriate alternatives. The design of the sidewalk is complex in that it needs to overcome the steep grades of the property and still comply with accessibility regulations, while also not conflicting with the land that remains under the ownership of the Scottish Rite.

Project Goals and Objectives:

- Develop a design that provides a pedestrian connection to the new Community Center from Marrett Road in an appropriate manner and accessible location.

Project Benefit:

Currently the building is not accessible for pedestrians from the closest sidewalk on Marrett Road. The Marrett Road sidewalk ends just before the driveway gate and there are brick walls on either side of the gate. This project will enable the development of a sidewalk design that permits safe and accessible pedestrian access to the building and grounds.

Funding Request:

The request for CPA funds under this design project is \$50,000. Once a design is approved, additional funds will be requested to cover construction costs.

ARTICLE 8 (g)

Project:	Cary Memorial Building Sidewalk Enhancements
CPA Category:	Historic Resources
Amount Requested:	\$194,200
Amount Recommended:	\$194,200
CPC Vote:	(9-0)

Project Description:

The Cary Memorial Building is one of the most significant and historic buildings in Lexington. It was a gift from the Cary family, who sought to have the building used for storage and display “of historic treasures and the improvement of the moral, intellectual and educational advancement of the community”. Since its dedication in 1928, it has hosted a range of community events including Town Meeting, Town Elections, the Cary Lecture Series and a wide variety of performances.

A 2011 Building Evaluation concluded that although the building is well-maintained, improvements were recommended in several areas: accessibility, support spaces, structural, electrical, mechanical, plumbing, stage and acoustical/audiovisual. At the 2012 Annual Town meeting, \$75,000 in Community Preservation Funds were appropriated to further the schematic design process and receive public input on the recommendations. This task was completed, and the Ad hoc Cary Memorial Building Program Committee (AhCMBPC) issued a Final Report to the Board of Selectmen on January 18, 2013 (<http://www.lexingtonma.gov/committees/CaryMemBldgPIngCom/CaryMemBldgCom-Final%20Report-011813.pdf>). The report recommended a design and construction document budget of \$550,000, which was subsequently approved at the 2013 Annual Town Meeting.

The design and construction document was presented to the AhCMBPC in November 2013 and included \$686,750 in cost increases from the previous schematic level estimate. These costs were deemed important to the renovation, and therefore the AhCMBPC recommended a revised budget to the Board of Selectmen (BOS) of \$8,677,400. At their December 16, 2013 meeting, the BOS reviewed and endorsed the project, requesting that it be forwarded to the CPC for approval for the 2014 Town Meeting at the revised cost of \$8,677,400. The project total remained \$8,677,400, with \$8,241,350 requested in CPA funding. Ineligible costs, including audiovisual work, fixtures/furniture/equipment and exterior storage, would be appropriated from the General Fund and PEG Access Revolving Fund. These renovation costs were approved by Special Town Meeting in March, 2014.

At the time of the 2014 STM request, the design of the sidewalk accessibility had not been decided. This funding request will accommodate the currently proposed design for the area -- a concrete surface with a recycled Boston brick paver band running parallel with the direction of travel. Granite would be placed at the foot of the stairway and leading to the handicapped accessible ramp. In addition, two additional post lamps would be added before the new concrete sidewalks were poured in place. The project will improve accessibility to and around the Cary Memorial Building.

Project Goals and Objectives:

- Implement accessibility improvements.
- Implement usability improvements.

Project Benefit:

The benefit of this CPA project is the preservation and restoration of a unique historic and iconic building in the heart of Lexington Center. Honoring its architectural and aesthetic integrity, renovations will enable the Cary Memorial Building to be used safely and comfortably by all residents, performers and guests for the uses intended by the Cary family in their 1928 gift to the Town.

Funding Request:

The funding request for this sidewalk enhancement project is \$194,200, all to be provided by CPA funds.

ARTICLE 8 (h)

Project:	Community Center Preservation Restriction Endowment
CPA Category:	Historic Resources
Amount Requested:	\$25,000
Amount Recommended:	\$25,000
CPC Vote:	(9-0)

Project Description:

The Community Center at 39 Marrett Road was purchased by the Town of Lexington from the Scottish Rite in December, 2013, using CPA funding. The Community Preservation Act requires that any property so purchased using CPA historic resource funding be subject to a preservation restriction, deeded in perpetuity and approved by the Massachusetts Historical Commission. The preservation restriction will ensure that the architecturally and historically significant elements of the property be preserved and maintained to appropriate standards. The Lexington Historical Society has agreed to be the holder of this restriction, and has requested that an endowment fund be established to compensate the Society for its administrative expenses in maintaining the preservation restriction. Under the terms of the contract to be signed between the Society and the Town, once the fund is depleted, estimated in 5-10 years, the Town and the Society will negotiate a replenishment of the fund.

Project Goals and Objectives:

- Provide an inducement for the timely execution of a preservation restriction agreement between the Town and the Lexington Historical Society to comply with the requirements of the Community Preservation Act; and
- Compensate the Lexington Historical Society for their administrative expenses in monitoring and enforcing the preservation restriction.

Project Benefit:

Completion of the necessary legal requirements associated with the Town's acquisition and development of Lexington's new Community Center.

Funding Request:

This funding request is for \$25,000 in CPA funds.

ARTICLE 8 (i)

Project:	Park and Playground Improvements
CPA Category:	Recreational Resources
Amount Requested:	\$68,000
Amount Recommended:	\$68,000
CPC Vote:	(9-0)

Project Description:

The Recreation Committee requests \$68,000 to preserve the recreational resources at **Marvin Park**, located on Morris Street, by replacing the playground equipment and playground surface. The improvements will include the installation of a new modular play structure, a new swing set and an appropriate safety surface. New site amenities such as signage and permanently anchored park benches are also planned.

Project Goals and Objectives:

- Replace the playground structure at Marvin Park;
- Replace the safety surface with accessible wood fiber;
- Replace the park benches with permanently installed benches;
- Provide an accessible modular play structure; and
- Replace the playground equipment with handicapped-accessible components that comply with current regulations and standards.

Project Benefit:

The play equipment at Marvin Park is outdated and has a sand safety surface which needs to be replaced. It is used by neighborhood families and by children visiting the park. The current equipment, use zones, and surfacing do not comply with Consumer Product Safety Commission (CPSC), American Society for Testing and Materials (ASTM) or the Americans with Disability Act (ADA) standards. This project would bring the Marvin Park playground into compliance with these standards and provide a safe, usable recreational facility.

Funding Request:

This funding request from the Recreation Committee is for \$68,000 in CPA funds to rehabilitate Marvin Park. This funding request is part of an ongoing playground improvement program for Lexington's neighborhood parks and playgrounds.

ARTICLE 8 (j)

Project:	Park Improvements – Athletic Fields
CPA Category:	Recreational Resources
Amount Requested:	\$85,000
Amount Recommended:	\$85,000
CPC Vote:	(9-0)

Project Description:

This is an ongoing multi-year capital program to preserve and rehabilitate Town athletic fields, addressing safety and playability concerns and providing adequate, safe field conditions for neighborhood families, recreation groups and school programs. This FY16 project request is for \$85,000 to renovate the natural grass softball field at Lincoln Park. The field will be laser graded to help improve drainage, a new irrigation system, new backstop, and player benches will be installed, and new site amenities are also planned.

Project Goals and Objectives:

This Project will:

- Bring the field into a more safe and playable condition;
- Correct the surface and sub-surface drainage at the softball field at Lincoln Park;
- Re-grade to proper elevations to insure proper drainage;
- Reduce costly maintenance repairs and the use of drying agents; and
- Reduce the need to frequently reschedule games.

Project Benefit:

The primary benefit of this FY16 project at the Lincoln Park softball field is to improve safety for all participants and to improve the usability of the field. Town athletic fields are constantly used by recreation, school, youth, and adult groups and are in need of major repairs that cannot be completed within the Recreation operating budget. Correcting the safety issues related to uneven turf and drainage at the Lincoln Park field will increase its safety, playability and ease of future maintenance (the latter not covered by CPA funding).

Funding Request:

The request for CPA funds to rehabilitate the softball field at the Lincoln Park is \$85,000. This request represents the FY16 costs to restore Town athletic fields – an ongoing project conducted by the Recreation Committee with help from the Department of Public Works.

ARTICLE 8 (k)

Project:	Park and Playgrounds ADA Accessibility Study
CPA Category:	Recreational Resources
Amount Requested:	\$78,000
Amount Recommended:	\$78,000
CPC Vote:	(9-0)

Project Description:

This project requests funding to hire a consultant to complete a study of the Town's recreation areas to determine accessibility deficiencies. The Lexington Recreation Facilities and ADA Compliance Study will include a facility compliance assessment, recommendations and options of probable costs for play equipment, facility access, signage, handicapped parking, accessible pathways, accessible and con-compliant seating, bleachers, picnic facilities and the Pine Meadows golf course building.

Project Goals and Objectives:

This project will:

- Complete a Facility and Open Space ADA Compliance Assessment of the Town's recreation facilities; and
- Develop recommendations and cost estimates for appropriate remediation.

Project Benefit:

The Town will have detailed information about the accessibility deficiencies in its recreation facilities that will inform planning and implementation of appropriate remediation in the future.

Funding Request:

This project requests \$78,000 in CPA funding to complete the Accessibility Study.

ARTICLE 8 (I)

Project:	Park Improvements -- Hard Court Resurfacing
CPA Category:	Recreational Resources
Amount Requested:	\$55,000
Amount Recommended:	\$55,000
CPC Vote:	(9-0)

Project Description:

This FY2016 request by the Recreation Committee for \$55,000 is to rehabilitate the basketball courts at Sutherland Park and Marvin Park. Funding will be used to reconstruct the courts as well as to install new backboards and poles.

Project Goals and Objectives:

This project will:

- Provide a safe playing surface;
- Rehabilitate the court surfaces;
- Install new backboards and poles; and
- Improve overall playing conditions.

Project Benefit:

The Recreation Department's hard court resurfacing program is designed to rehabilitate the court surfaces throughout the Town. It is important to rehabilitate these valuable assets in the community to ensure their continued usability and safety; this program benefits all who use the facilities. The basketball courts at Sutherland Park and Marvin Park are heavily used facilities in Lexington, and this year's request to resurface the courts and install new backboards and poles will enable their continued long term use.

Funding Request:

This FY15 request for CPA funding for Hard Court Resurfacing at Sutherland Park and Marvin Park is \$55,000.

ARTICLE 8 (m)

Project:	Lincoln Park Field Improvements
CPA Category:	Recreational Resources
Amount Requested:	\$220,000
Amount Recommended:	\$220,000
CPC Vote:	(9-0)

Project Description:

This CPA project represents partial funding for Phase 3 of a three-phase capital improvement program to preserve and rehabilitate the recreational resources at Lincoln Park. The project will fund site work in preparation for the replacement of the synthetic turf on Field #3 at Lincoln Park. In 2013 the Town approved Phase 1, in which CPA funds were used to rehabilitate the subsurface of Field #1 prior to the installation of synthetic turf. Last year, the Town approved funding site work in preparation for replacement of the synthetic turf on Field #2. This phase will complete the resurfacing of this heavily used recreational facility. The amendment of the CPA law in 2012 allows CPA monies to be spent on design, drainage and site preparation for such projects, but not for the synthetic turf itself.

In FY16, the Recreation Department proposes to use \$220,000 in CPA funds to do the site preparation work and \$430,000 from other sources to purchase and install the new synthetic playing surface. The surface of Field #3 will be removed, partially recycled, and replaced with a similar carpet and in-fill to provide for a safer and more uniform surface. The drainage will be inspected and repaired if necessary and the subsurface will be laser-graded prior to the carpet installation. The project also includes rehabilitation of the walkways around the field and replacement of the edging and adding a guardrail near the restroom facility to prevent vehicles from driving on the synthetic turf.

Project Goals and Objectives:

This project will:

- Provide a safe playing surface by replacing the worn, turf surface;
- Inspect and repair the subsurface drainage lines to allow for proper drainage;
- Laser grade the subsurface to create level grades prior to replacement of the carpet;
- Rehabilitate the walkways and replace edging to address and reduce erosion;
- Install a guardrail to prevent vehicles from driving on the synthetic turf; and
- Improve overall playing conditions and safety.

Project Benefit:

The synthetic fields at Lincoln Park are past their 10-year warranty and useful life. There are

several areas that have settled, creating an uneven playing surface. The fibers have begun to break down due to extensive use and the infill is becoming unevenly distributed. The synthetic fields have been very successful and take a large amount of wear off the Town's natural grass fields. The synthetic surface allows users to play in unfavorable weather conditions, particularly in the early spring and late fall. The rehabilitation of Field #3 (the third year in the 3-phase project) will enable continued safe use of the field by its many user groups. These include Lexington High School, Lexington United Soccer Club, Lexington Youth Lacrosse, Recreation Division programs, adult users, unstructured neighborhood play and participants in formalized soccer and lacrosse tournaments.

Funding Request:

The total project cost for the replacement of the turf on Field #3 is \$650,000, of which \$220,000 is being requested in CPA funds. The remaining balance of \$430,000 is being requested from the General Fund Debt (\$236,500) and from the Recreation and Community Programs Enterprise Fund retained earnings (\$193,500).

ARTICLE 8 (n)

Project:	Minuteman Bikeway Culvert Rehabilitation
CPA Category:	Recreational Resources
Amount Requested:	\$290,000
Amount Recommended:	\$290,000
CPC Vote:	(9-0)

Project Description:

This project is a part of the Town-wide program of replacement of failing culverts that have been identified in the Watershed Management Plans for the Charles, Shawsheen and Mystic River Watersheds. The Minuteman Bikeway culvert is located just north of Camellia Place near the headwaters of the North Lexington Brook. The granite block supporting the Bikeway is collapsing, causing a significant hazard to bikeway users. This project will enable design, permitting, bidding and construction of a replacement structure; the existing granite blocks will be incorporated into the new design.

Project Goals and Objectives:

- Allow for continuous, safe and proper storm water flow through the culverts; and
- Timely replacement of the culvert prior to total failure, allowing for proper design considerations and funding and minimization of the impact to residents and other bikeway users through unexpected detours and possible flooding.

Project Benefit:

This project will rehabilitate a critical Town facility and enable continued safe passage over the very heavily used Minuteman Bikeway.

Funding Request:

The project requests \$290,000 in CPA funding.

ARTICLE 8 (o)

Project:	Grain Mill Alley Design Funds
CPA Category:	Recreational Resources
Amount Requested:	\$18,000
Amount Recommended:	\$18,000
CPC Vote:	(6-3)

Project Description:

The improvement of Grain Mill Alley, a historic pathway located between 1761 and 1775 Massachusetts Avenue, is a public space project that has been embraced by the Center Committee for over 10 years. Despite widespread support for the creation of a "pocket park" in the space, challenges related to property ownership, construction costs and maintenance responsibilities have been obstacles to the realization of the project. In 2012 the Board of Selectmen approved the closure of the Alley to all motor vehicles, and the DPW installed a temporary curb and stamped asphalt; since that time, the Economic Development Department has been working to engage the community and develop schematic designs for the implementation of a pocket park in the Alley. The 2013 Town Meeting approved \$21,500 to fund the schematic design phase, which included site analysis, design development, and cost estimates, as well as legal services to develop a contract with the adjacent property owners to ensure continued access. The current project requests additional funds to continue the process to design a safe, welcoming, aesthetically appropriate and cost-effective public space.

Project Goals and Objectives:

- Respond to Center Committee and Board of Selectmen requests to make an attractive and functional use for this key location in Lexington Center; and
- Develop a plan for the public space that incorporates identified needs and desires while respecting identified design, safety and cost considerations.

Project Benefit:

Completion of a welcoming public space will provide a new amenity to residents and visitors and promote new business activity in Lexington Center.

Funding Request:

This funding request is for \$18,000 in CPA funds.

ARTICLE 8 (p)

Project:	Minuteman Bikeway Wayfinding Signs
CPA Category:	Recreational Resources
Amount Requested:	\$39,000
Amount Recommended:	\$39,000
CPC Vote:	(8-1)

Project Description:

This project will fund the design of wayfinding and etiquette signage relating to the Minuteman Bikeway in Lexington. This is the next necessary step following the report entitled "Navigating the Minuteman Bikeway," which was completed with the cooperation of the Bicycle Advisory Committee as well as representatives from Arlington and Bedford. This project will design and install signage along the Bikeway and adjacent roads and connection points. The signage will provide information to users which includes direction on accessing the Bikeway, what can be found nearby (i.e. businesses, shops, banks, restaurants, etc.) and etiquette signs clearly describing the rules of etiquette for Bikeway users.

The project specifically will include the following tasks:

- Development of different alternatives of wayfinding and etiquette signs to be reviewed with stakeholders;
- Development of 25% design plans that incorporate wayfinding signage at all primary and secondary connections to the Bikeway;
- Establishment of an existing conditions basemap to further the design through the 75% and 100% stages; and
- Development of full bidding documents that include detailed cost estimates, specifications, stamped plan sets, and bid documents.

Project Goals and Objectives:

- Promote appropriate etiquette for users of the Bikeway;
- Inform users of access points to the Bikeway; and
- Encourage use of retail facilities (shops, restaurants, etc.) within close proximity to the Bikeway.

Project Benefit:

This project will promote increased ridership of the Bikeway, increase the likelihood of Bikeway users to frequent Lexington establishments, and provide a safer Bikeway for casual users as well as commuters.

Funding Request:

This project requests \$39,000 in CPA funds for design of wayfinding signage. Additional funding will be required for construction and implementation.

ARTICLE 8 (q)

Project:	Lower Vine Brook Paved Recreation Path Reconstruction
CPA Category:	Recreational Resources
Amount Requested:	\$369,813
Amount Recommended:	\$369,813
CPC Vote:	(9-0)

Project Description:

The paved recreation path running along the Vine Brook from Fairfield Drive to North Street, approximately 5,905 linear feet (1.1 miles), has been degraded over the years and is now in need of full reconstruction if the path is to continue to serve as a safe and usable recreational source. This project proposes to reconstruct the subsurface and surface of the entire pathway. Due to the significant length of the path, work on this project would most likely take place in two phases: Phase One (Fairfield Drive to East Street and East Emerson Road) would be completed during the 2015/16 construction season, and Phase Two (Emerson Road to North Street) would be completed during the 2016/17 construction season. Components of the project are:

- Wetlands permitting;
- Tree pruning; and
- Path design, engineering and reconstruction.

Project Goals and Objectives:

- Reconstruct the entire 5,905 linear feet of the Vine Brook pathway;
- Ensure that the pathway remains a safe and usable recreational resource; and
- Prevent further degradation in the form of cracked, buckled and uneven pavement which, if unremedied, could ultimately result in removal of the path.

Project Benefit:

- Provide a safe and usable recreational resource for walking, bicycling, running and cross country skiing; and
- Ensure accessibility for residents with mobility limitations, including residents with young children using strollers or push-cars.

Funding Request:

The request for CPA funds under this project is \$369,813 for both phases of the project.

ARTICLE 8 (r)

Project:	Debt Service – Combined costs
CPA Category:	Historic Resources, Open Space
Amount Requested:	\$2,417,200
Amount Recommended:	\$2,417,200
CPC Vote:	(8-0)

In FY16 debt service obligations are shown as an aggregate. They consist of four components totaling \$2,417,200 and are described below:

(1) Wright Farm: \$424,800

Under Article 9 of the 2012 Annual Town Meeting, voters approved the \$3,072,000 acquisition of a substantial portion of the Wright Farm property. Of this appropriation, the Town was authorized to borrow \$2,950,000. In February 2013, the Town sold a \$2.95 million bond anticipation note (BAN) that came due in February 2014. The interest payment on the BAN was \$36,875. The BAN was refinanced in February 2014 through the issuance of a \$2.95 million bond for a ten year term. The first debt service payments of principal and interest on the bond were made in the current fiscal year (FY15) in the amount of \$434,633. Debt service for FY16 is \$424,800.

(2) Community Center Acquisition: \$1,065,100

At the Special Town Meeting in March 2013, voters approved an appropriation of \$10,950,000 to fund the acquisition of a portion of the Scottish Rite Property at 39 Marrett Road. The CPA portion of this purchase was \$7,390,000. In November 2013 the Town sold a \$7.39 million bond anticipation note that came due in February 2014. The interest payment on the BAN was \$9,237. In February 2014 a \$7.39 million bond was issued for a ten year term to retire the BAN. The first debt service payments of principal and interest on the bond were made in the current year (FY15) in the amount of \$1,089,774. Debt service for FY16 is \$1,065,100.

(3) Community Center Renovation: \$11,178 (\$9,020 + \$2,158)

At the November 2013 Special Town Meeting, voters approved \$3,169,000 in initial renovation costs to prepare the former Scottish Rite building for use as a Community Center and to enable Town Departments to move into the building. Subsequent to that time, the recommendations of the Selectmen-appointed Ad Hoc Community Center Advisory Committee resulted in an accelerated construction schedule and modifications to the scope of renovations at the Community Center. The revised total cost of the project is \$6,720,000, of which \$6,297,184 was CPA eligible. The bulk of this cost was financed from cash on hand under Article 3 of the March 24, 2014 and Article 10 of the June 16, 2014 Special Town Meetings. Of this revised amount, it is estimated that \$451,000 will be financed through the issuance of a bond anticipation note in June 2015, to come due in February, 2016. Interest on this BAN is estimated to be \$9,020. The note will be converted to a 10-year bond at that time. Estimated issuance costs for the bond, to be paid with FY16 CPA funds, are \$2,158.

(4) Cary Memorial Building Upgrades: \$916,123 (\$899,459 + \$13,447 + \$3,217)

Under Article 2 of the Special Town Meeting in March 2014, Town Meeting voters approved an appropriation of \$8,677,400 to fund the costs of renovations to the Cary Memorial Building. Of this amount, \$8,241,350 was requested in CPA funding to be financed through the issuance of debt. A bond anticipation note in the amount of \$3,286,000 was issued in June 2014; the note came due in February 2015, at which time a bond of \$6,569,000 was issued comprised of two components: the conversion of \$2,286,000 of the June 2014 note to long-term debt, and new financing of the project in the amount of \$4,283,000. In February 2015, the residual portion of the June 2014 note, \$1,000,000, was refinanced as a note with a term of 4 months, at which time it is proposed that it be retired with cash from the CPA fund. An appropriation of \$1,000,000 for this purpose will be sought under Article 30 of the 2015 annual town meeting. The first debt service payments of principal and interest on the \$6,569,000 bond will be made in FY 2016, and are estimated to be \$899,459. The final piece of financing for the project is expected to be issued in June 2015 as a \$672,350 bond anticipation note to come due in February 2016, at which time interest to be paid on the note, estimated at approximately \$13,447, will be due as well as the cost of issuance to convert the note to a bond, estimated at approximately \$3,217.

ARTICLE 8 (s)

Project	Administrative Expenses
CPA Category:	Administrative
Amount Requested:	\$150,000
Amount Recommended:	\$150,000
CPC Vote:	(9-0)

Project Description:

The Community Preservation Act permits up to 5% of annual CPA funds to be spent on the operating and administrative costs of the Community Preservation Committee. The Committee is allowed to use this money to pay for staff salaries, mailings, public notices, overhead, legal fees, membership dues, and other miscellaneous expenses related to CPA projects. Five percent of anticipated FY16 revenue from the surcharge and the State supplemental match is 252,400; the CPC requests only \$150,000, however. This money will be used to fund the Committee's part-time Administrative Assistant, membership dues to the non-profit Community Preservation Coalition, administrative expenses, legal and miscellaneous expenses, and land planning, appraisals and legal fees for open space proposed to be acquired using CPA funds.

The CPC's part-time Administrative Assistant tracks and monitors all Town Meeting approved CPA projects; monitors draw-downs and financial transactions in conjunction with the Finance Department ; reviews agreements; drafts and updates CPA reports and correspondence; completes State-mandated reporting; oversees the annual CPA project application process; posts meetings and schedules public hearings; takes minutes of the CPC public meetings and hearings; works with numerous departments; communicates with project applicants; and assists the CPC and others, as needed, with all CPA related activities and agreements. The three-day a week FY15 cost for the administrative position totaled \$47,466, including health and dental benefits carried by the Town.

Membership dues of \$7,900 (unchanged from since FY15), are paid to the Community Preservation Coalition (www.communitypreservation.org.) A non-profit statewide organization, it responds to legal and technical questions, provides CPA news and information to participating communities, and engages in legislative advocacy and lobbying. The Community Preservation Coalition was instrumental in securing the recent distributions to CPA communities from the state budget surplus and continues to advocate for this supplemental funding.

The CPC designates \$50,000 of its administrative budget for the planning, conceptual plan development, legal, survey and appraisal work associated with the proposed acquisition of open space. Such funds enable the Selectmen or Conservation Department to timely complete the due diligence required to prepare for a land acquisition.

Funding Request:

The FY16 funding request for CPC administrative costs is \$150,000. Funds appropriated for administrative expenses but not spent in a given fiscal year revert to the CPA Undesignated Fund Balance at year's end.

ARTICLE 9

Project:	Property Purchase - 241 Grove Street
CPA Category:	Open Space, Affordable Housing
Amount Requested:	\$755,000
Amount Recommended:	\$755,000
CPC Vote:	(7-1)

Project Description:

At the 2012 Annual Town Meeting voters approved the purchase of a significant portion of the Wright Farm, a 13.6 acre parcel of land located on Grove Street (See attached plan, entitled, "Sketch Plan of Land #1C", dated April 20, 2012). The Wright family retained one lot of approximately .99 acres (Parcel 2 on the Sketch Plan), including a house, garage and barn on which there was granted an option of later purchase by the Town for a price of \$500,000 plus an agreed annual increase based on the CPI index. The purchase price of the original open space parcel was \$3,072,000, funded partially from Community Preservation Fund unbudgeted reserves (\$122,000) and borrowing (\$2,950,000). The Town is now in a position to exercise its option to purchase the remainder of the property at the stipulated price, and wishes to do so.

As noted at the 2012 Annual Town Meeting, the Wright Farm, with its sweeping views of a historic farm, has long provided an attractive gateway to Lexington for those traveling from Bedford. The view of the Wright Farm from Grove Street includes a farmhouse, barn, and a well-tended field with a fenced-in horse pasture, all bordered by woodlands in the rear. If not protected as conservation land, the dry upland area could have been developed into 10 residential lots, which would greatly alter what is now a well-maintained viewscape. The woodlands behind the field on the north side of the parcel contain a large area of wetlands.

In addition to its scenic beauty, the Wright Farm property has great value as open space, as wildlife habitat and as an area for passive recreation. The north section of the property adjoins a narrow strip of wooded Lexington conservation land, which itself adjoins a landlocked parcel in Burlington, a large area of mostly wooded open space. Together, these contiguous open spaces provide an important wildlife corridor. The landlocked parcel in Burlington also contains several long trails which are regularly used by hikers and bicyclists. The Wright Farm provides a second Lexington point of access to these trails, which, prior to the purchase, could be reached only from the Paint Mine Conservation Area, by way of the open power line easement off Turning Mill Road. This acquisition also enabled a trail connection (across Grove Street/Page Road) to the open space surrounding Bedford's Old Reservoir.

The Conservation Commission's interest in acquiring the Wright Farm is longstanding. In November 1990, at the Commission's request, the Town commissioned an appraisal of the land. At that time, however, the owners decided to postpone any decision on a sale. In 1996, the property was placed near the top of the "highly desirable for acquisition" list of privately-owned properties in the Land Acquisition Planning Committee Report. This designation was incorporated into the Town's Open Space and Recreation Plan of 1996 and into the recent 2009 Update. Subsequent to the issuance of the 1996 report, the Commission continued to maintain contact with the Wright family to ascertain their interest in selling the property to the Town,

which was finally accomplished in 2012. Due to the legal constraints of the Wright Family and the trusts to which they are bound, this property would have been developed if it had not purchased by the Town.

The house on the property, built in 1843, is one of only three side-gabled Greek Revival cottages with wall dormers in Lexington, and has the most elaborate finishes. The house, with garage and barn, is located on a portion of land purchased by Daniel Cummings, a local tanner, in 1826. It remained in the Cummings family until 1890, when it was sold for use as a sheep farm. The Wright family purchased the property in 1936, and has owned it since that time. The Wright Farm represents one of the few surviving farm properties in Lexington.

LexHAB has determined that the house and garage are appropriate for rehabilitation and restoration to become affordable housing. Notably, the house has four bedrooms; LexHAB has more requests for three- and four-bedroom houses than are available. The rehabilitation work would be completed by LexHAB contractors using community housing CPA funding.

Project Goals and Objectives:

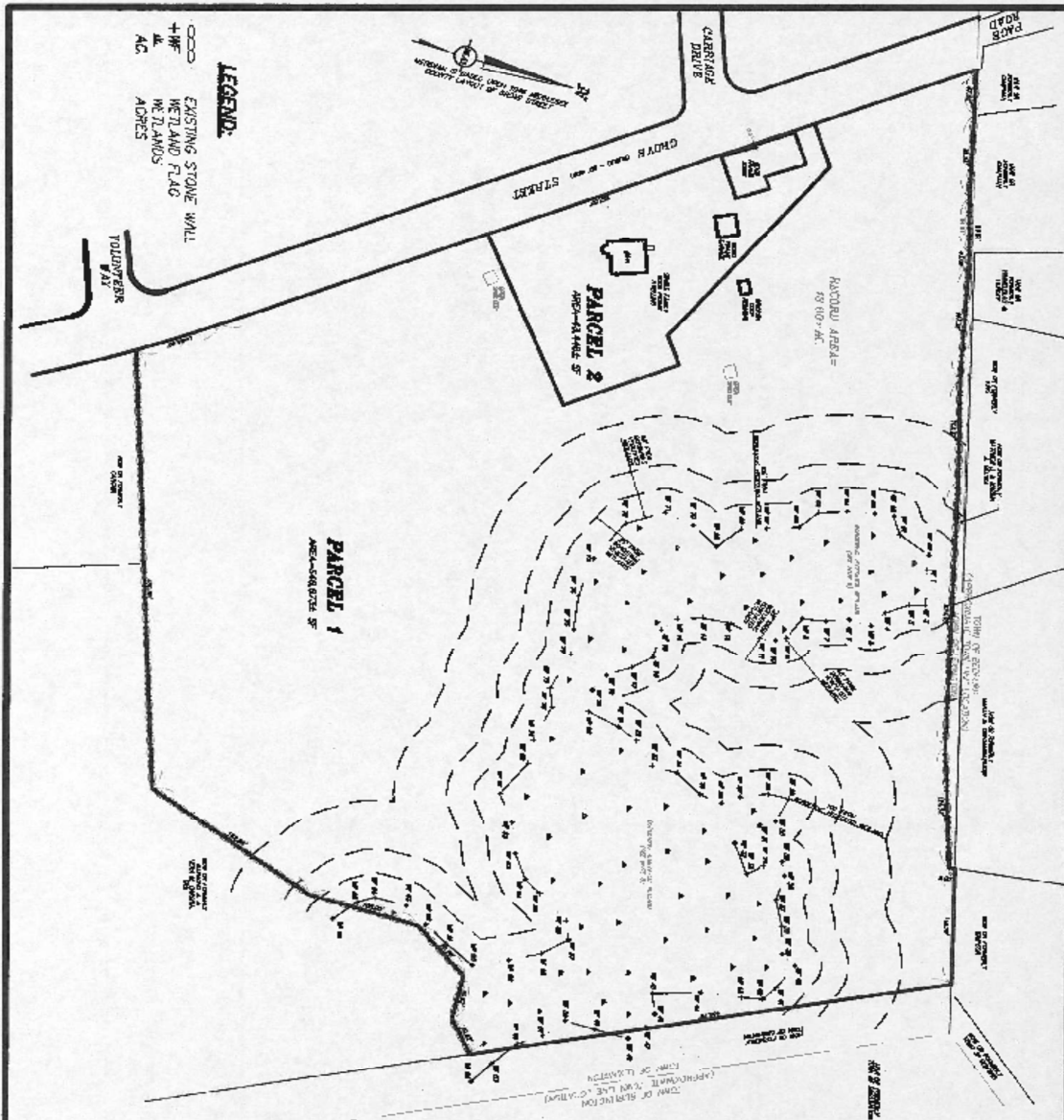
- To preserve critical open space, and an important link to adjacent conservation lands;
- To preserve an historic vista at the gateway to the Town;
- To create a unit of affordable housing for a larger family in Lexington; and
- To rehabilitate and restore an important local historic resource.

Project Benefit:

This project will benefit Lexington by enabling the Town to acquire the remaining portion of the Wright Farm property, including the family farmhouse and barn for its use. The expanded conservation lands will provide enhanced open space, promote passive recreation, preserve trail connections, preserve habitat for wildlife and preserve an important Town and neighborhood vista. The barn will provide much-needed space for Conservation Commission-sponsored educational programs. The rehabilitated house and garage will preserve an important Lexington historic resource and provide much needed affordable housing for a larger family.

Funding Request:

This project requests a total of \$755,000 for open space and affordable housing purposes. This represents the purchase price of \$520,000; \$95,000 in ancillary costs (e.g. legal) associated with the acquisition of the parcel; and \$140,000 in rehabilitation costs to convert the property to affordable housing.



NOTES:

1. THE SOLE PURPOSE OF THIS PLAN IS TO DEPICT A POTENTIAL SUBDIVISION OF THE LOCUS PROPERTY INTO TWO (2) SEPARATE LOTS.
2. THE WETLAND FLAG AND LIMITED SITE FEATURES DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. BETWEEN JUNE 30 AND JULY 13, 2010.
3. THE SUBJECT PROPERTY DEPICTED IS LOCATED IN ZONE RA.
4. THE SUBJECT PROPERTY IS DEPICTED AS LOT 1A ON TOWN OF LEXINGTON ASSESSOR'S MAP 91.
5. THE WETLAND RESOURCE AREA DEPICTED HEREON WAS DEMARCATED BY LEC ENVIRONMENTAL CONSULTANTS, INC. ON JUNE 22 AND JULY 12, 2010.
6. PROPERTY LINES DEPICTED HEREON ARE BASED ON COMPILED DEEDS AND PLANS OF RECORD. THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES. ALL BOUNDARY LINES DEPICTED ARE APPROXIMATE ONLY. MAY NOT PERFORM A BOUNDARY REMEASUREMENT SURVEY.
7. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT SEARCH HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND. HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
8. THE LOCUS PROPERTY DEPICTED IS LOCATED IN FLOOD ZONE K1/MSA000 - AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON FEMA's MAP NO. 220770001E, EFFECTIVE DATE JUNE 4, 2010.

RECORD OWNER:

THOMAS C. WRIGHT & SARA M. WRIGHT
241 GROVE STREET
LEXINGTON, MASSACHUSETTS
-DEED BOOK 19063, PAGE 32 *

SKETCH PLAN OF LAND #1C LOCATED IN **LEXINGTON, MASSACHUSETTS** (MIDDLESEX COUNTY)

PREPARED FOR
WRIGHT REVOCABLE TRUST

SCALE: 1" = 100' DATE: APRIL 20, 2012
50 0 50 100 200

MERIDIAN ASSOCIATES

300 JIMMINGS CENTER, SUITE 300
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 296-6647
WWW.MERIDIANASSOC.COM
90 PARK STREET, SUITE 202
BOSTON, MASSACHUSETTS 02114
TELEPHONE: (617) 571-7000

Status Report on FY 2015 CPA Projects

Cary Memorial Building Upgrades (Art. 2 2014 March STM)

The 2014 Special Town Meeting appropriated \$8,677,400, of which \$8,241,350 is CPA-eligible, to upgrade the Cary Memorial Building. The upgrade work is under contract and anticipated to be completed by September, 2015. The project is being financed through the issuance of debt: a bond anticipation note in the amount of \$6,969,000 was issued in June, 2014, and refinanced with the issuance of a 10-year bond in February, 2015.

Community Center Renovations (Art. 3 2014 March STM; Art. 10 June 2014 STM))

The 2014 June Special Town Meeting appropriated \$6,720,000, of which \$6,297,184 is CPA-eligible, for design, engineering and remodeling, reconstructing and making extraordinary repairs to buildings at 39 Marrett Road for use as the Lexington Community Center. The work is under contract and anticipated to be completed in May of 2015.

Sidewalk Construction for the Community Center (Art. 8 (a))

In conjunction with the rehabilitation and restoration of the Scottish Rite headquarters to become Lexington's new Community Center, 2014 Town Meeting approved \$100,000 for the construction of a new sidewalk to extend from the parking lot of the Community Center to the existing sidewalk on Marrett Road. This funding supplements design funding approved at the November, 2013 Special Town Meeting; construction of the sidewalk was anticipated to begin late summer of 2014, after negotiating an easement over the Scottish Rite property. Lexington's Department of Public Works, Engineering Division, developed two sidewalk concepts, both of which would have required obtaining an easement from the Scottish Rite. Neither concept was approved, however, and additional design funds are now being sought to develop appropriate alternatives.

Visitor Center - Design Phase (Art. 8 (b))

The 2014 Annual Town Meeting appropriated \$220,608, of which \$59,332 is CPA eligible, to design improvements to the Visitor Center. The selection of the designer is expected to be initiated in February, 2015, with the completion of the design work being anticipated for the fall of 2015.

Hastings Park Gazebo Renovations (Art. 8 (c))

2014 Town Meeting approved \$120,000 in CPA historic resource funding to complete substantial capital repairs and create handicapped access to the Hastings Park Gazebo, an important Lexington venue for concerts, weddings, carnivals and other gatherings. The project would rehabilitate and restore the rails, bollards, stairs and electrical system, as well as create an earthen berm and compacted pathways for improved access to the facility. Contracts have been awarded for the gazebo restoration and for the installation of the earthen berm for accessibility. Anticipated completion of both projects is June 2015.

Historical Commission Inventory Forms for Priority Buildings (Art. 8 (d))

This project requested \$35,000 in CPA funds to enable the hiring of a professional preservation consultant to complete Massachusetts Historical Commission-approved inventory forms on properties listed as "priority" on the Lexington Historical Commission's master list of architecturally and historically significant buildings. Full research and documentation would result in listing on the Historical Commission's Comprehensive Cultural Resources Survey after appropriate notice and public hearings. Potential candidates were interviewed in early 2015, with final selection and hiring of a consultant in late January. The project is expected to be completed by September, 2015.

Battle Green Streetscape Improvements (Art. 8 (e))

This project was the next step in an ongoing program to improve the Battle Green Streetscape, focusing on efficient and safe pedestrian and vehicular flow in and around the Battle Green. 2014 Town Meeting approved \$63,000 in CPA funding to hire an architect/engineering firm to take the concept plan to the 25% design stage and develop cost estimates for the recommended improvements. The total project cost was \$90,000, the remainder being financed through the tax levy. As of early 2015, a consultant had been hired to provide plans and specifications at 25% design.

Vynebrooke Village Renovations (Art. 8 (f))

The Lexington Housing Authority requested \$300,551 in CPA funding to replace exterior front entrance doors, siding and roofs at the Vynebrooke Village, one of Lexington's affordable housing developments. The remainder of the total project cost of \$901,653 was to be funded with a leverage grant from the Massachusetts Department of Housing and Community Development. The project has been electronically bid and the LHA is in the contractual phase of the project. LHA anticipates construction will begin in spring, 2015 and reach substantial completion by year end.

LexHAB Set-Aside Funds For Development of Community Housing at the Busa Property (Art. 8 (g))

2014 Annual Town Meeting approved \$1,284,653 to develop community housing at the former Busa Farm off Lowell Street, a town property acquired with CPA funds in 2009. This amount included use for the Busa land housing of fund balances remaining from approvals for housing by the 2011 and 2012 Annual Town Meetings. The Board of Selectmen had approved LexHAB's plan for two homes, each to contain three affordable apartments. The units will be designed for energy efficiency and subject to permanent deed restrictions. One apartment in each building will be handicapped accessible. A required application to the Department of Housing and Community Development is to be completed in March 2015. This approval is necessary for the units to be included on the Subsidized Housing Index [SHI].

Lincoln Park Field Improvements - Phase 2 (Art. 8 (h))

2014 Annual Town Meeting approved \$200,000 in CPA funding for the design, drainage and site preparation work associated with the turf replacement at Lincoln Field #2. The

remaining balance for the project, \$420,000, was appropriated through a combination of tax levy funds and Recreation Enterprise monies. This project represents Phase 2 of the three-phase capital improvement program to preserve and rehabilitate the recreational resources at Lincoln Park. This project will include the site work in preparation for the replacement of the synthetic turf at Lincoln #2, including drainage, improvements, laser grading, rehabilitation of surrounding walkways and replacement of the edging. The project went out to bid in winter 2015 and is scheduled to be completed in summer 2015.

Park and Playground Improvements - Garfield Park (Art. 8 (i))

The 2014 Annual Town Meeting appropriated \$65,000 in CPA funds to preserve the recreational resources at Garfield Park off Garfield Street. The project included the replacement of the playground equipment and playground safety surface with safe and accessible facilities, and add new site amenities such as signage and permanently anchored park benches. The project is now complete, pending final inspection and approval.

Park Improvements – Athletic Fields - Clarke Middle School Multipurpose Field (Art. 8 (j))

The 2014 Annual Town Meeting appropriated \$100,000 in CPA funding to renovate the multipurpose field at the Clarke Middle School. The project is part of an on-going multi-year program to preserve and rehabilitate the Town's athletic fields. This project will include laser grading, crowning and seeding the field to address drainage concerns, thereby making it safer and more usable. The project is scheduled to be completed in the fall of 2015.

Park Improvements - Hard Court Resurfacing -- Gallagher Tennis Courts at the Center Recreation Complex and Clarke Middle School Tennis Courts (Art. 8 (k))

The 2014 Annual Town Meeting appropriated \$85,000 in CPA funding to rehabilitate the Gallagher Tennis Courts located at the Center Recreation Complex and the Clarke Middle School Tennis Courts. The project is part of a multi-year, Town-wide program to improve hard court resurfacing at its recreational facilities. The project will include resurfacing, painting and restriping the courts and the replacement of posts and center anchors as necessary. The project went out to bid in winter 2015 and is scheduled to be completed in September 2015.

Parker Meadow Accessible Trail D&E (Art. 8 (l))

This project, a collaboration of the Recreation Committee, the Conservation Commission, the Commission on Disability and other interested citizens and land stewards, requested \$34,500 in CPA funding to design and create a universally accessible passive recreational trail system for Parker Meadow. This phase of the project would entail the hiring of a consultant to design and prepare final bid documents for the construction of the trail. The project is currently in progress with the RFP having been completed. Bids will be solicited in early 2015.

Land Acquisition - off Concord Road (Art. 3 June, 2014 STM)

At the June, 2014 Special Town Meeting, Town Meeting Members approved the acquisition of 12 acres of "back land" at 430 Concord Avenue; \$180,000 of this amount was for acquisition or taking, with the remaining \$40,000 for associated legal expenses. As of early 2015, the parties had not yet resolved issues concerning the legal ownership of the property.

Status Report on FY 2014 CPA Projects

Archives and Records Management/Conservation, Year 6 (Art. 8 (a))

Through the six years of CPA-funded preservation initiatives, significant progress has been made in the preservation and management of Lexington's historic records. Records and documents have been properly protected through conservation and digitization/microfilming and properly retained in secure and controlled repositories, including the climate-controlled vault located in the lower level of the Cary Memorial Building.

The 2013 Annual Town Meeting approved \$20,000 under Article 8(a) for the sixth year of the Archives and Records Management/Conservation initiative, concentrating on the preservation needs of smaller and "newly historic" collections. These include Fire Book Records and the General Register of Voters Records from 1884-1932. Conservation and digitization of these seven bound volumes have been completed. Migration to Laserfiche and microfilming are underway.

CPA Conservation Restriction Enforcement Funds (Art. 8 (b))

This \$25,000 project was funded at the 2013 Annual Town Meeting to draft and record Conservation Restrictions on five CPA-funded conservation lands purchased in the last several years. Since a conservation entity separate from the Town Conservation Commission has to hold the restriction, funding included nominal monies to insure that such an organization would be able to complete the baseline and documentation work and long term monitoring necessary to responsibly hold the restriction. To date, the Conservation Commission has engaged the services of a consultant to assist with long range land planning on several of the properties in order to incorporate recommended management plans and goals into the Conservation Restriction documents before finalization. This project is awaiting acceptance of the final land management plans from Mass Audubon and approval by Town Counsel.

Park and Playground Improvements (Art. 8 (f))

The 2013 Annual Town Meeting appropriated \$147,500 to rehabilitate the rubber playground safety surface at the Lincoln Park Playground located on Lincoln Street (\$70,000), and to purchase and install equipment for the Skate Park located at the Center Playfields on Worthen Road (\$77,500). The playground safety surface was completed in September 2013, and the Skate Park project was completed in summer 2014.

Park Improvements – Athletic Fields (Art. 8 (g))

The 2013 Annual Town Meeting appropriated \$65,000 to renovate the baseball field at Sutherland Park. The work began in fall 2014 and is nearing completion with an estimated completion date of April 2015. The infield of the baseball field was reconstructed, adding proper drainage and a safer playing surface. Through this project, Sutherland Park received a new backstop, and permanent player benches will also be installed.

Lincoln Park Field Improvements (Art. 8 (h))

The 2013 Annual Town Meeting appropriated \$150,000 for the design, drainage and site preparation work associated with the turf replacement in Lincoln Field #1. The remaining balance for the project, \$415,000, was appropriated through a combination of tax levy funds and Recreation Enterprise monies. The rehabilitation of Lincoln #1 is the first phase of a three-year, multiyear project. The work began in November 2013 and included the following: the surface of Field #1 was removed and recycled, the drainage was inspected with minor repair, and the subsurface was laser-graded prior to the new carpet installation. The carpet (synthetic turf), which was not CPA funded, was installed prior to inclement weather. The project was initially completed in April 2014. After the initial installation, it was determined that there were significant issues with the installation of the field. This resulted in the field being off-line for the majority of 2014. A new synthetic turf field will be installed, at no additional cost to the Town, and the project is tentatively scheduled to be completed in spring 2015.

Lexington Center Pocket Park Design and Ancillary Costs (Art. 8 (i))

At the 2013 Annual Town Meeting, \$21,500 was approved for this CPA-funded design project. The proposal envisions a “pocket park” in the linear area between 1761 and 1775 Massachusetts Avenue, adjacent to the Bank of America, now called by its historic name, Grain Mill Alley. Several public hearings on design concepts were held the spring of 2014, none of which was deemed acceptable. It was subsequently determined that \$18,000 in additional funding was needed to continue the process to design a safe, welcoming, aesthetically appropriate and cost-effective public space; these funds are requested under Article 8(p) of 2015 Annual Town Meeting.

Merriam Hill Preservation Project (Art. 8 (j))

This \$3,000 project was funded at the 2013 Annual Town Meeting to conduct additional research on homes in the Merriam Hill neighborhood that may be significant, but are not yet listed on the Historical Commission’s Cultural Resources Inventory. A consultant was hired in the fall of 2013, and by early January she had completed a list of all undocumented properties in the Merriam Hill area with images, presumed date of construction, properties recommended for further research, and preliminary identification of properties requiring Massachusetts Historical Commission Form B preparation. The consultant has completed all documentation; a public hearing with Merriam Hill homeowners is scheduled for early March, after which the HC will vote on the additions and submit the documentation to the MHC for approval and processing.

Moon Hill National Register Nomination Project (Art. 8 (k))

Voters at the 2013 Annual Town Meeting approved \$6,000 in CPA funding to complete a National Register of Historic Places nomination of the Moon Hill neighborhood, supplementing the FY11 partially CPA-funded documentation of the Mid-Century Modern Movement in Lexington context statement and the Peacock Farm Neighborhood National Register Historic District nomination forms. A consultant was hired in the fall of 2013 to conduct the research and prepare the nomination forms for submission to the Massachusetts

Historical Commission and National Park Service. A public meeting to discuss the project was held in the neighborhood in early November, and the consultant completed his research and submitted a draft nomination form for review by the Massachusetts Historical Commission in August, 2014. The MHC is expected to complete their review and send the nomination to the State Review Board at its September, 2015 quarterly meeting.

Greeley Village Front Doors (Art. 8 (l))

This request by the Lexington Housing Authority (LHA) for \$172,734 was approved at the 2013 Annual Town Meeting to replace 25 forty-year old front entrance doors, door frames, sidelights and flooring at Greeley Village. Greeley Village is a multi-age low income public housing complex with 100 apartments, first occupied in 1968. The firm of Richard Alvord Architects was hired to draft the bid documents for this project for review and approval by the Housing Authority and Department of Housing and Community Development (DHCD). Once this step was completed, LHA bid the project. The project is under contract and currently in construction, with an anticipated substantial completion date of June 2015.

ACROSS Lexington Pedestrian/Bicycle Route System (Art. 8 (n))

Town Meeting Members approved \$5,000 of CPA funding requested by the Greenway Corridor Committee (GCC) for this project at the 2013 Annual Town Meeting for the purchase and installation of signage for the ACROSS Lexington network. The ACROSS network encompasses approximately 40 miles of trail and provides a series of walking routes which join conservation trails, the Minuteman Bikeway, and sidewalks, all to give the public a variety of long and short hikes and bike routes throughout Lexington.

Routes A and B, totaling approximately 10 miles of route, were posted with signs and mapped prior to the 2014 Annual Town Meeting. Routes C and D, totaling approximately 6.5 miles of route, were posted with signs in October, 2014. A map showing Routes A, B, C and D is being finalized and should be posted on the GCC website by spring 2015. GCC is currently planning for posting of signage along additional routes.

The GCC continues to receive excellent feedback from the community about the ACROSS Lexington Route System. For more information about ACROSS Lexington, go to:
www.acrosslexington.org

Buckman Tavern Restoration and Renovation (Art. 8 (o))

This CPA project for partial funding of the restoration of the Buckman Tavern was passed by the 2013 Annual Town Meeting. The entire project cost was \$952,000, of which \$650,000 was funded with CPA dollars. Restoration work included repair and restoration of historic fabric, providing handicapped access to both floors of the building, life safety improvements (sprinkler, fire detection, etc.), and systems upgrades (electrical, HVAC). The project was completed in April, 2014.

**Land Purchase - Off Marrett Road (Community Center) (Art. 2 Mar. 2013 STM)
Renovations to Buildings to be acquired at 39 Marrett Road ((Art. 5 Nov. 2013 STM)**

At the March 18, 2013 Special Town Meeting, funds were approved for the purchase of the property at 39 Marrett Road, owned by the Scottish Rite Masons, to be used as a multi-generational community center for the Town of Lexington. The purchase price, plus related closing expenses, totaled \$10,950,000, of which \$7,390,000 was eligible for /CPA funding. This amount was supplemented by additional requests for renovation funding at the November 4, 2013 Special Town Meeting and the March 2014 and June 2014 Special Town Meetings, totaling \$6,720,000, of which \$6,297,184 would be CPA funded. The purchase of the property was completed on December 5, 2013; the renovations are underway, with occupancy expected in the spring of 2015. The acquisition was financed through the issuance of a \$7.39 bond anticipation note in November, 2013, and converted to a 10-year bond in February, 2014. The renovations were to be paid with cash and the issuance of a bond anticipation note estimated to be in the amount of \$451,000 to be issued in June, 2015, due in February, 2016 and converted to a 10-year bond at that time.

Completed FY 2014 Projects, 2013 ATM: Amount Appropriated/Amount Spent

1. Art. 8 (c) Cary Memorial Building Upgrades – Design Funds. \$550,000/\$550,000

Status Report on FY 2013 CPA Projects

Archives and Records Management/Conservation, Phase 5 (Art. 8 (a))

The 2012 Annual Town Meeting appropriated \$150,000 in CPA funds for the fifth year of the 5-Year Archives and Records Management/Conservation initiative. This work included preservation, conservation and digitization of 1854-1895 Tax Books, 1906-1915 Valuation Lists, 1866 Lexington Liquor Agency Records, 1815-1850 Selectmen Records, and 1677-1844 Register of Births, Marriages and Deaths. Efforts also involved the cataloging of collections through the collection management software Past Perfect. The conservation and digitization of these historical records have been completed. Migration to Laserfiche and microfilming are underway.

Paint Mine Barn Preservation (Art. 8 (b))

This \$34,770 project was funded at the 2012 Annual Town Meeting for the preservation of the historic barn located at the end of Mountain Road abutting the Hennessey Field. The barn will be used as an equipment shed for land management needs and materials storage for conservation operations. This project is now complete, including the roof, window, and door restoration work.

Cary Memorial Building Upgrades (Art. 8 (d))

The 2012 Annual Town Meeting approved \$75,000 for further review of the recommended improvements for Cary Memorial Building. Mills Whitaker Architects issued a report in June, 2011 (funded at 2010 Annual Town Meeting) and the report concluded that although the building is well maintained, it requires several important improvements including: accessibility upgrades, interior structural repairs, fire protection improvements, plumbing improvements, HVAC updates, acoustical treatments, and enhancements for performances. The Board of Selectmen appointed an Ad hoc Cary Memorial Building Program Committee to review the recommendations and report back with a recommended scope of work and budget for the FY14 budget process. The Committee issued its Final Report to the Board of Selectmen on January 18, 2013 and the design project is considered complete.

Center Playfields Drainage, Phase 3 (Art. 8 (e))

This project was approved for \$605,718 at the 2012 Annual Town Meeting to address drainage issues at the practice field area along Worthen Road, the Little League/freshman softball field, and the Center Track area. The project includes re-grading the areas, installing subsurface drainage structures and restoration work. Work on the Center Track field area was completed in fall 2013, the Little League/freshman softball field was substantially completed in fall 2014, and the Worthen Road practice field is scheduled to be completed in summer 2015.

Battle Green Master Plan Implementation, Phase 2 (Art. 8 (f))

This project was approved for \$143,845 at the 2012 Annual Town Meeting to repair and upgrade the pathways around the Battle Green and Belfry Hill, to rehabilitate granite at the

Obelisk and to rehabilitate the fence at Ye Olde Burying Ground. Final design work for this project is anticipated in the fall of 2015, with construction anticipated in the spring of 2016.

LexHAB Set-Aside Funds for Housing Acquisition(Art. 8 (g))

The 2012 Annual Town Meeting approved the set-aside of \$450,000 to be used by LexHAB for the purchase of one or more units of affordable housing. This was the second year that LexHAB had requested “Set-Aside” funds of \$450,000 for the acquisition or development of community housing. Due to escalation of housing costs in Town, LexHAB was unable to secure a suitable residence with the approved amount. The 2014 Annual Town Meeting approved use of the \$450,000 appropriation in the implementation of the LexHAB project on the Busa land.

In purchasing or constructing homes, LexHAB complies with Guidelines approved by the CPC and Board of Selectmen in February of 2011, and amended in February of 2013. The Guidelines establish restrictions on size and purchase price, and require all units acquired with CPA funds to be deed-restricted and placed on the Town’s Subsidized Housing Inventory (SHI).

Historical Society – Historical Records Preservation (Art. 8 (i))

Approved at the Annual 2012 Town Meeting, this \$77,268 CPA project involved three components of record preservation: first, the conservation of Paul Revere documents; second, the conservation of Historical Society documents; and third, the conservation and preservation of the fragile and important Church Records Book owned by the First Parish Church. All phases have now been completed.

Greeley Village Accessible Housing Project (Art. 8 (j))

The Greeley Village (four-unit) Accessible Housing Project approved for \$810,673 at the 2012 Annual Town Meeting is moving forward. The Lexington Housing Authority went into designer selection in February 2014 (for a second time, due to a technical delay). The public bidding process was completed electronically and LHA is currently in the contractual phase of the project. LHA is working with DHCD to keep the project moving forward and anticipates construction to begin in spring 2015, reaching substantial completion by year end with a projected unit occupancy date of March 2016.

Land Purchase Off Grove Street (Art. 9)

2012 Annual Town Meeting approved \$3,072,000 in CPA funding for the purchase of 12.6 acres of open space at the Wright Farm plus related expenses, to be dedicated as conservation land. At the time of purchase, the Town retained an option to purchase the remaining .99 acre of the property, containing a farmhouse, barn and garage, in the future; this additional purchase will be considered under Article 9 at the 2015 ATM. The purchase of the first portion of land was completed on December 20, 2012, financed with a short term bond anticipation note issued in February, 2013 in the amount of \$2,950,000. In February 2014, the BAN was converted to a \$2,950,000 ten-year bond, with the first debt service coming due in FY15.

Completed FY 2013 Projects, 2012 ATM: Amount Appropriated/Amount Spent

1. Art. 8(c) Muzzey Senior Center Upgrades. \$561,518/\$0
2. Art. 8 (h) ATM Buckman Tavern HS Report/Needs Assessment. \$65,000/\$65,000

Status Report on FY 2012 CPA Projects

LexHAB Set-Aside for Housing Acquisition (Art. 8 (d))

The 2011 Annual Town Meeting approved the set-aside of \$450,000 to be used by LexHAB for the purchase of one or more units of affordable housing. This appropriation was approved by the CPC with the agreement that LexHAB would comply with Guidelines approved by the Committee and Board of Selectmen in February of 2011 (and since amended in February of 2013). The Guidelines establish restrictions on size and purchase price, and require all units acquired by LexHAB with CPA funds to be placed on the Town's Subsidized Housing Inventory (SHI). All properties acquired with CPC funds must also be protected by deed restrictions to insure their long-term use as affordable housing.

In 2011, LexHAB purchased a single family dwelling at 1 Wilson Road for \$365,000, and completed the necessary upgrades and repairs. A tenant was selected and the house included on the SHI. The 2014 Annual Town Meeting approved use of the remaining funds in the construction of affordable units proposed by LexHAB and approved by the Board of Selectmen on the Busa land purchased with CPA funds.

Battle Green Monument Restoration (Art. 8 (e))

This project was approved for \$50,000 at the 2011 Annual Town Meeting to address the rehabilitation and repair of existing monuments in and around the Battle Green. Monuments to be restored and repaired include the Obelisk, Minuteman Statue, Minuteman Monument and the Common flagpole. Final preservation plans have been approved, and work is expected to begin in the summer of 2015.

Battle Green Master Plan Implementation, Phase 1 (Art. 8 (f))

This project was approved for \$50,000 at the 2011 Annual Town Meeting to repair and upgrade the pathways leading up to and in the immediate area around the existing monuments on the Battle Green. A conservator has been hired to develop plans and specifications for this project. Construction is anticipated to begin in summer of 2015.

Center Playfields Drainage Implementation, Phase 2 (Art. 8 (g))

This project was approved for \$911,863 at the 2011 Annual Town Meeting to address the drainage issues at the football field and JV baseball field areas. It included re-grading the area, installing subsurface drainage structures and restoration work. This project is now complete.

Vynebrooke Village Drainage Improvements, Phase 2 (Art. 8 (i))

This project, which was funded at the 2011 Annual Town Meeting for \$364,800, is at final completion. The LHA's civil engineer is currently preparing the filing of required documents so that it may receive a Compliance Certificate from the Conservation Department. Once this phase is completed, the final invoices will be submitted and the project will be closed out.

Completed FY 2012 Projects, 2011 ATM: Amount Appropriated/Amount Spent

1. Art. 8 (a) ATM Archives and Records Management/Conservation.
\$150,000/\$150,000
2. Art. 8 (b) ATM East Lexington Fire Station Doors Replacement. \$60,000/\$60,000

Status Report on FY 2011 CPA Projects

Old Reservoir Project Stormwater Mitigation, Phase 2 (Art. 8 (b))

Funding for Phase 2 of this project in the amount of \$190,047 was approved at the 2010 Annual Town Meeting. Phase 2 addressed the water quality from runoff in the southwest corner of the Old Reservoir. This work was combined with the proposed Phase 1 work, which addressed three outfalls along Marrett Road. This project is now complete.

Archives and Records Management/Records Conservation (Art. 8 (g))

The 2010 Annual Town Meeting approved \$150,000 for the third year of this project for further preservation of Town's historical record. The conservation and digitization of the following bound volumes have been completed: Vital Records (1898-1937); Selectmen Records (1863-1873), Books of Licenses and Perambulation (1850-1924); Annual Town Reports (1875-1999), Historic Districts Commission records of historical importance, Assessors' Records of Tax and Valuations from the 1800s and early 1900s and the records of the Overseers of the Poor (1855-1870). As of February 2015, migration to Laserfiche and microfilming are underway and will continue for eventual access at the culmination of this historic documents preservation project.

Cary Memorial Building Signage (Art. 8 (j))

The \$25,000 Cary Memorial Building Signage project, approved by the 2010 Annual Town Meeting, is being coordinated with the Cary Memorial Building Upgrade. The building interior signs are contained in the renovation contract documents, and will be implemented by the Department of Public Facilities during the building renovation. This appropriation will be used to implement appropriate exterior signage. The exterior signage is expected to be completed in the summer of 2015.

Completed FY 2011 Projects, 2010 ATM: Amount Appropriated/Amount Spent

1. Art. 8 (a) ATM Minuteman Bikeway Preservation. \$320,000/\$308,733
1. Art. 8 (c) ATM Center Playfields Drainage, Phase 1. \$875,173/\$872,595
2. Art. 8 (d) ATM Greeley Village Siding Replacement. \$386,129/\$378,027
3. Art. 8 (e) ATM Vynebrooke Village Drainage Study. \$10,000/\$9,999
4. Art. 8 (f) ATM LexHAB Purchase of Two Properties. \$695,000/\$695,000
5. Art. 8 (h) ATM Cary Memorial Library Archives Preservation. \$100,000/\$94,950
(Supplemental appropriation at 2011 November STM. \$35,000/\$0)
6. Art. 8 (i) ATM Cary Memorial Building Improvements/Upgrades Study. \$60,000/\$60,000
7. Art. 8 (k) ATM Municipal Building Envelope. \$73,000/\$34,000
8. Art. 8 (l) ATM Town Office Building Renovation. \$1,500,000/\$1,385,169
9. Art. 8 (m) ATM Cary Memorial Building HVAC. \$35,000/\$33,274
10. Art. 8 (n) ATM Police Station Ventilation. \$31,700/\$28,361
11. Art. 8 (o) ATM Muzzey Senior Center Improvements Study. \$45,100/\$45,100
12. Art. 8 (p) ATM White House Historic Structure Report. \$18,000/\$18,000
13. Art. 8 (q) ATM Stone Building Exterior Stabilization. \$202,933/\$202,927

14. Art. 8 (r) ATM Munroe Tavern Capital Improvements. \$400,000/\$400,000
15. Art. 8 (s) ATM Comprehensive Cultural Resources Survey. \$5,300/\$5,161
16. Art. 8 (t) ATM Battle Green Master Plan. \$25,000/\$25,000
17. Art. 9 ATM Cotton Farm Land Acquisition. \$3,857,000/\$2,846,793 (\$28,146 land management expenses yet to be exhausted)

Status Report on FY 2010 CPA Projects

Storm Water Mitigation at the Old Reservoir and Marrett Road, Phase 1 (Art. 11(b))

At the 2008 Town Meeting, \$55,000 was approved for the reconstruction of the gate control structure and the dredging of the large existing retention basin at the Old Reservoir. The reconstruction work was completed, and the remaining \$20,000 in project funds was returned to the CPA fund in favor of this FY10 Phase 1 project. The Phase 1 Storm Water Mitigation Project of \$569,000 funded the dredging work as well as the reconstruction of three outfalls along Marrett Road to improve water quality. The project was managed by the Louis Berger Group and was successfully completed in 2013.

Completed FY 2010 Projects, 2009 ATM: Amount Appropriated/Amount Spent

1. Art. 11 (a) ATM Center Playfields Drainage Study. \$70,000/\$70,000
2. Art. 11 (c) ATM Pond Drainage Improvements to Pine Meadows GC.
\$200,000/\$200,000
3. Art. 11 (d) ATM Archives and Records Management Preservation.
\$150,000/\$150,000
4. Art. 11 (f) ATM Town Office Building Renovation Design. \$30,000/\$30,000
5. Art. 11 (g) ATM Police Station Space Needs Study. \$45,000/\$39,115
6. Art. 11 (h) ATM Stone Building Renovation. \$180,000/\$52,093
7. Art. 11 (i) ATM Fire Headquarters Renovation and Redesign. \$29,700/\$27,261
8. Art. 11 (j) ATM Greeley Village Roof Replacement. \$320,828/\$320,828
9. Art. 11 (k) ATM Munroe Tavern Historic Structure Report. \$50,000/\$40,000
10. Art. 11 (l) ATM Purchase of Three Properties by LexHAB. \$845,000/\$845,000
11. Art. 12 ATM Purchase of the Leary Property off Vine Street. \$2,763,100/\$2,727,291
(land management expenses yet to be fully expended)
12. Art. 6 (a) STM Purchase of Land off Lowell Street (the Busa Farm).
4,197,000/\$4,192,903

Status Report on FY 2009 CPA Projects

Completed FY 2009 Projects, 2008 ATM: Amount Appropriated/Amount Spent

1. Art. 9 (a) ATM Survey and Define Affordable Housing Study – LexHAB and Lexington Housing Authority. \$25,000/\$13,204
2. Art. 9 (b) ATM Belfry Hill Restoration Project. \$9,850/\$9,362
3. Art. 9 (c) ATM Hancock-Clark House Restoration. \$600,000/\$600,000
4. Art. 9 (d) ATM Reconstruction of the Gatehouse/Pond Dredging at the Old Reservoir. \$55,000/\$21,947
5. Art. 9 (e) ATM Window Replacement at Vynebrooke Village. \$158,686/\$155,155
6. Art. 9 (f) ATM Archives and Records Management/Records Conservation. \$150,000/\$150,000
7. Art. 9 (g) ATM Purchase of Three Condominium Units at Parker Manor – LexHAB. \$652,800/\$652,800
8. Art. 9 (i) ATM Harrington School Playground. \$75,000/\$75,000
9. Art. 9 (j) ATM Building Upgrades to the Old Harrington School. \$330,000/\$330,000
10. Art. 9 (k) ATM Town Office Building Complex Building Envelope. \$95,000/\$95,000
11. Art. 9 (l) ATM East Lexington Fire Station – Storm Window and Central Air Conditioning. \$47,500/\$46,287
12. Art. 9 (m) ATM ADA Accessible Bathrooms and Appropriate Signage at the Town Office Building. \$70,000/\$70,000
13. Art. 9 (n) ATM Town Office Building Use Study and Renovation Design. \$80,000/\$80,000
14. Art. 9 (q) ATM Replacement of Munroe School Fire Prevention System. 579,550/\$344,803
15. Art. 5 STM Acquisition of the Goodwin Parcels. \$181,517/\$180,343
16. Art. 6 STM Harrington Preschool Playground Supplemental Appropriation. \$35,135/\$19,278

Status Report on FY 2008 CPA Projects

Historic Preservation at Ye Olde Burial Ground and Munroe Cemetery (Art. 26 (b))

The 2007 Annual Town Meeting voted \$367,000 in CPA funds to hire a qualified stone conservator and a qualified stone preservation contractor to preserve and repair the grave markers at Ye Olde Burial Ground and Munroe Cemeteries. Ivan Myjer, of Building Monument Conservation, was hired as the stone conservator and project overseer. He also performed repairs to the tabletop markers at Ye Olde Burial Ground. ConservArt LLC was hired to perform preservation and restoration work at Ye Olde Burial Ground, Munroe Cemetery and Robbins Cemetery. A total of \$136,443 has been spent or is encumbered to date. Based upon reports from Ivan Myjer, a majority of markers and stones at Ye Olde Burial Ground, Munroe Cemetery and Robbins Cemetery have been repaired and restored. Attention will now turn to the final phase of the project. This will include any final restoration work at these cemeteries, and the development of a map of each cemetery. This final phase of work will be put out to bid in the summer of 2015.

Tourism Signs (Art. 26 (i))

At the 2007 Annual Town Meeting, \$18,360 was voted for directional and storytelling signage in Lexington. The directional signage from local highways to the Town's historic sites has been created and installed. One remaining sign is still in the design phase, a storytelling sign about April 19th, 1775, planned for the Battle Green. The Tourism Committee applied for FY14 funding for three other signs; two for Buckman Tavern and one for Belfry Hill to use some of the available funds from this project. The CPC voted to authorize the use of up to \$3,000 of the \$6,500 remaining Sign Project funds for the FY14 request. Currently, there is \$3,500 in available funding for the completion of this FY08 project, but work has been put on hold pending possible improvements to the Battle Green.

Completed FY 2008 Projects, 2007 ATM: Amount Appropriated/Amount Spent

1. Art. 26 (a) ATM Center Playfields Drainage Engineering Study. \$40,000/\$40,000
2. Art. 26 (c) ATM Approved Fire Monitoring/Historic Houses. \$18,120/\$17,175
3. Art. 26 (d) ATM Boiler and Oil Tank for Buckman Tavern. \$10,685/\$9,900
4. Art. 26 (e) ATM Comprehensive Cultural Resources Survey. \$90,000/\$90,000
5. Art. 26 (f) ATM Greeley Village Window Replacement. \$228,404/\$221,115
6. Art. 26 (g) ATM East Lexington Branch Library (Stone Building) - Historic Structure Report. \$43,000/\$43,000
7. Art. 26 (h) ATM Cary Hall Restoration and Rehabilitation (Assessment of Cary Hall as a Performance Center). \$147,130/\$68,257
8. Art. 26 (j) ATM Douglas House - Rehabilitation of 7 Oakland Street (Rehabilitation of the former Minuteman Press Building for affordable housing for brain-injured adults). \$300,000/\$300,000
9. Art. 26 (j) West Lexington Greenway Corridor \$125,000/\$124,670
10. Art. 26 (l) ATM Muzzey High Condominium Building Study. \$53,500/\$53,500

Report on FY 2007 CPA Projects

Cary Vault Shelving (Art. 4 (d) STM)

Special Town Meeting appropriated \$60,000 under Article 4(d) for shelving for the main vault in the Cary Memorial Building in furtherance of its rehabilitation for its intended use. A new Kardex Shelving System was installed and there remains \$1,000 in unspent funds which will be used for additional minor shelving costs anticipated to be incurred in spring of 2015.

Completed FY 2007 Projects: Amount Appropriated/Amount Spent

1. Art. 25 Open Space and Recreation Plan. \$20,000/\$20,000
2. Art. 28 (c) ATM Fire Station/Bedford Street Renovations. \$100,000/ \$100,000
3. Art. 28 (g) ATM Police Station - Interior Renovations. \$100,000/\$100,000
4. Art. 28 (i) ATM Cary Memorial Building Vault Climate Control.
\$60,000/\$56,437
5. Art. 4 (b) STM Hancock-Clarke House Pre-Restoration Project (Historic Structure Report, Building Usage Study, Accessibility Evaluation and Construction Specifications). \$25,000/\$25,000
6. Art. 4 (c) STM Lexington Depot – Elevator Project. \$44,000/\$44,000

NOTE: All unspent project funds are returned to the “bucket” from which they were originally appropriated.

CPF ACCOUNT BALANCES 2015 Annual Town Meeting

APPROPRIATED TO DATE (by category as of March 1, 2015)	
CATEGORY	
Community Housing ¹	\$7,797,857
Historic Resources	\$33,983,629
Open Space ¹	\$13,932,015
Recreational Resources	\$4,202,392
TOTAL	\$59,915,893
Administrative Expenses	<u>\$1,030,000</u>
TOTAL APPROPRIATIONS TO DATE	\$60,945,893

AVAILABLE FOR APPROPRIATION at ANNUAL TOWN MEETING, MARCH 2015	
AVAILABLE BALANCES	
Community Housing Reserve	\$8,102
Historic Resources Reserve	\$118,186
Open Space Reserve	\$769,561
Unbudgeted Reserve ²	\$146,930
Undesignated Fund Balance	<u>\$1,989,237</u>
TOTAL	\$3,032,016
ESTIMATED REVENUES FY 2016	
Property Surcharge	\$4,166,000
State Match (est. at 23%)	\$867,000
Investment Income	<u>\$15,000</u>
TOTAL	\$5,048,000
TOTAL ESTIMATED CPF FUNDS	
AVAILABLE FOR FY 16	\$8,080,016

¹ Includes \$250,502 Community Housing and \$4,068,498 Open Space allocated from Busa Property purchase

² If this balance is unspent as of 6/30/15 at the close of the fiscal year, it will become part of the year-end surplus and will be available for appropriation in FY16 as a portion of the Undesignated Fund Balance calculated as of 7/1/15.

FY16 CPA PROJECT COSTS AND SUMMARY

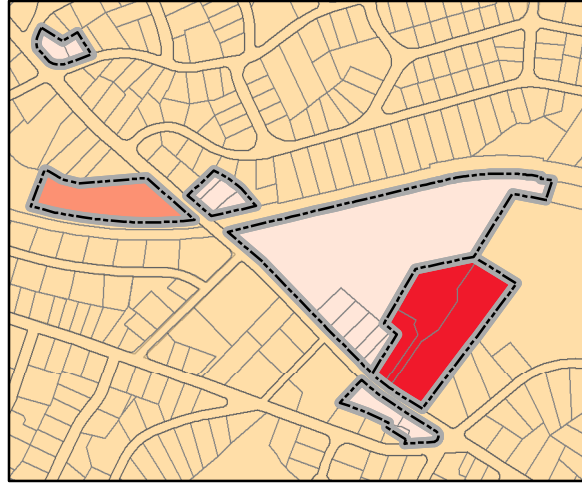
SPECIAL TOWN MEETING, Article 4		VOTE	AMOUNT
	HISTORIC RESOURCES		
Art. 4	Cary Memorial Building Sidewalk Enhancement	9-0	\$194,200
	Sub Total		\$194,200
ANNUAL TOWN MEETING - Article 8			
	OPEN SPACE		
Art. 8(a)	Conservation Meadow Preservation Program	9-0	\$26,400
	Subtotal		\$26,400
	HISTORIC RESOURCES		
Art. 8(b)	Parker's Revenge Site Restoration	8-0-1	\$36,790
Art. 8(c)	First Parish Church Rest. Historic Structure Report	6-0-3	\$40,000
Art. 8(d)	Cary Memorial Building Records Center Shelving	8-1	\$75,398
Art. 8(e)	Battle Green Streetscape Improvements	9-0	\$140,000
Art. 8(f)	Community Center Sidewalk Design	6-2-1	\$50,000
Art. 8(g)	Cary Memorial Building Sidewalk Enhancement		I.P.
Art. 8(h)	Community Center Pres. Restriction Endowment	9-0	\$25,000
	Sub Total		\$367,188
	RECREATION		
Art. 8(i)	Park and Playground Improvements	9-0	\$68,000
Art. 8(j)	Park Improvements - Athletic Fields	9-0	\$85,000
Art. 8(k)	Park and Playground ADA Accessibility Study	9-0	\$78,000
Art. 8(l)	Park Improvements - Hard Court Surfacing	9-0	\$55,000
Art. 8(m)	Lincoln Park Field Improvements - Phase 3	9-0	\$220,000
Art. 8(n)	Minuteman Bikeway Culvert Rehabilitation	9-0	\$290,000
Art. 8(o)	Grain Mill Alley Design Funds	6-3	\$18,000
Art. 8(p)	Minuteman Bikeway Wayfinding Signs	9-0	\$39,000
Art. 8(q)	Lower Vine Brook Paved Rec. Path Reconstruction	9-0	\$369,813
	Sub Total		\$1,222,813
	Total ATM Projects Art. 8 (a-q)		\$1,616,401
Art. 8(r)	DEBT SERVICE	Aug-00	\$2,417,200
Art. 8(s)	ADMINISTRATIVE BUDGET	9-0	\$150,000
	Sub Total		\$2,567,200
ANNUAL TOWN MEETING - Article 9			
	OPEN SPACE AND AFFORDABLE HOUSING		
Art. 9	Property Purchase - 241 Grove Street	Jul-15	\$755,000
ANNUAL TOWN MEETING - Article 30			
Art. 30	Supplemental Appropriation FY2015 Debt Service		\$1,000,960
TOTAL FY16 COSTS for Article 4 of STM and Articles 8(a-s), 9 and 30 of ATM			\$6,133,761

SUMMARY

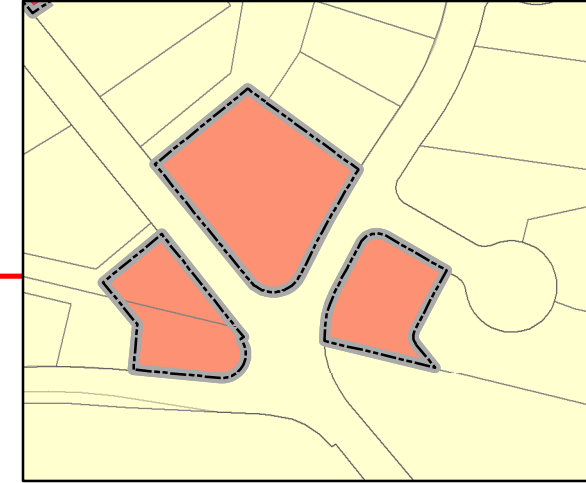
FINANCING SOURCES	
AVAILABLE CASH BALANCES	\$3,032,016
ESTIMATED FY16 REVENUE	\$5,048,000
TOTAL AVAILABLE FOR FY16	\$8,080,016
FY16 COSTS (Special Town Meeting and Annual Town Meeting)	
PROJECT COSTS TO BE TAKEN FROM CPF CASH	\$2,565,601
ADMINISTRATIVE EXPENSES AND DEBT SERVICE	\$3,568,160
TOTAL	\$6,133,761
NET BALANCE (Available for FY17)	
	\$1,946,255

Article 48 Index Map

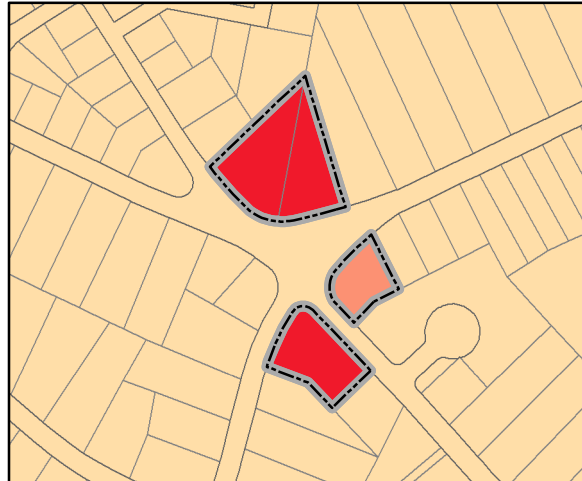
Parts A - D: Bedford Street



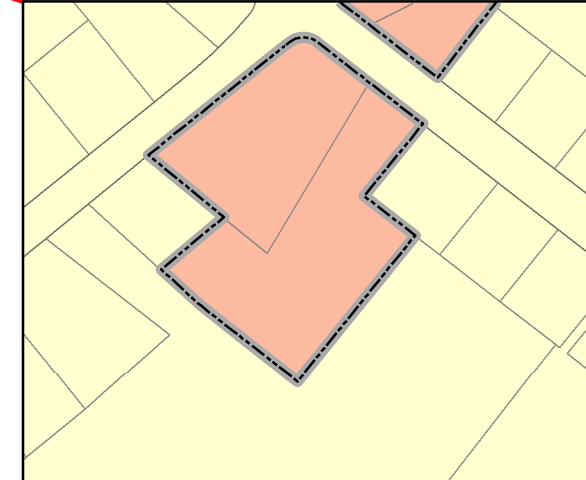
Part E: North Street & Lowell Street



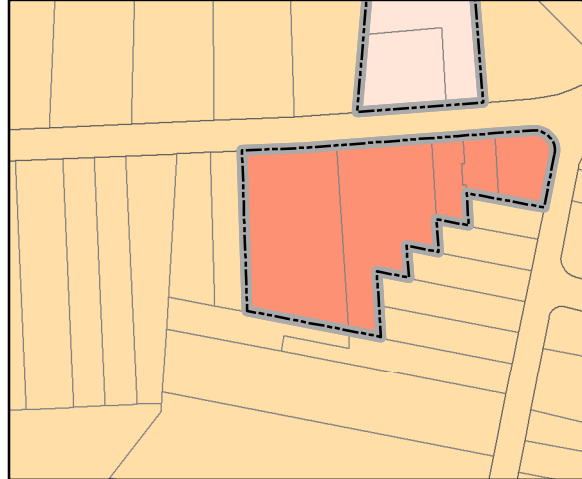
Part G: Marrett Road & Lincoln Street



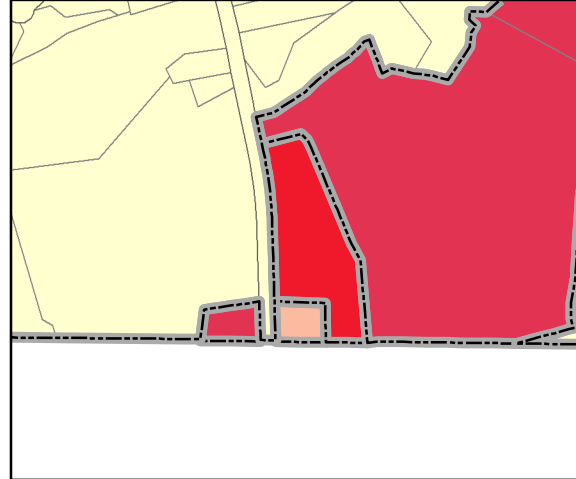
Part F: Lowell Street & Woburn Street



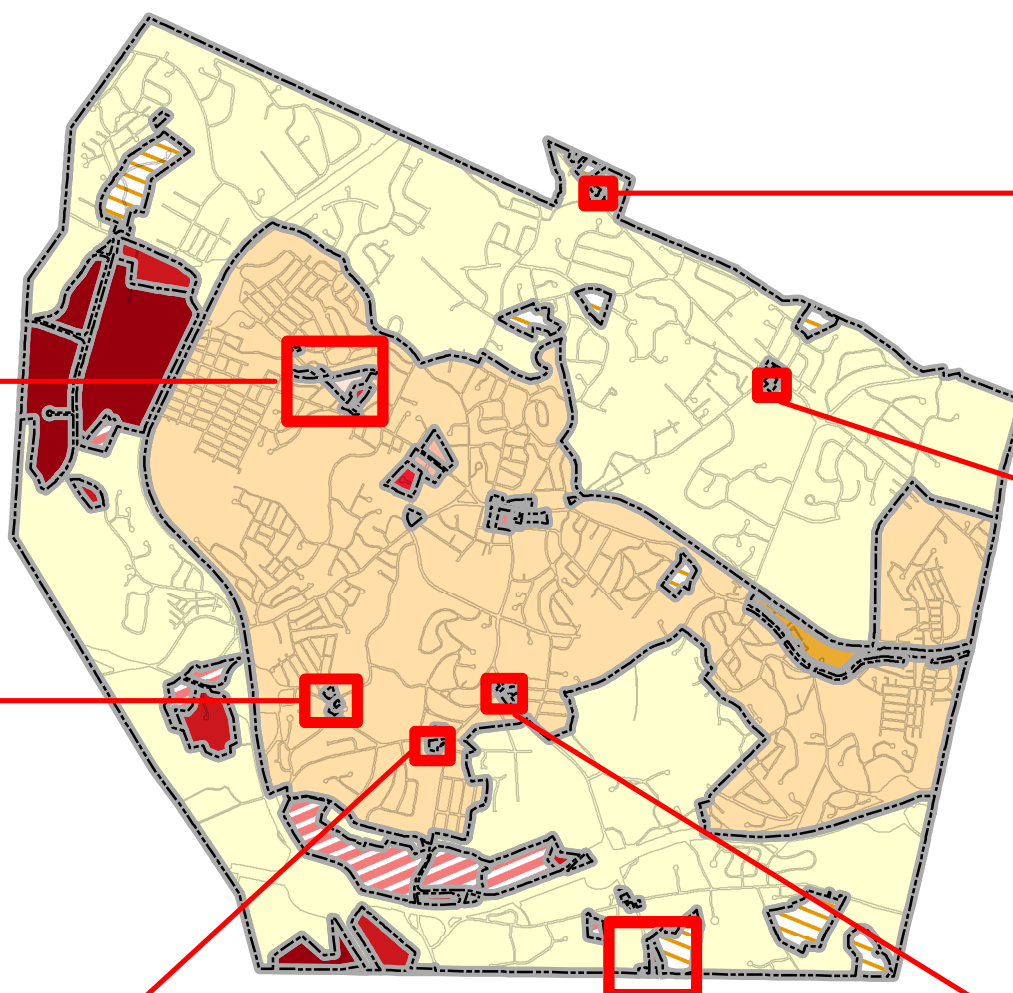
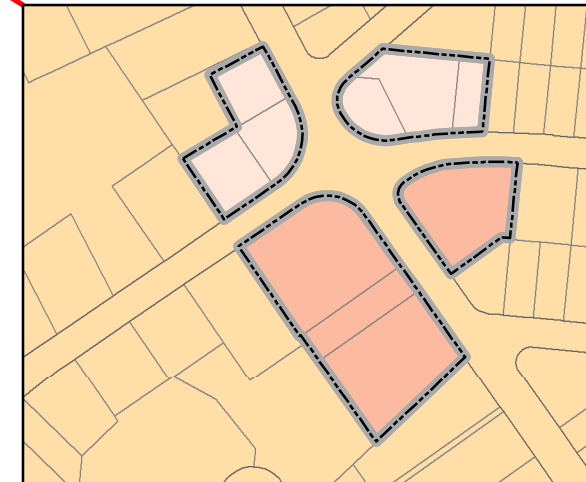
Part H: Marrett Road, near Spring Street



Part J: Waltham Street, at the Waltham Line



Part I: Waltham Street & Marrett Road



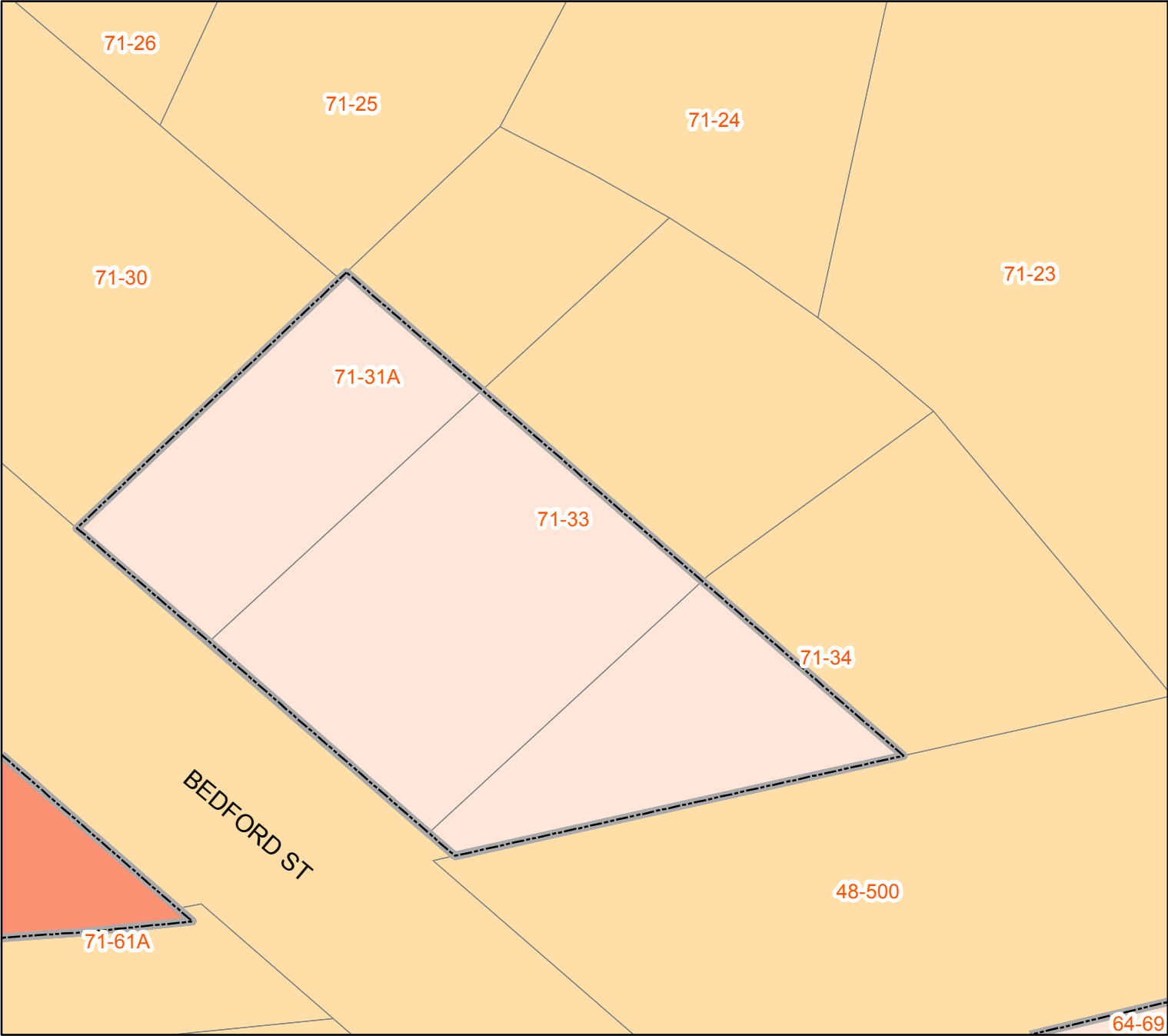
Proposed Zoning Districts

- District Outline
- RS - One Family Dwelling
- RO - One Family Dwelling
- RT - Two Family Dwelling
- CB - Central Business
- CLO - Local Office
- CM - Manufacturing
- CN - Neighborhood Business
- CRO - Regional Office
- CRS - Retail Shopping
- CS - Service Business
- CD - Planned Commercial
- RD - Planned Residential

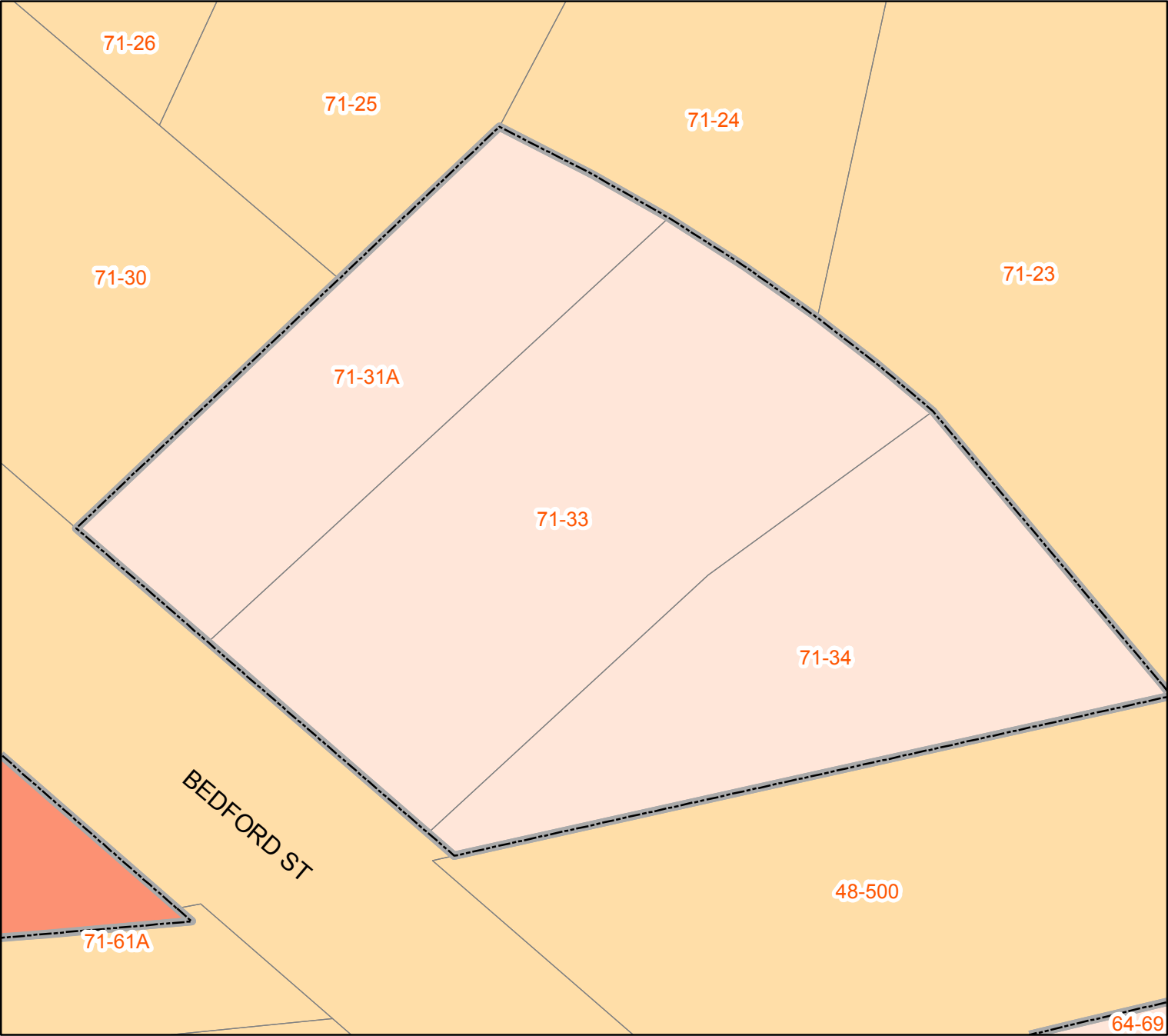


229-235 Bedford Street (CN)



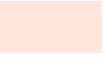

Existing Zoning



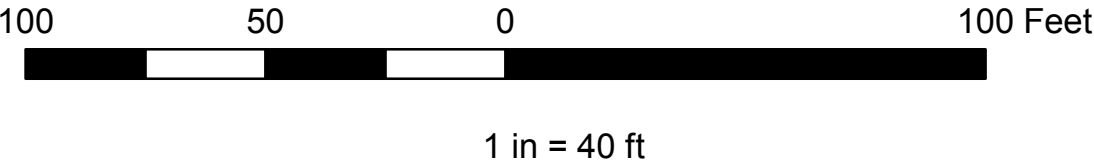
Proposed Zoning



Proposed Zoning Districts

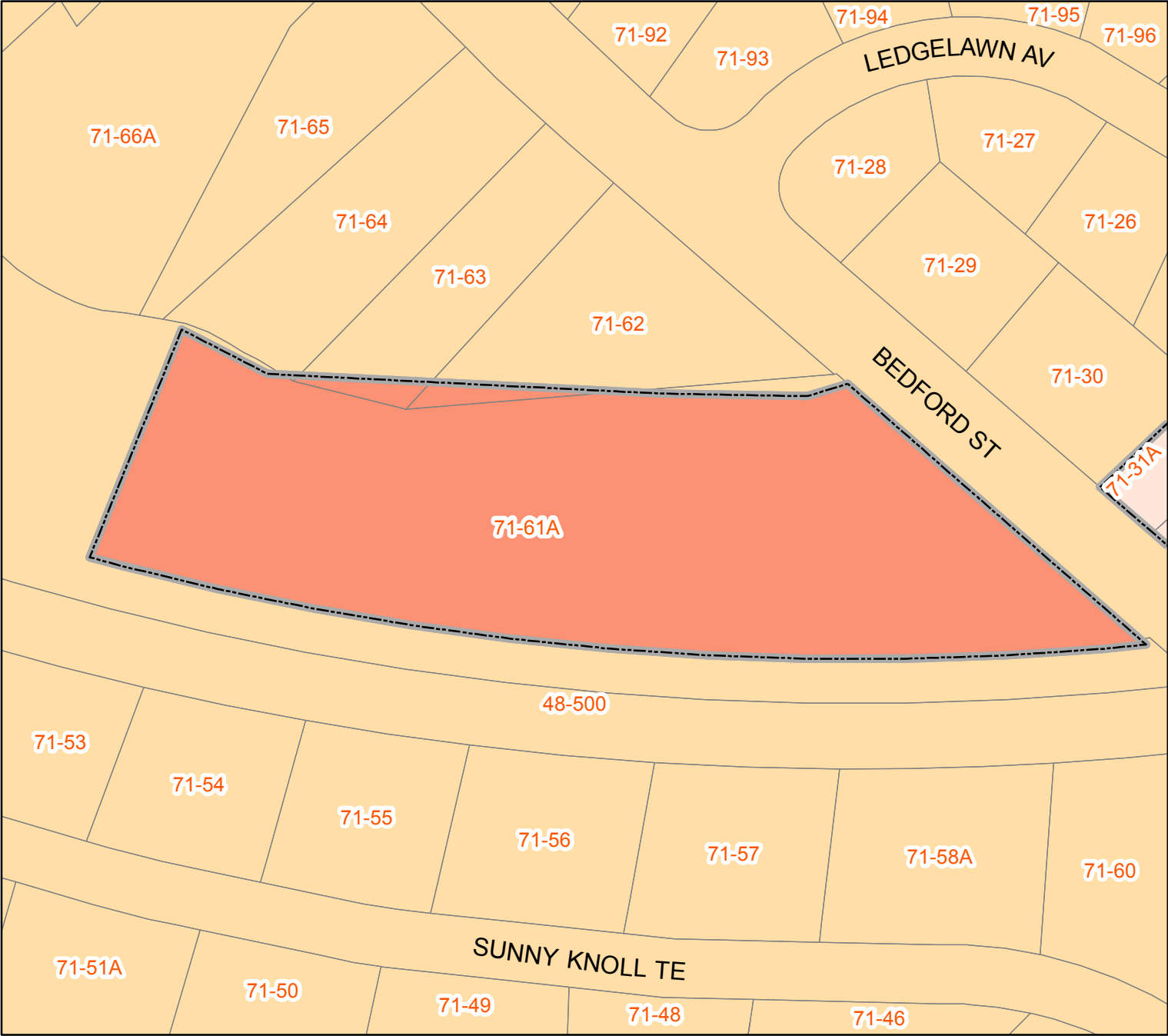
-  District Outlines
-  RS - One Family Dwelling
-  CN - Neighborhood Business
-  CS - Service Business

 Parcels

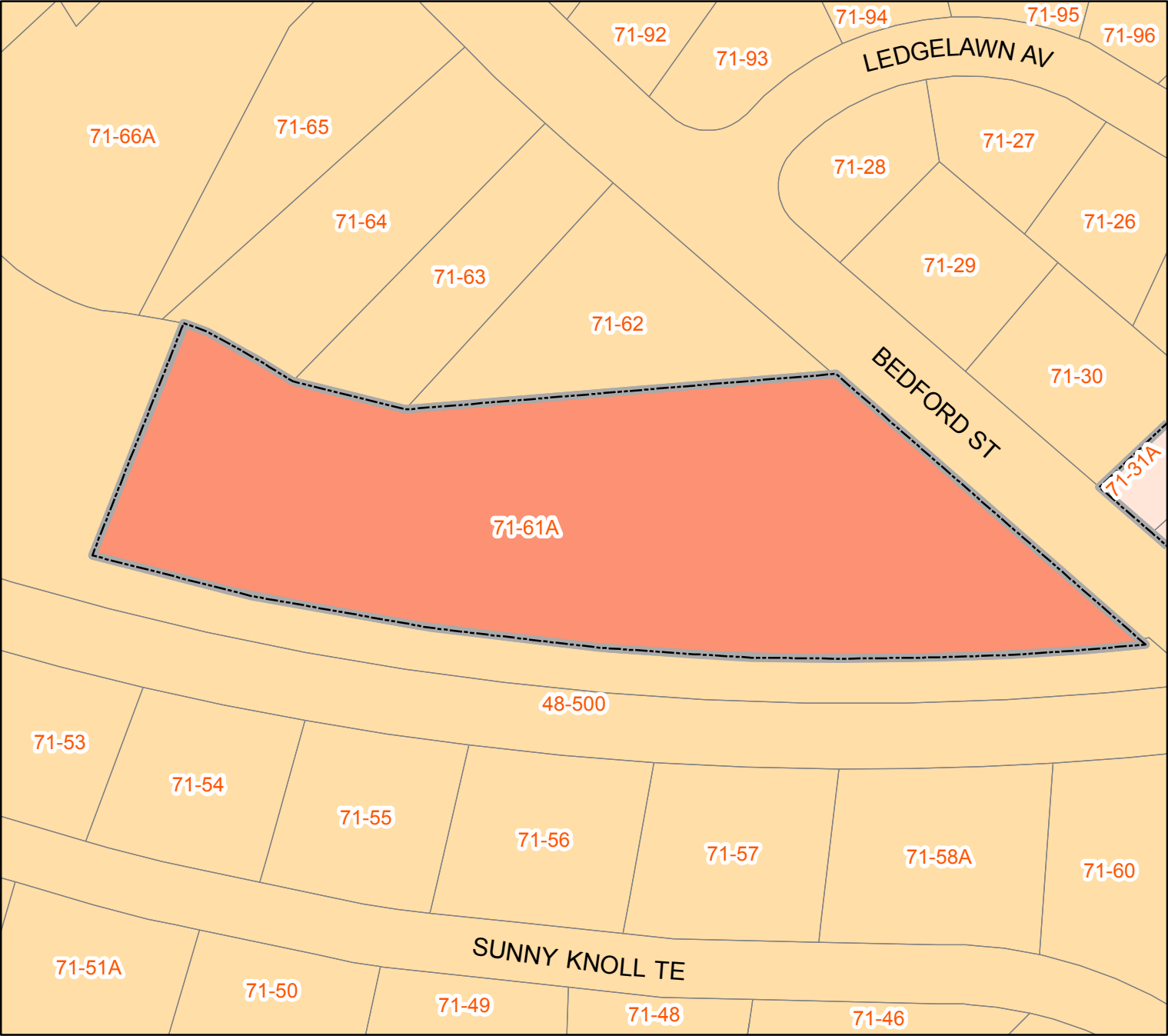


242-246 Bedford Street (CS)



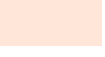

Existing Zoning



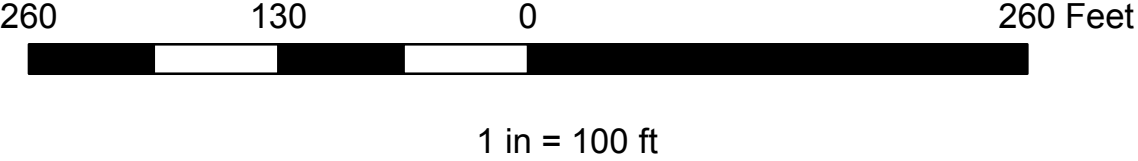
Proposed Zoning



Zoning Districts

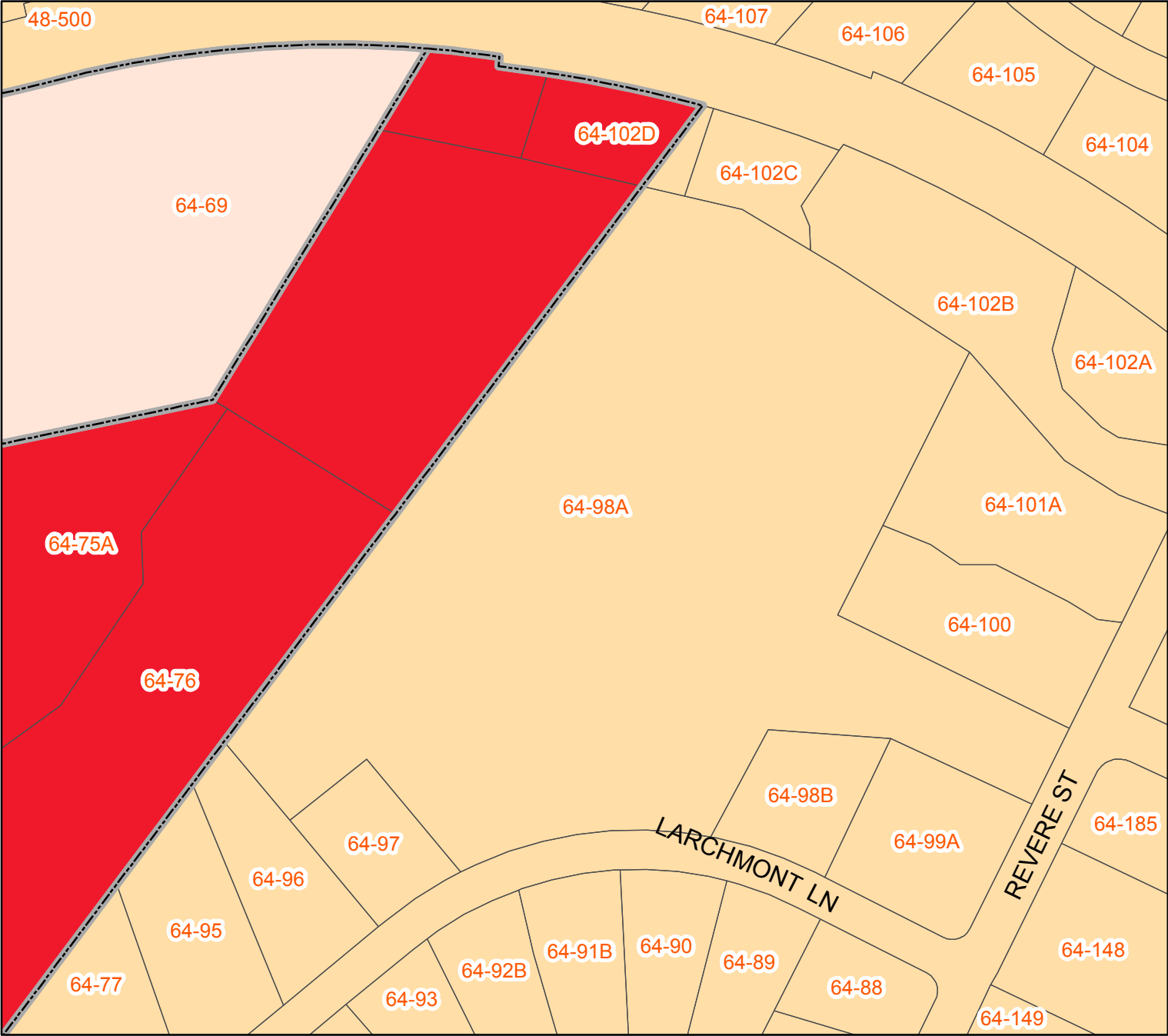
-  District Outlines
-  RS - One Family Dwelling
-  CN - Neighborhood Busines
-  CS - Service Business

 Parcels

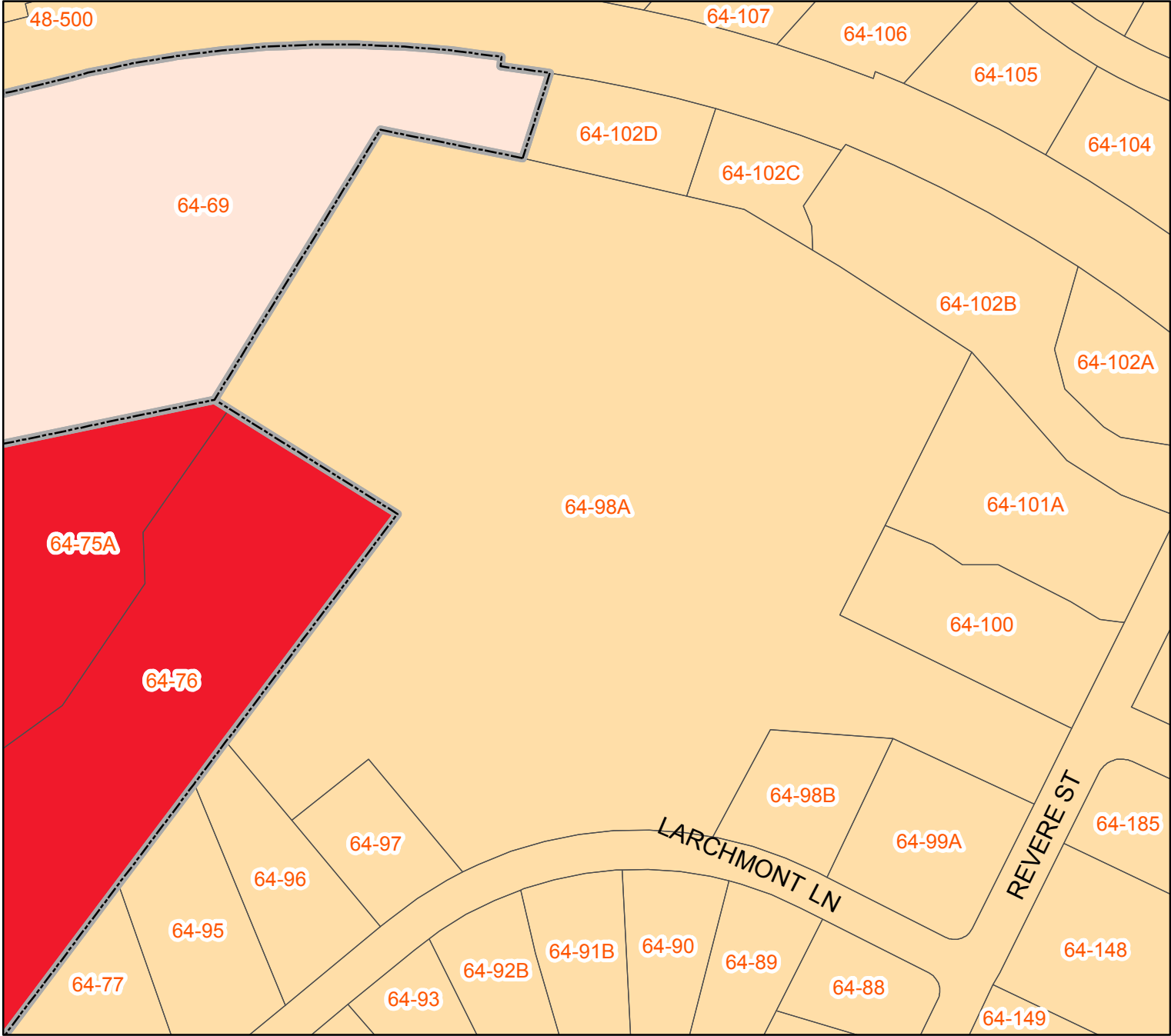


173-181 Bedford Street (CLO)





Existing Zoning



Proposed Zoning



Proposed Zoning Districts

-  District Outlines
-  RS - One Family Dwelling
-  CLO - Local Office
-  CN - Neighborhood Business

 Parcels

390 195 0 390 Feet

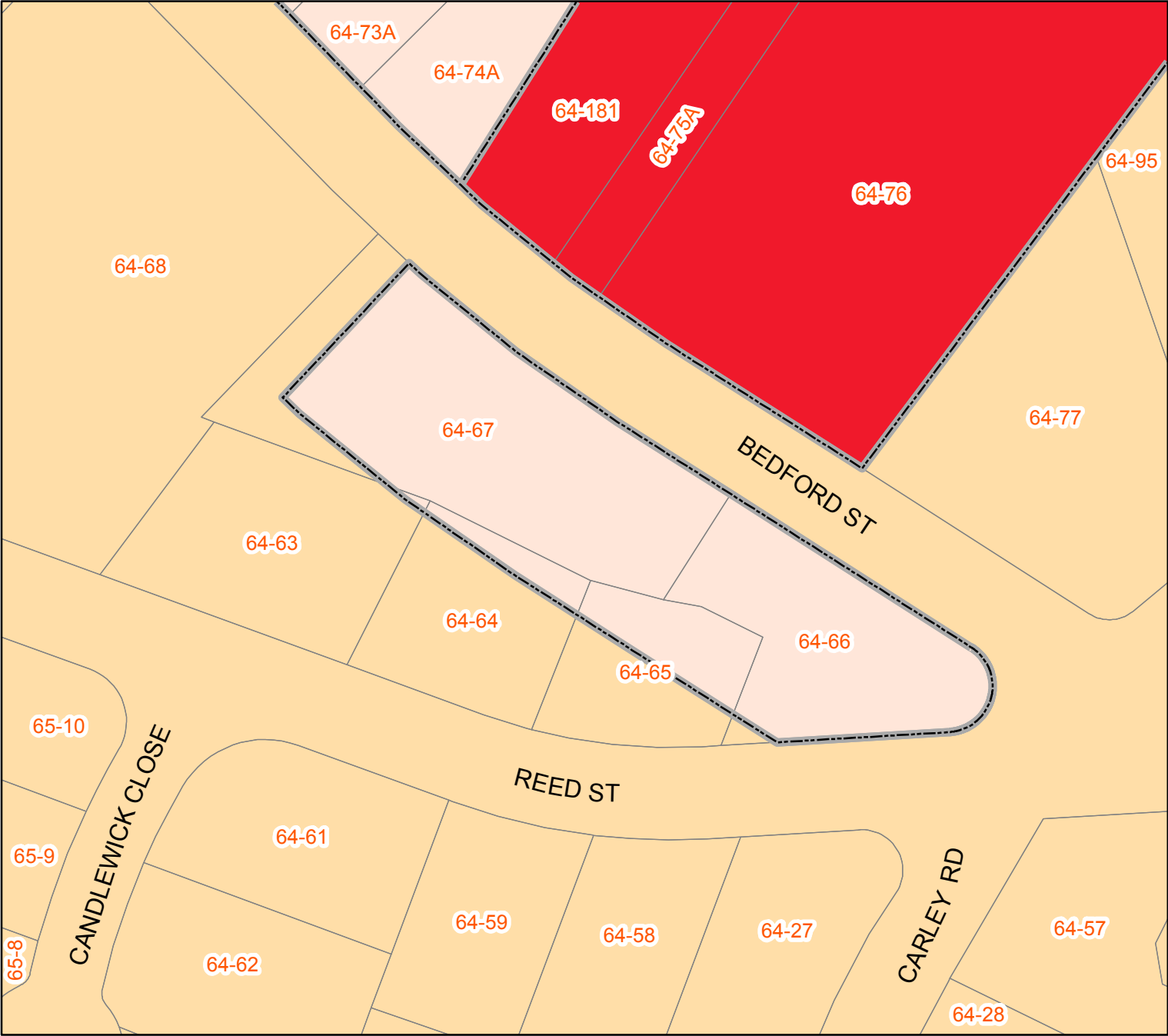


1 in = 150 ft

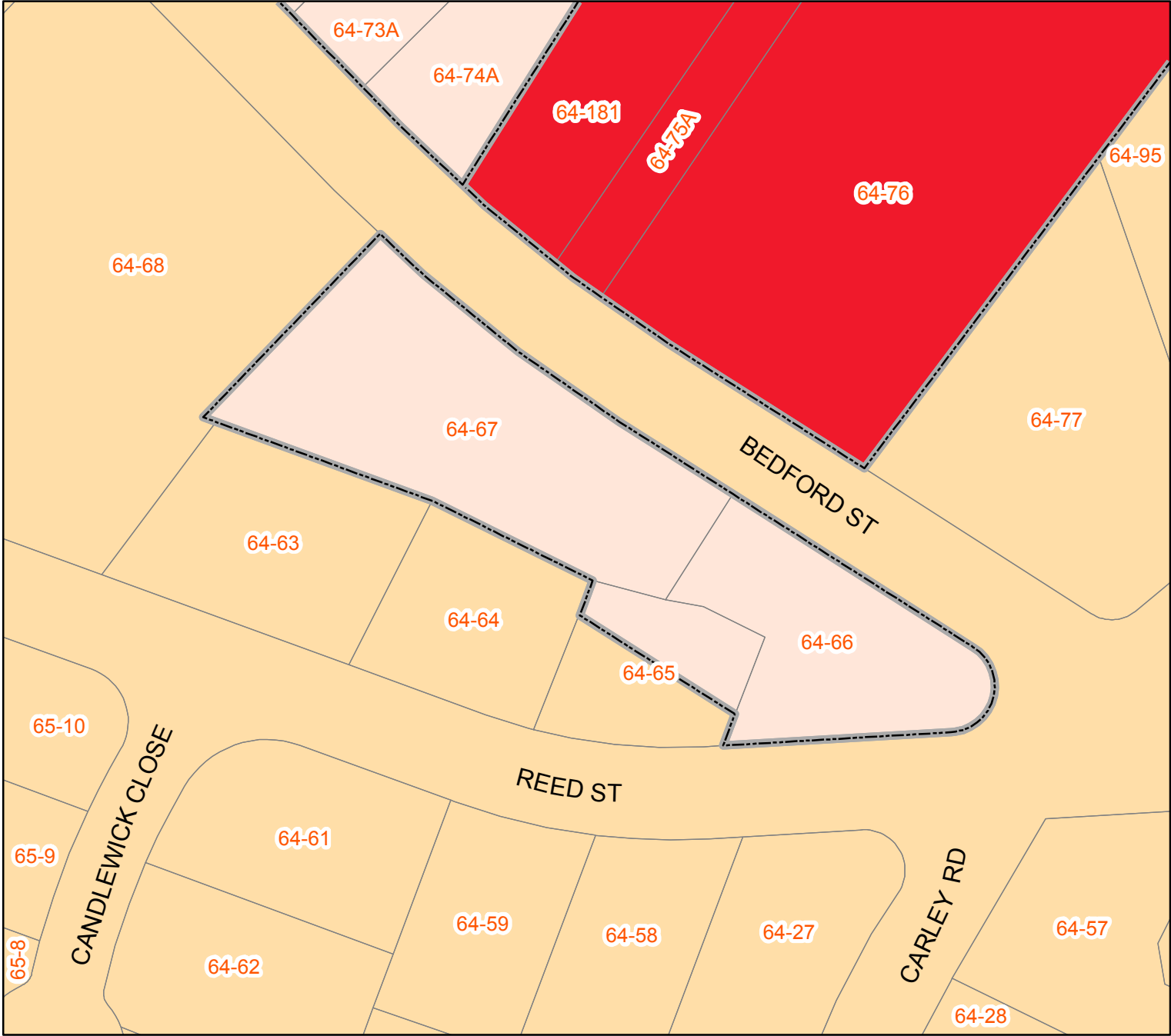


Bedford & Reed (CN)

Existing Zoning



Proposed Zoning



Proposed Zoning Districts



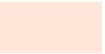
District Outline



RS - One Family Dwelling



CLO - Local Office



CN - Neighborhood Business



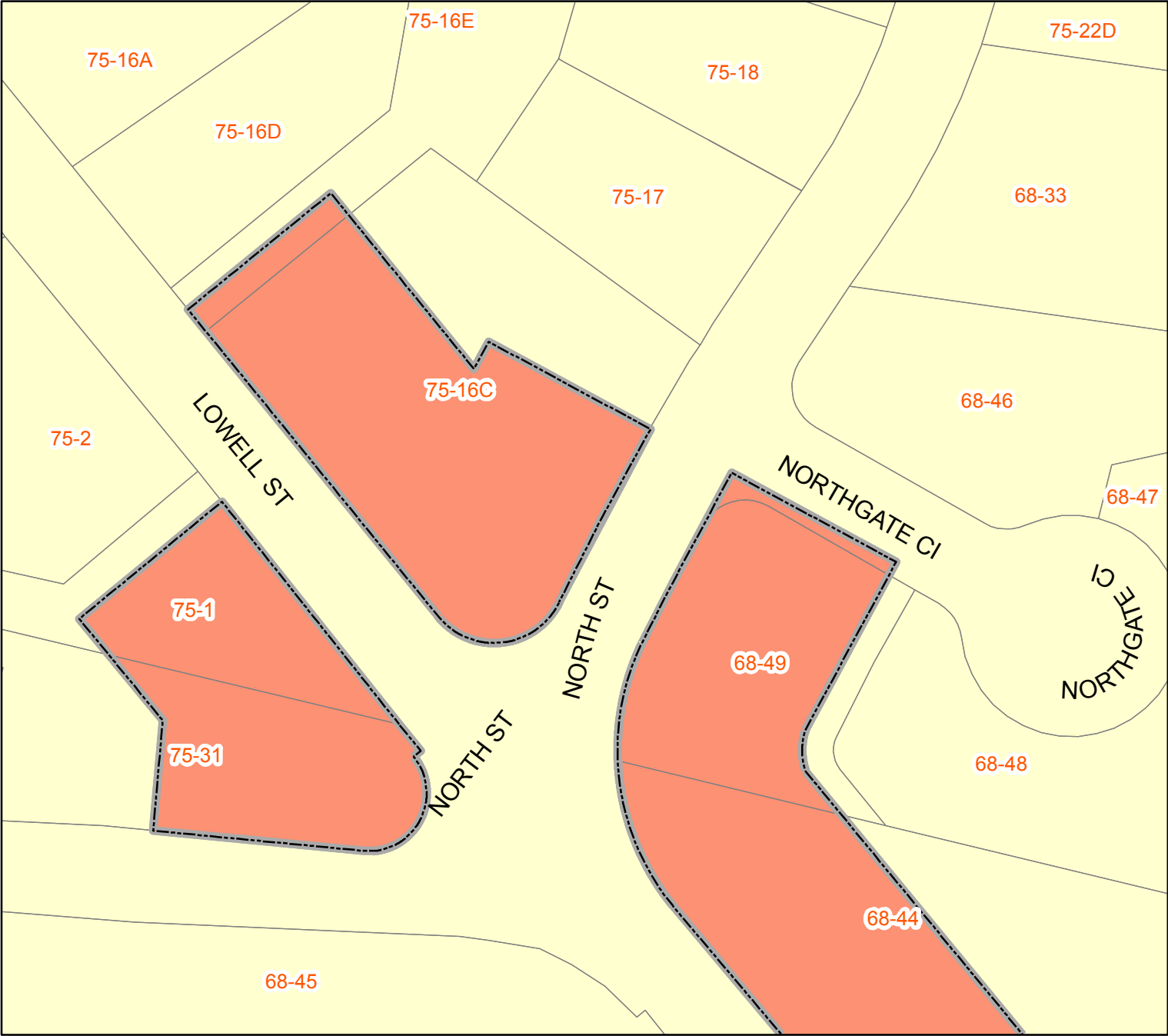
Parcels



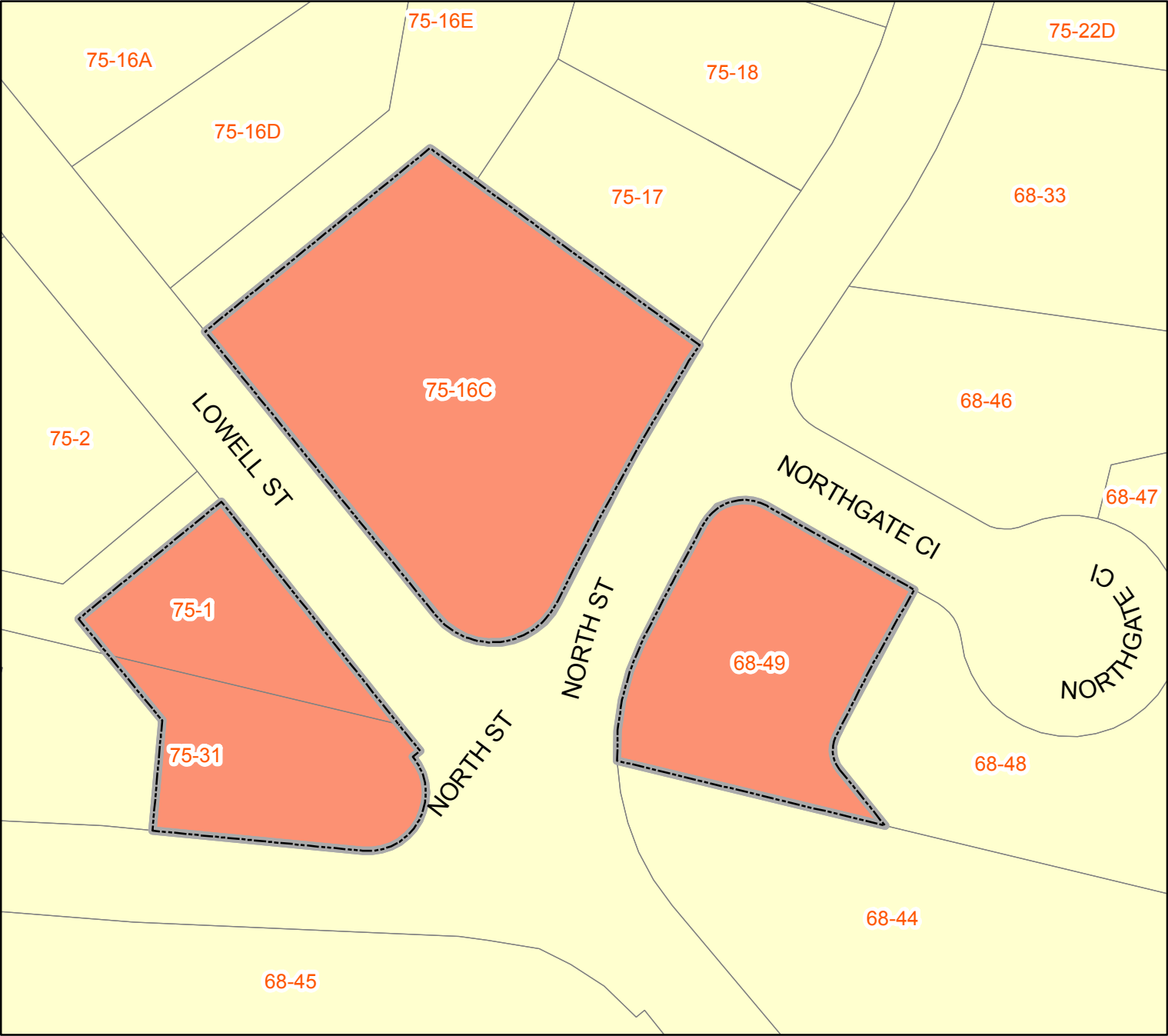
1 in = 80 ft

North & Lowell (CS)

Existing Zoning



Proposed Zoning



Proposed Zoning Districts

Proposed Zoning Districts

RO - One Family Dwelling

CS - Service Business

Parcels

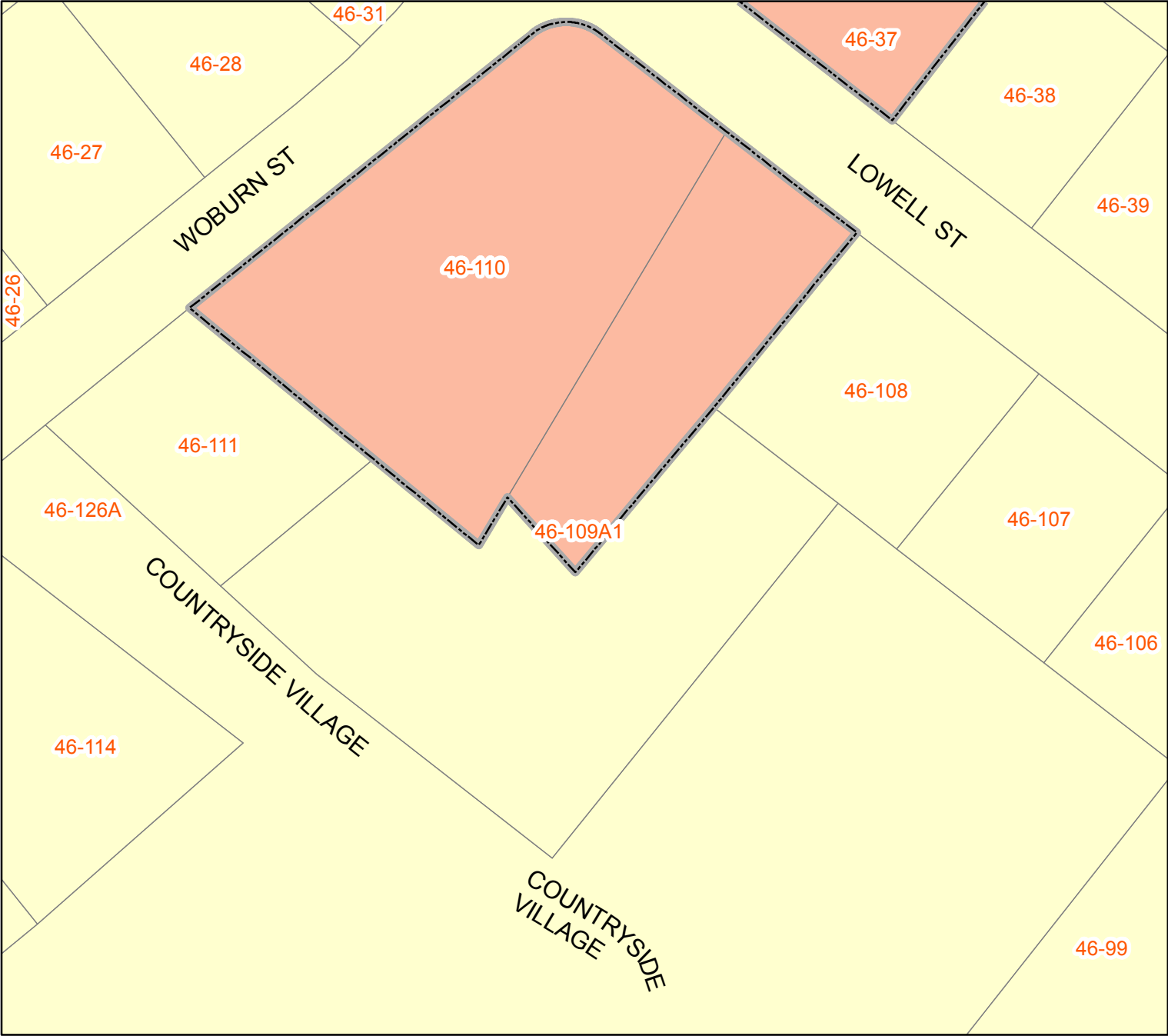


200 100 0 200 Feet

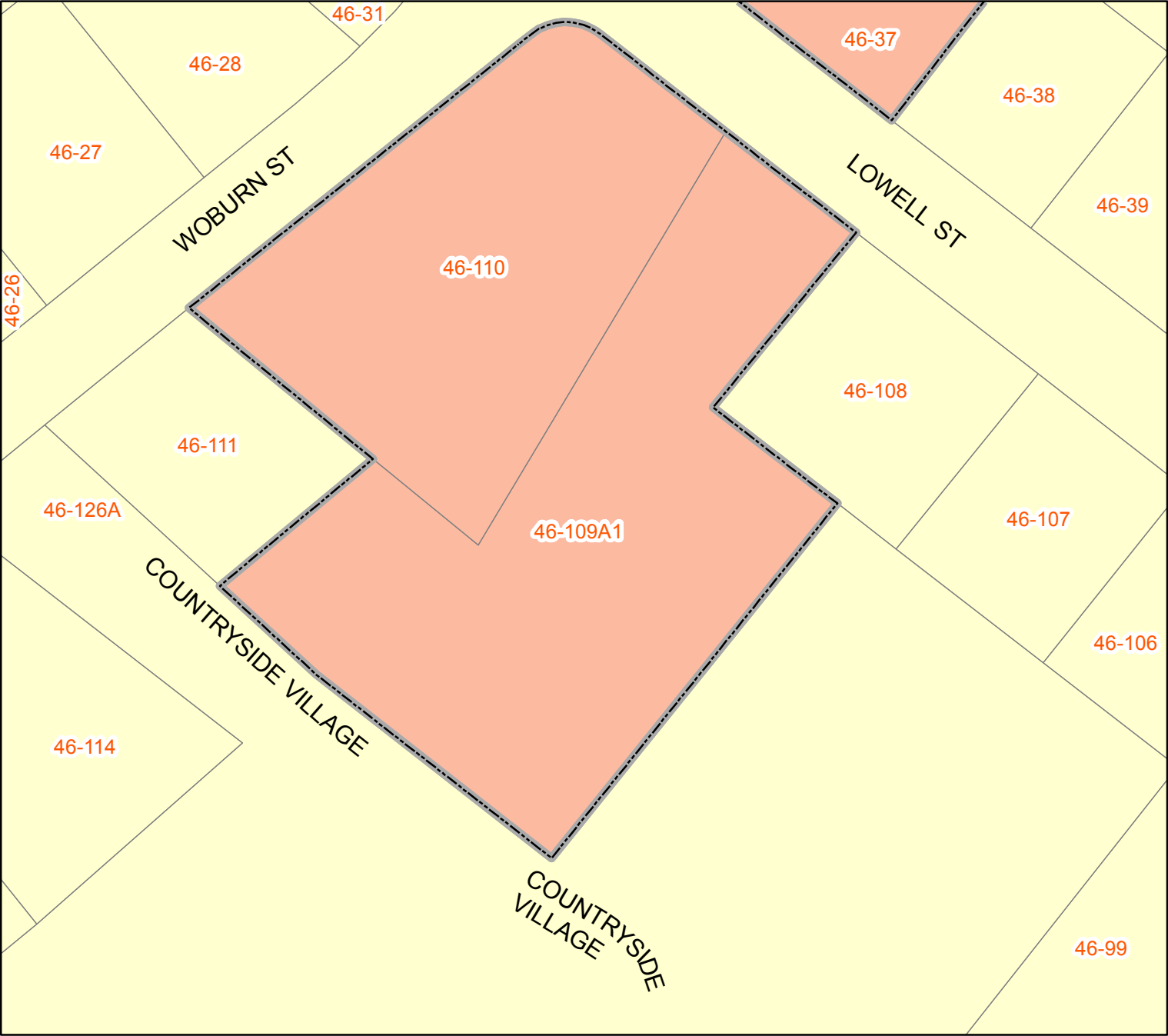
1 in = 80 ft

Lowell & Woburn (CRS)




Existing Zoning



Proposed Zoning



Proposed Zoning Districts

-  Proposed Zoning Districts
-  RO - One Family Dwelling
-  CRS - Retail Shopping

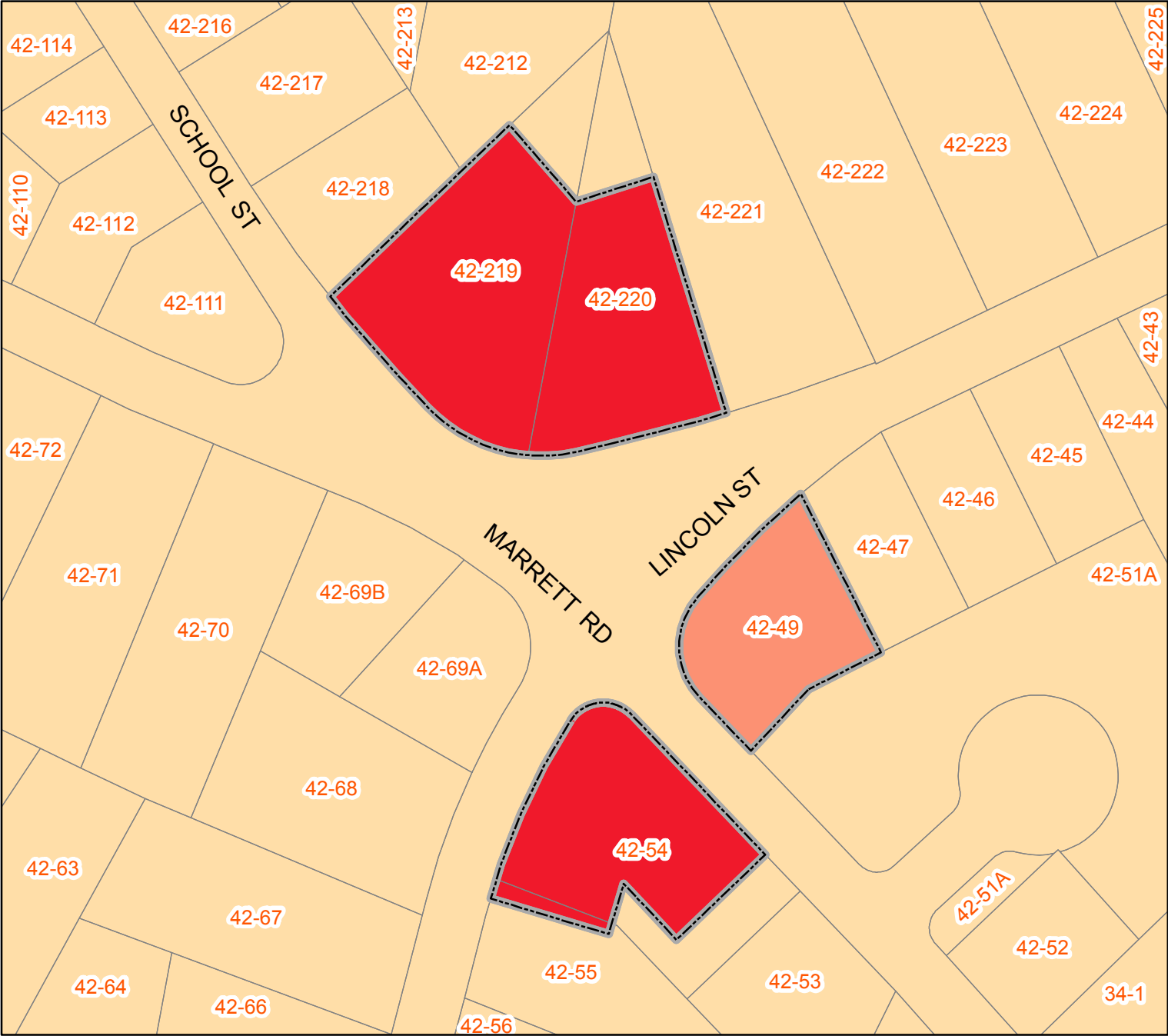
 Parcels



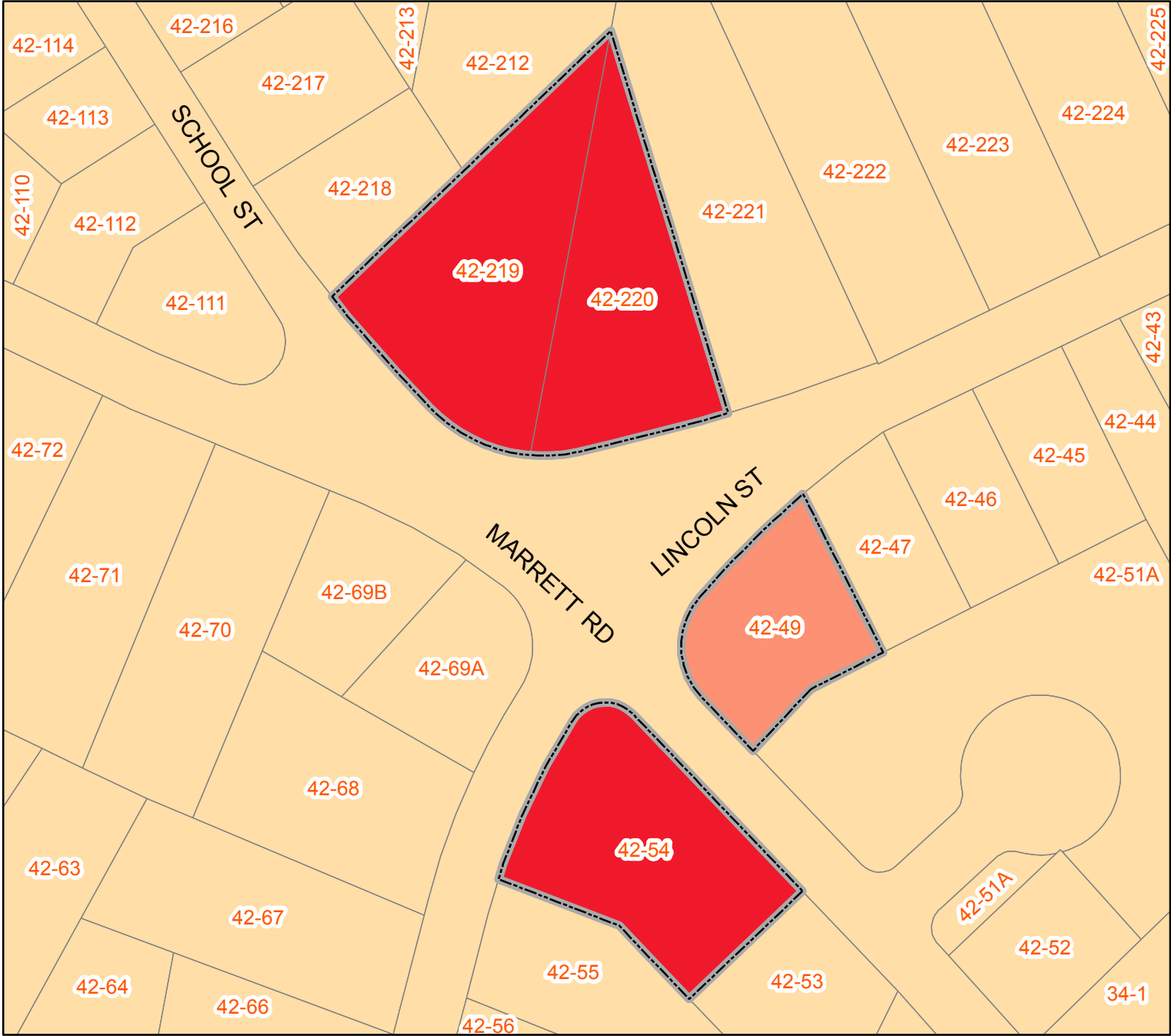
1 in = 80 ft

Marrett & Lincoln (CLO)

Existing Zoning



Proposed Zoning



Proposed Zoning Districts

- District Outlines
- RS - One Family Dwelling
- CLO - Local Office
- CS - Service Business

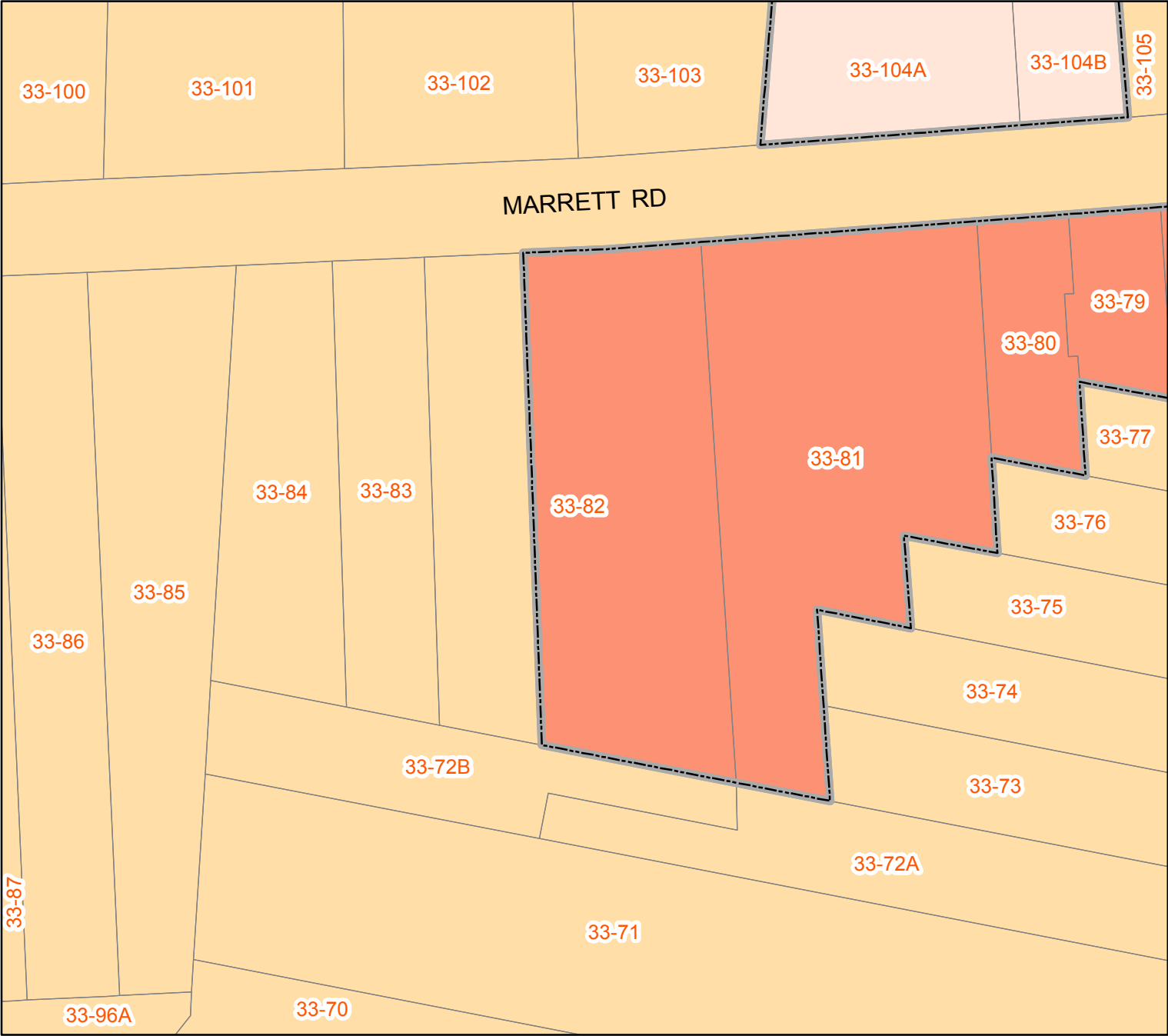
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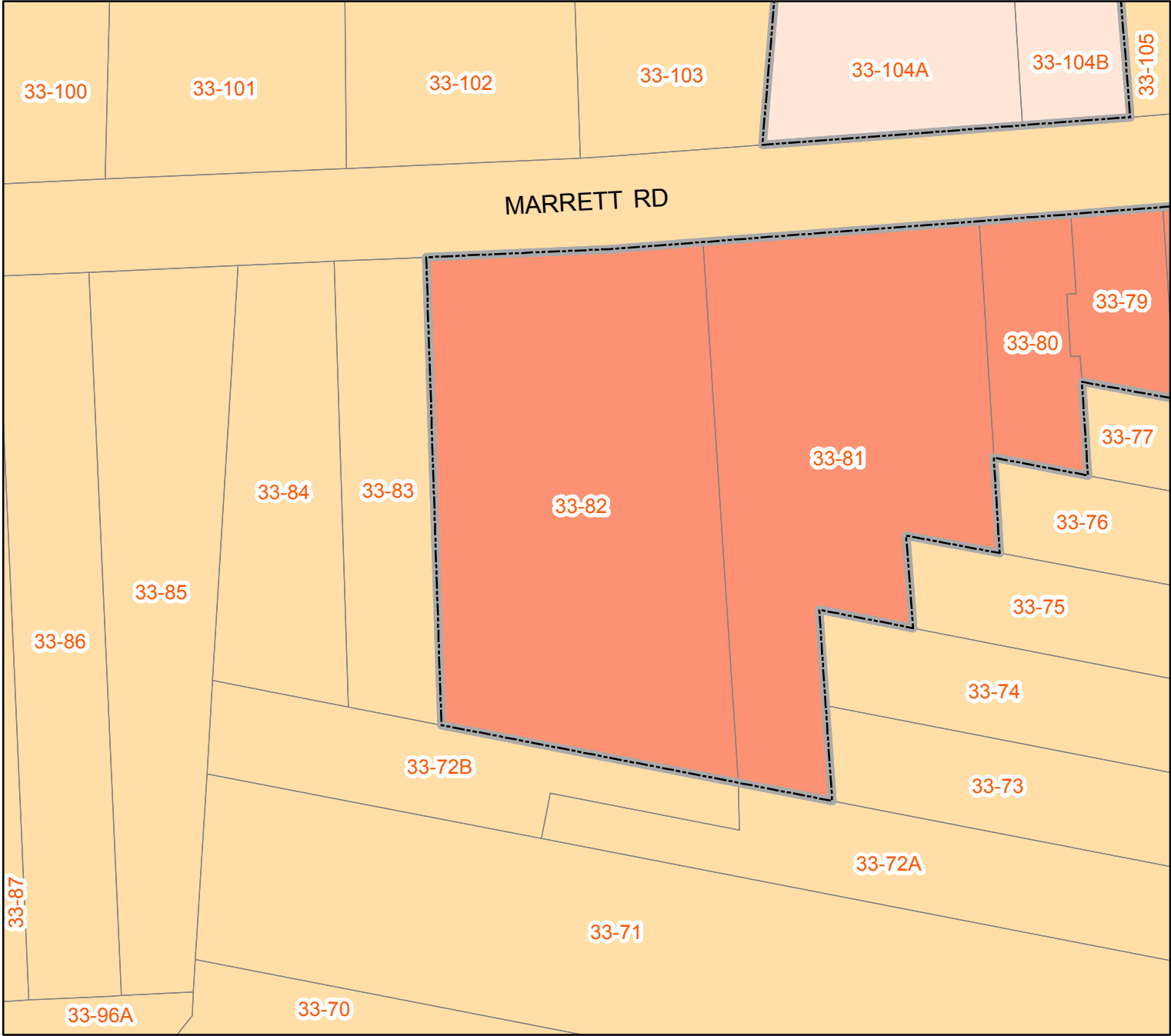
1 in = 120 ft

Marrett & Spring (CS)

Existing Zoning



Proposed Zoning



Proposed Zoning Districts



District Outlines



RS - One Family Dwelling



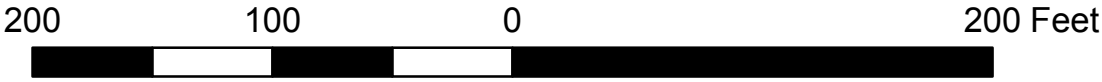
CN - Neighborhood Business



CS - Service Business



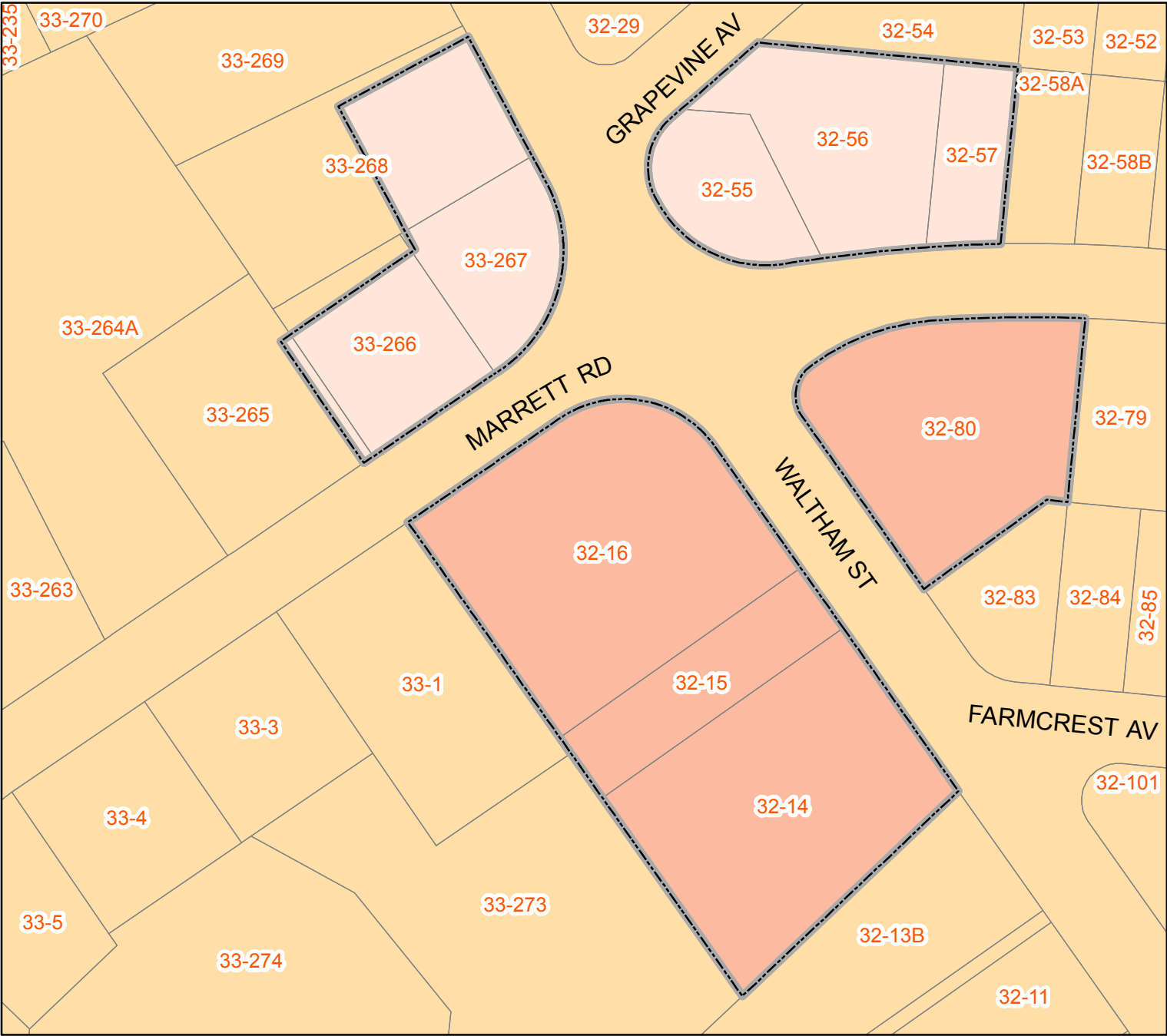
Parcels



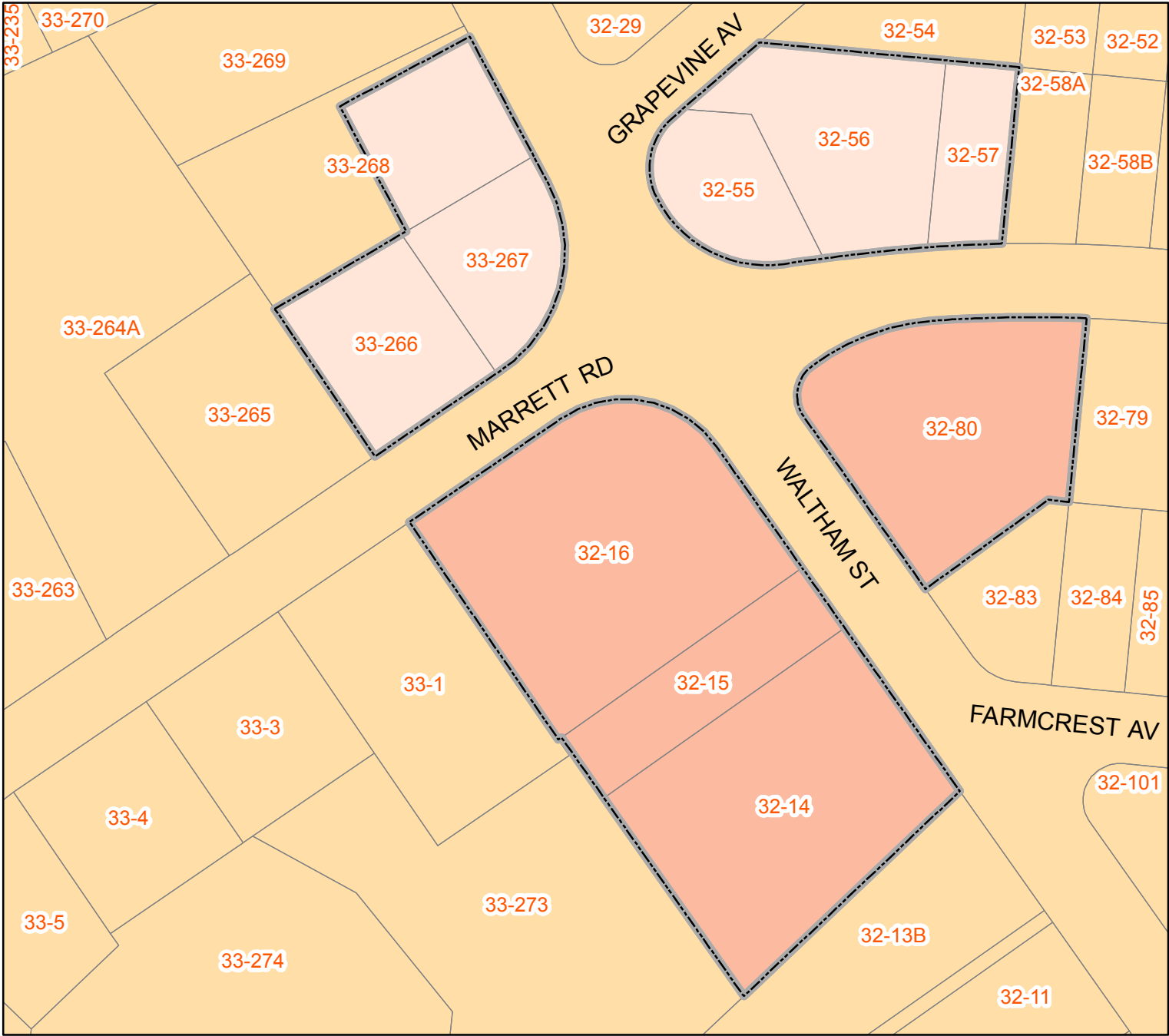
1 in = 80 ft

Waltham & Marrett (CN & CRS)





Existing Zoning



Proposed Zoning



Proposed Zoning Districts

-  Proposed Zoning Districts
-  RS - One Family Dwelling
-  CN - Neighborhood Business
-  CRS - Retail Shopping

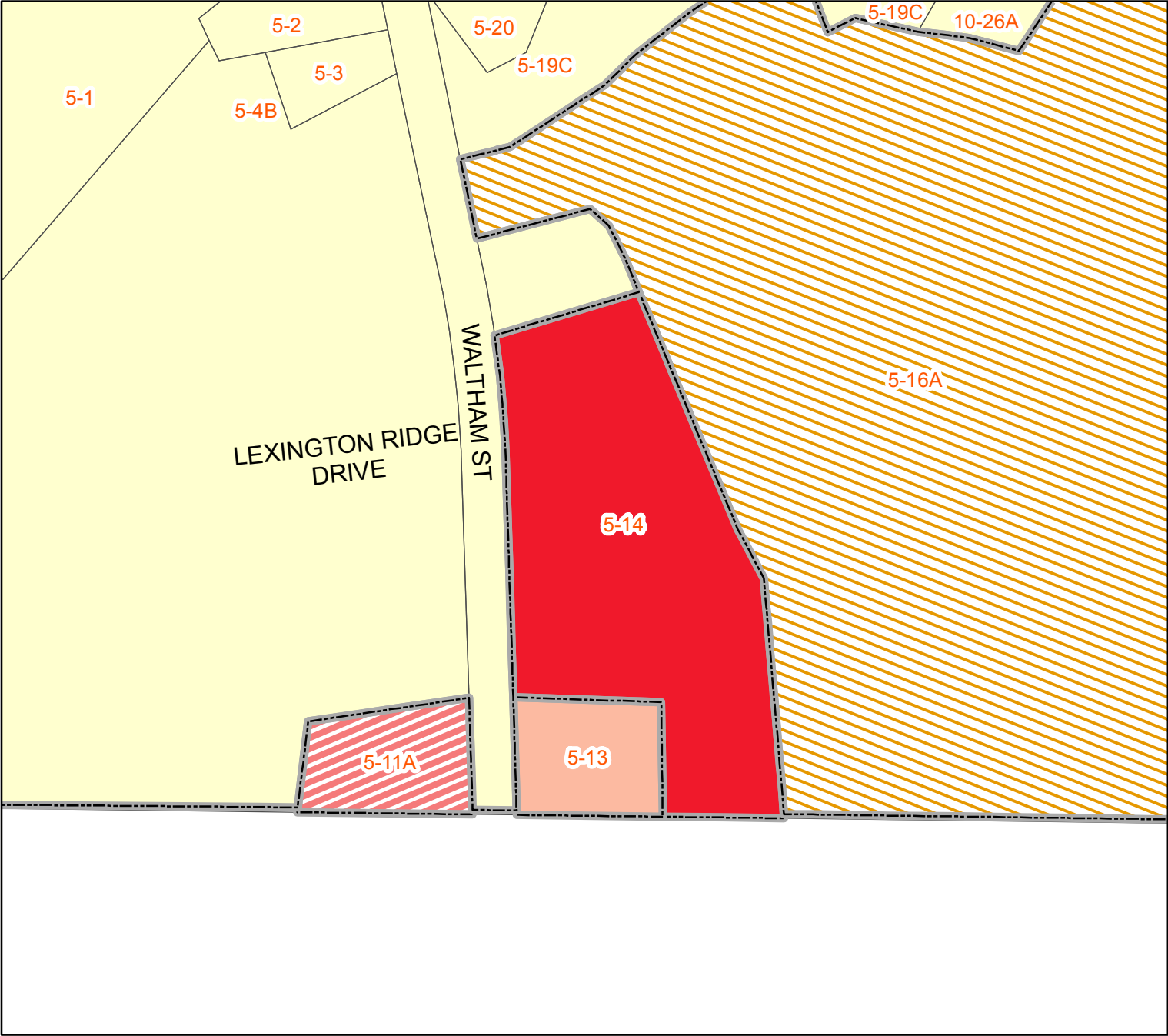
 Parcels



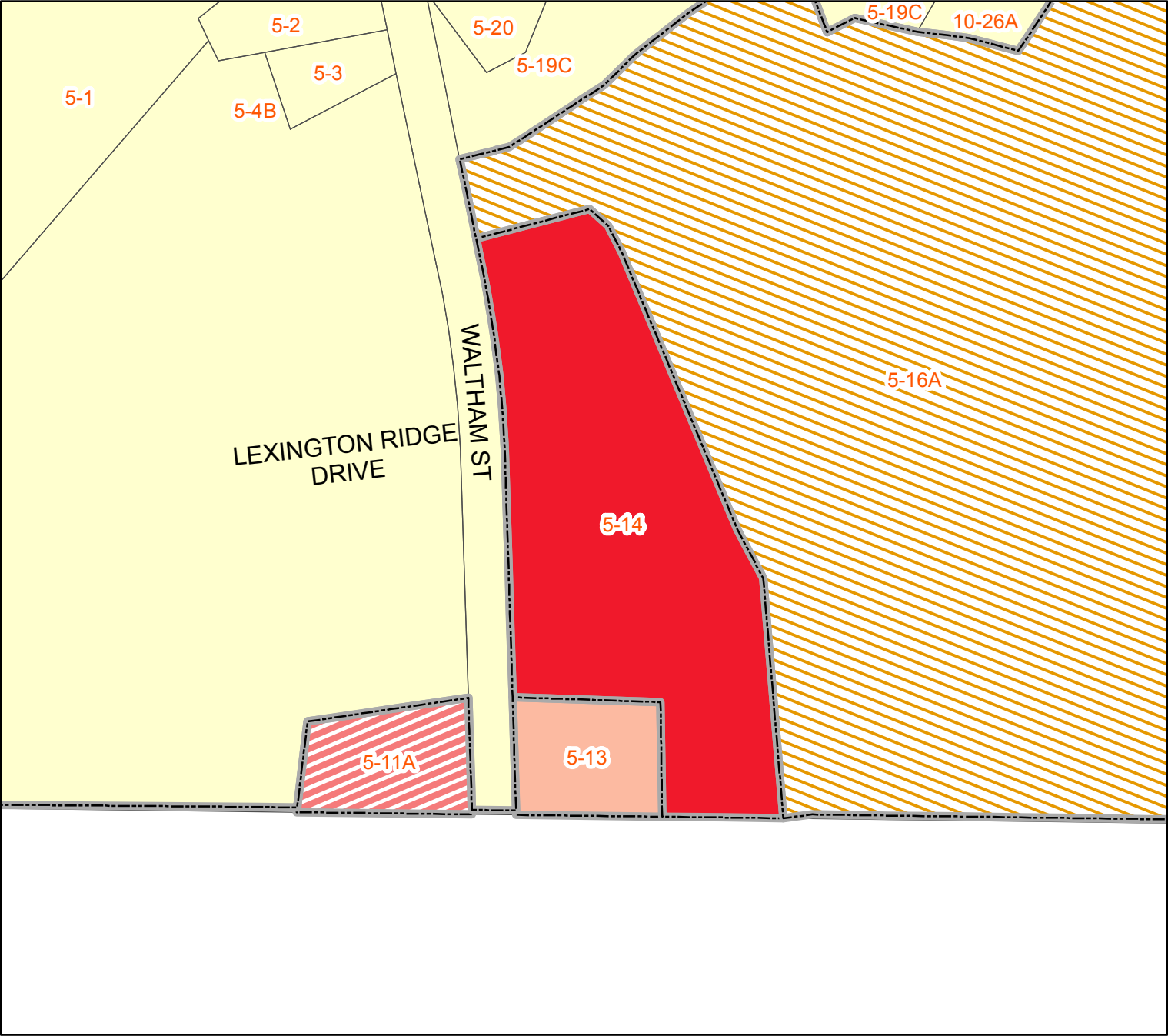
1 in = 100 ft

Waltham St. at the town line (CLO)

Existing Zoning



Proposed Zoning



Proposed Zoning Districts

- District Outline
- RO - One Family Dwelling
- CLO - Local Office
- CRS - Retail Shopping
- CD - Planned Commercial
- RD - Planned Residential

Parcels



520 260 0 520 Feet



1 in = 200 ft

AMEND ZOING BY-LAW - MEDICAL MARIJUANA (Citizen Article)

**12-29-2014 AMEND ZONING BYLAW: MEDICAL MARIJUANA CULTIVATION,
PROCESSING AND DISTRIBUTION CENTERS**

That the Zoning Bylaw, Chapter 135 of the Code of the Town of Lexington, be amended, effective April 1, 2015, as follows:

- Medical Marijuana Cultivation Center (MMCC):** A not-for-profit establishment, registered as a Registered Marijuana Dispensary (RMD) in accordance with Massachusetts law, that acquires, cultivates, possesses, transfers, and transports: marijuana, products containing marijuana, and related supplies.

- Medical Marijuana Processing Center (MMPC):** A not-for-profit establishment, registered as a Registered Marijuana Dispensary (RMD) in accordance with Massachusetts law, that acquires, possesses, processes [including development of related products such as edible marijuana infused products (MIPs), tinctures, aerosols, oils, or ointments], transfers, and transports: marijuana, products containing marijuana, and related supplies.

- | | | | | | | | | | | |
|--|-----------|-----------|-----------|-----------|------------|-----------|-----------|------------|------------|-----------|
| | RO | RS | RT | CN | CRS | CS | CB | CLO | CRO | CM |
| N. MANUFACTURING USES | | | | | | | | | | |
| N.1.0 AS PRINCIPAL USE | | | | | | | | | | |
| ... | | | | | | | | | | |
| N.1.03 Medical Marijuana Processing Center | SP | SP | SP | SP | Y | Y | N | Y | Y | Y |

- | | | | | | | | | | | |
|---|----|----|----|----|-----|----|----|-----|-----|----|
| | RO | RS | RT | CN | CRS | CS | CB | CLO | CRO | CM |
| C. PRINCIPAL AGRICULTURAL AND NATURAL RESOURCES USES | | | | | | | | | | |
| C.1.0 AS PRINCIPAL USE | | | | | | | | | | |

...										
C.1.07 Medical Marijuana Cultivation Center	SP	SP	SP	Y	Y	Y	N	Y	Y	Y

6) Replace in Part I of Table 1 “Permitted Uses and Development Standards,” in line I.1.013, so that the amended section of Table 1 will now appear as follows:

	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM
I. SALES OR RENTAL OF GOODS AND EQUIPMENT										
I.1.0 AS PRINCIPAL USE										
...										
I.1.03 Medical Marijuana Distribution Center	N	N	N	Y	Y	N	Y	N	N	Y

(Inserted by Ethan Handwerker and nine or more registered voters)

DESCRIPTION: Based on the material submitted to the Planning Board, this article would delete the definition of “Medical Marijuana Treatment Centers” and insert definitions for “Medical Marijuana Cultivation Center” and “Medical Marijuana Processing Center.” Table 1 would be amended to provide for these uses and for “Medical Marijuana Distributions Center” in certain districts.



Town of Lexington PLANNING BOARD

Charles Hornig, Chair
Nancy Corcoran-Ronchetti, Vice Chair
Timothy Dunn, Clerk
Richard L. Canale
Ginna Johnson

1625 Massachusetts Avenue
Lexington, MA 02420
Tel (781) 698-4560
Facsimile (781) 861-2748
planning@lexingtonma.gov

ARTICLE 53 AMEND ZONING BYLAW - CB DISTRICT MORATORIUM ON BANKS AND CREDIT UNIONS

To see if the Town will vote to amend the Zoning Bylaw by imposing a temporary moratorium ending July 31, 2016 on banks and credit unions in center storefronts in the Central Business (CB) District, or act in any other manner in relation thereto.

MOTION: That the Zoning Bylaw, Chapter 135 of the Code of the Town of Lexington, be amended as follows:

- (1) In line H.1.05 of Table 1 of the Zoning Bylaw change the “Y” under the CB district to an “Y*” and add “*Not permitted in a center storefront through July 31, 2016 (see section 3.1.6)” so that the amended section of Table 1 will now appear as follows:

	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM
H. PERSONAL, BUSINESS, OR GENERAL SERVICE USES										
H.1.01 AS A PRINCIPAL USE										
...										
H.1.05. Bank or Credit Union *Not permitted in a center storefront through July 31, 2016 (see section 3.1.6)	N	N	N	N	Y	N	Y*	Y	Y	Y

- (2) Insert a new section 3.1.6 “Banks and Credit Unions in CB District storefronts,” to read as follows:

Section 3.1.6 Banks and Credit Unions in CB District storefronts

3.1.6.1 Purpose: A moratorium on the use of center storefronts for banks and credit unions will allow the Town sufficient time to engage in a planning process to study the effect the increasing number of banks and credit unions has on the viability of the central business district and to enact appropriate local bylaws if needed.

3.1.6.2 Applicability: The Town is instituting a moratorium on the use of center storefronts for banks and credit unions, including the expansion of current uses, for a period as described below.

3.1.6.3 Moratorium Period: The moratorium is in effect until no later than July 31, 2016.

- (3) And further that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of Lexington.

DESCRIPTION: This article would create a temporary moratorium on banks or credit unions as allowed uses in center storefronts in the Central Business District. Existing banks and credit unions could continue to occupy their existing space but could not expand or relocate except where such a use currently exists. The period of the moratorium would be used to study the effects of banks and credit unions on the strength and vitality of a center business district and to assess the impacts of further regulation of such uses.

ARTICLE 49

AMEND ZONING BYLAW- CIVIC USE DISTRICT

To see if the Town will vote to amend the Zoning Bylaw and Zoning Map by defining a new district or districts, including establishing allowed uses, dimensional standards and transition and screening requirements and amend the Zoning Map by rezoning parcels owned by governmental bodies held for public use into the new district, or act in any other manner in relation thereto.

MOTION: That the Zoning Bylaw and the Zoning Map, Chapter 135 of the Code of the Town of Lexington, be amended as follows:

1. That Bylaw Section 2.2 be amended to include the new district and renumber the subsequent sections accordingly:
2.2.1 Governmental/Civic Use Districts
GC Governmental/Civic Use
2. That Bylaw Section 3.1, the Table of Uses, be amended to include the proposed district (see Appendix A).
3. That Bylaw Section 4.4, the Schedule of Dimensional Controls, be amended to include the proposed district (see Appendix B).
4. That Bylaw Section 5.1.10.3 be amended to permit access across the GC district to any other district so that the section now reads:
No private way or driveway shall be built through a district in which the use served by the private way or driveway is not permitted except that access through a GC district to any other district is permitted
5. That Bylaw Section 5.1.11, Minimum Yards for Parking, be amended to include the new district, as summarized below:

District	Residential District Line (ft.)	Street Line (ft.)	All Other Lot Lines (ft.)	Wall of a Principal Building (ft.)
GC	0	25	5	5

6. That Bylaw Section 5.3.5, the required depth or width (in feet) of transition areas, be amended to include the new district as summarized below:

District In Which Lot is Located	Adjacent District												Street Line
	GC	RO	RS	RT	RD	CN	CRS	CS	CB	CLO	CRO	CM	
GC	-	20	20	20	20	-	-	-	-	-	-	-	-
RO	-	25*	25*	25*	10*	15	15	20	-	20	20	20	-
RS	-	25*	25*	25*	10*	15	15	20	15	20	-	-	-
RT	-	25*	25*	25*	10*	10	10	-	-	10	-	-	-
RD	-	20*	20*	20*	20*	20	20	20	20	20	20	20	25
CN	-	20	20	20	20	-	10	15	-	20	-	-	10
CRS	-	20	20	20	20	10	-	15	-	10	-	-	10
CS	-	20	20	20	20	15	15	-	-	15	-	-	20
CB	-	-	20	-	20	-	-	-	-	-	-	-	-
CLO	-	50	50	50	50	10	10	10	-	-	-	-	10
CRO	-	50	-	-	50	-	-	-	-	-	-	-	50
CM	-	50	-	-	50	-	-	-	-	-	-	-	25
*No requirement for an individual dwelling													

7. That Bylaw Section 9.4.1 be amended to make the Board of Selectmen the special permit granting authority (SPGA) for special permits in the GC District so that sections 9.4.1.1 and 9.4.1.2 read as follows:
1. The Planning Board shall serve as the SPGA for:
 - a. All special permits pursuant to § 6.9, Special Permit Residential Developments.
 - b. When an activity or use requires both site plan review and one or more special permits, except for a wireless communication facility or as provided below.
 2. The Board of Selectmen shall serve as SPGA for the conversion of municipal buildings in RD and GC Districts and for all special permits in the GC District.
8. That the Zoning Map be amended by rezoning to the GC District the parcels listed in a document titled “List of Parcels to be rezoned to GC District” dated March xx, 2015 on file with the Planning Department.

APPENDIX A

[illegible]

Table 1: Permitted Uses and Development Standards

[illegible]

Table 1: Permitted Uses and Development Standards												
		GC	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM
B.1.03	Use of land or structures for educational purposes on land owned or leased by the commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
B.1.04	Municipal buildings or uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
B.1.05	Park, playground, cemetery	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
C.	PRINCIPAL AGRICULTURAL AND NATURAL RESOURCE USES											
C.1.0	AS A PRINCIPAL USE											
C.1.01	Exempt agricultural uses and structures as set forth in G.L. c. 40A, s. 3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
C.1.02	Farm for the raising of crops not exempt by statute	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
C.1.03	Greenhouse or nursery not exempt by statute	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
C.1.04	Horseback riding area or stables not exempt by statute	SP	SP	SP	SP	N	N	N	N	N	N	N
C.1.05	Roadside stand not exempt by statute (for two-year terms)	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
C.1.06	Removal from a lot of earth materials for sale such as loam, sod, sand, gravel, stone, rock or clay	SP	SP	SP	N	N	N	N	N	N	SP	SP

Table 1: Permitted Uses and Development Standards

		GC	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM
D.	TEMPORARY USES											
D.1.01	Temporary dwelling to replace a permanent dwelling on the same lot during reconstruction	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
D.1.02	Temporary building or trailer incidental to the construction of a building or land development	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
D.1.03	Temporary structures and uses not otherwise permitted in the district, provided the Building Commissioner finds that the proposed structure or use is compatible with the neighborhood	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
D.1.04	Temporary structures and uses not otherwise permitted in the district, provided the proposed structure or use is compatible with the neighborhood	Y	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
E.	OPERATING STANDARDS - THE FOLLOWING OPERATING STANDARDS APPLY TO ALL USES IN SECTIONS G TO P, INCLUSIVE, OF THIS TABLE IN ADDITION TO ANY STANDARDS SET FORTH THEREIN											
E.1.01	Operations, in part or in whole, conducted outdoors during operating hours	Y	SP	SP	SP	SP	Y	Y	SP	SP	SP	Y
E.1.02	Storage of equipment and products outdoors during non-operating hours	Y	N	N	N	N	Y	Y	Y	N	SP	SP

Table 1: Permitted Uses and Development Standards												
		GC	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM
F.	DEVELOPMENT STANDARDS - THE FOLLOWING DEVELOPMENT STANDARDS APPLY TO ALL USES IN SECTIONS G TO P, INCLUSIVE, OF THIS TABLE IN ADDITION TO ANY STANDARDS SET FORTH THEREIN											
F.1.01	Uses and structures with less than 10,000 square feet of gross floor area including the area of any existing structures but not including any floor area devoted to off-street parking, on a lot	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	R
F.1.02	Uses and structures with 10,000 or more square feet of gross floor area including the area of any existing structures but not including any floor area devoted to off-street parking, on a lot	R	R	R	R	R	R	R	R	R	R	R
G.	COMMERCIAL OFFICE USES											
G.1.0	AS A PRINCIPAL USE											
G.1.01	Medical, dental, psychiatric office, but not a clinic	N	N	N	N	Y	Y	N	Y	Y	Y	Y
G.1.02	Medical, dental, psychiatric office, but not a clinic, with related laboratory	N	N	N	N	N	Y	N	Y	Y	Y	Y
G.1.03	Business or professional office	N	N	N	N	N	Y	N	Y	Y	Y	Y
G.2.0	DEVELOPMENT STANDARDS FOR OFFICE USES											
G.2.01	Office located on street floor level *Not permitted in a center storefront.	N	N	N	N	Y	N	N	SP*	Y	Y	Y

Table 1: Permitted Uses and Development Standards												
		GC	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM
G.2.02	Office located on any floor other than street floor level *Permitted in a basement	N	N	N	N	N*	Y	N	Y	Y	Y	Y
G.2.03	Office space of all companies in a building occupies a total of more than 50% of the floor area in a building	N	N	N	N	N	N	N	Y	Y	Y	Y
G.2.04	Offices in which one company has more than 1,000 square feet of floor area but not more than 2,500 square feet of floor area in a building	N	N	N	N	N	Y	N	Y	Y	Y	Y
G.2.05	Building used for offices without limit as to the amount of floor area one company may occupy or the percentage of floor area occupied by offices	N	N	N	N	N	N	N	N	N	Y	Y
H.	PERSONAL, BUSINESS, OR GENERAL SERVICE USES											
H.1.0	AS A PRINCIPAL USE											
H.1.01	Beauty parlor, barber shop	N	N	N	N	Y	Y	Y	Y	Y	N	Y
H.1.02	Laundry or dry cleaning pickup station with processing done elsewhere; laundry or dry cleaning with processing on the premises, self-service laundromat or dry cleaning	N	N	N	N	Y	Y	Y	Y	N	N	Y
H.1.03	Tailor, dressmaker, shoe repair	N	N	N	N	Y	Y	Y	Y	N	N	Y
H.1.04	Real estate sales or rental	N	N	N	N	Y	Y	N	Y	Y	Y	Y
H.1.05	Bank or Credit Union	N	N	N	N	N	Y	N	Y	Y	Y	Y

Table 1: Permitted Uses and Development Standards

		GC	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM
H.1.06	Bank or Credit Union with drive-up window or auto-oriented branch bank	N	N	N	N	N	SP	N	N	N	SP	Y
H.1.07	Automatic teller machine	N	N	N	N	SP	Y	Y	Y	Y	Y	Y
H.1.08	Travel agency, insurance agency, ticket agency	N	N	N	N	N	Y	N	Y	Y	Y	Y
H.1.09	Photographic services including commercial photography	N	N	N	N	Y	Y	Y	Y	Y	Y	Y
H.1.010	Repair of household appliances, small tools or equipment, rental of equipment or tools for use in a home	N	N	N	N	Y	Y	Y	Y	N	N	N
H.1.011	Funeral parlor	N	N	N	N	N	N	Y	N	Y	N	N
H.1.012	Photocopying, reproduction services but not commercial printing	N	N	N	N	Y	Y	Y	Y	Y	Y	Y
H.1.013	Medical clinic for outpatient services	N	N	N	N	N	Y	N	Y	Y	Y	Y
H.1.014	School not exempt by statute	Y	N	N	N	N	Y	Y	Y	Y	Y	Y
H.1.014.1	Instruction in music or the arts, not to exceed 3,500 square feet of floor space per establishment	Y	N	N	SP	SP	Y	Y	Y	Y	Y	Y
H.1.015	Commercial printing, publishing	N	N	N	N	N	N	Y	Y	Y	N	Y
H.1.016	Newspaper distribution agency	N	N	N	N	N	N	Y	N	Y	N	Y
H.1.017	Office of veterinarian	N	N	N	N	N	N	Y	N	N	N	N

Table 1: Permitted Uses and Development Standards												
		GC	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM
H.1.018	Kennel, boarding of household pets	N	N	N	N	N	N	Y	N	N	N	N
H.1.019	Pet grooming service provided that it shall be conducted entirely within the principal building and no pets shall be boarded overnight	N	N	N	N	N	Y	Y	Y	N	N	N
H.1.020	Private postal service	N	N	N	N	N	Y	Y	N	Y	Y	Y
H.1.021	Recycling collection store	N	N	N	N	N	N	SP	N	N	N	N
H.1.022	Museum, art gallery, private library	SP	SP	SP	SP	Y	Y	N	Y	Y	Y	N
H.1.023	Nonprofit community service center or charitable organization	SP	SP	SP	SP	Y	Y	N	Y	Y	Y	Y
H.1.024	Private, nonprofit club or lodge of social, fraternal, veterans, professional or political association; union hall; not including a recreational club	SP	SP	SP	SP	Y	Y	N	Y	Y	Y	Y
H.2.0	DEVELOPMENT STANDARDS FOR PERSONAL, BUSINESS, OR GENERAL SERVICE USES											
H.2.01	Services with more than 1,500 square feet of floor space per establishment	Y	Y	Y	Y	SP	Y	Y	Y	Y	Y	Y
H.2.02	Services with more than 3,500 square feet of floor space per establishment	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y

Table 1: Permitted Uses and Development Standards												
		GC	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM
I.	SALES OR RENTAL OF GOODS AND EQUIPMENT											
I.1.0	AS PRINCIPAL USE											
I.1.01	Convenience goods often bought on a daily basis such as food, candy, newspapers, tobacco products	N	N	N	N	Y	Y	Y	Y	Y	Y	Y
I.1.02	General merchandise, department store	N	N	N	N	N	Y	N	Y	N	N	N
I.1.03	Food, not intended for consumption on the premises; includes grocery store, but not a takeout or fast-food service	N	N	N	N	Y	Y	N	Y	N	N	SP
I.1.04	Package liquor store, with no consumption of beverages on the premises	N	N	N	N	N	SP	N	Y	N	N	N
I.1.05	Apparel, fabrics and accessories	N	N	N	N	Y	Y	N	Y	N	N	N
I.1.06	Furniture, home furnishings, home appliances and equipment, carpets	N	N	N	N	N	Y	N	Y	N	N	N
I.1.07	Other retail goods such as books, stationery, drugs, sporting goods, jewelry, photographic equipment and supplies, flowers, novelties, cards, footwear, and the like which are typically of a size that a customer can carry by hand	N	N	N	N	Y	Y	N	Y	N	N	Y
I.1.08	Hardware, paint, wallpaper	N	N	N	N	Y	Y	Y	Y	N	N	N
I.1.09	Building materials	N	N	N	N	N	Y	Y	Y	N	N	N

Table 1: Permitted Uses and Development Standards												
		GC	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM
I.1.010	Lawn and garden supplies and equipment	N	N	N	N	N	Y	Y	Y	N	N	N
I.1.011	Sale or rental of equipment and supplies, such as office furniture, to other businesses	N	N	N	N	N	Y	Y	N	N	N	Y
I.1.012	Artisan work	N	N	N	N	N	N	N	Y	N	N	N
I.1.013	Medical Marijuana Distribution Center	N	N	N	N	N	N	N	N	N	N	Y
I.2.0	DEVELOPMENT STANDARDS FOR SALES OR RENTAL OF GOODS AND EQUIPMENT											
I.2.01	Stores with more than 2,000 square feet of floor area per establishment	N	N	N	N	N	Y	Y	Y	N	N	SP
I.2.02	Sales or rental conducted in part outdoors with permanent display of products during non-operating hours	N	N	N	N	N	Y	Y	Y	N	N	SP
J.	EATING AND DRINKING; TRANSIENT ACCOMMODATIONS											
J.1.0	AS A PRINCIPAL USE											
J.1.01	Restaurant	N	N	N	N	N	Y	N	Y	N	Y	Y
J.1.02	Fast-food service	N	N	N	N	SP	SP	N	SP	N	SP	Y
J.1.03	Takeout food service (* Requires a special permit for service between the hours of 11PM and 7 AM)	N	N	N	N	Y*	Y*	SP	Y*	N	Y*	Y*
J.1.04	Caterer or other establishment preparing meals for groups of people (* Only in conjunction with a substantial retail food business)	N	N	N	N	N	N	Y	SP*	N	N	Y

Table 1: Permitted Uses and Development Standards												
		GC	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM
J.1.05	Drive-in or drive-through food service	N	N	N	N	N	N	N	N	N	N	N
J.1.06	Hotel, motel	N	N	N	N	N	N	N	SP	N	SP	Y
K. COMMERCIAL RECREATION, AMUSEMENT, ENTERTAINMENT												
K.1.0	AS A PRINCIPAL USE											
K.1.01	Movie theater (indoor)	N	N	N	N	N	N	N	Y	N	N	N
K.1.02	Indoor athletic and exercise facilities, weight reduction salon	N	N	N	N	N	SP	Y	Y	N	N	Y
K.1.03	Recreational facilities such as golf course, tennis or swimming club	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
K.1.04	Private nonprofit recreational facility such as golf course, tennis or swimming club	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y	Y
L. MOTOR VEHICLE RELATED SALES AND SERVICE USES												
L.1.0	AS A PRINCIPAL USE											
L.1.01	Motor vehicle sales or rental; includes automobiles, trucks, campers, vans, recreational vehicles, boats, or trailers	N	N	N	N	N	SP	SP	N	N	N	SP
L.1.02	Service station, sale of fuel and other motor oil products and accessories such as batteries, tires	N	N	N	N	N	SP	SP	N	N	N	N
L.1.03	Sales and installation of automotive parts such as tires, mufflers, brakes and motor vehicle accessories	N	N	N	N	N	N	SP	N	N	N	N

Table 1: Permitted Uses and Development Standards												
		GC	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM
L.1.04	Motor vehicle maintenance and minor repairs limited to engine tune-up, lubrication and installation of replacement parts, adjustment or replacement of brakes or tires, washing and polishing, but not including engine overhaul, body work or painting	N	N	N	N	N	SP	SP	N	N	N	SP
L.1.05	Substantial motor vehicle repair including engine overhaul, body work and painting	N	N	N	N	N	N	SP	N	N	N	N
L.1.06	Car wash conducted entirely within a building	N	N	N	N	N	N	SP	N	N	N	N
L.1.07	Automobile parking lot where the parking spaces do not serve a principal use on the same lot and where no sales or service takes place	SP	N	N	N	N	N	SP	SP	N	SP	SP
L.1.08	Storage of automobiles or trucks	N	N	N	N	N	N	SP	N	N	N	N
M. CONSTRUCTION, STORAGE, DISTRIBUTION AND INDUSTRIAL USES												
M.1.0	AS A PRINCIPAL USE											
M.1.01	Bakery	N	N	N	N	N	N	Y	N	N	N	N
M.1.02	Industrial services such as machine shop, welding	N	N	N	N	N	N	SP	N	N	N	Y
M.1.03	Commercial mover, associated storage facilities	N	N	N	N	N	N	SP	N	N	N	Y

Table 1: Permitted Uses and Development Standards

[illegible]

Table 1: Permitted Uses and Development Standards												
		GC	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM
O.	UTILITY, COMMUNICATIONS, AND TRANSPORTATION USES											
O.1.0	AS A PRINCIPAL USE											
O.1.01	Radio, television studio, but without transmitting or receiving towers	N	N	N	N	N	Y	Y	N	N	Y	Y
O.1.02	Transmitting or receiving tower or antenna for commercial activities other than those which are used exclusively for wireless communication facilities	N	N	N	N	N	N	N	N	N	N	Y
O.1.03	Commercial ambulance service	N	N	N	N	N	N	SP	N	N	N	N
O.1.04	Taxicab garage, parking area	N	N	N	N	N	N	SP	N	N	N	N
O.1.05	Bus garage or storage facility	N	N	N	N	N	N	SP	N	N	N	Y
O.1.06	Parking maintenance facilities for commercial vehicles	N	N	N	N	N	N	SP	N	N	N	Y
O.1.07	Landing place for helicopters not including storage or maintenance facilities	N	N	N	N	N	N	N	N	N	SP	SP
O.1.08	Wireless communication facility *Yes if concealed as per § 6.4.4	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*
O.1.09	Essential services	Y	Y	Y	Y	SP	Y	Y	Y	Y	Y	Y
O.1.10	Ground mounted solar energy systems	Y	N	N	N	N	N	N	N	N	N	R
P.	OPEN AIR, SEASONAL AND SPECIAL EVENTS											
P.1.0	AS A PRINCIPAL USE											
P.1.01	Flea market	Y	N	N	N	N	N	SP	N	N	N	N

Table 1: Permitted Uses and Development Standards												
		GC	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM
P.1.02	Seasonal sale of Christmas trees and wreaths	Y	SP	SP	SP	SP	Y	Y	N	SP	SP	SP
Q.	ACCESSORY USES FOR COMMERCIAL USES											
Q.1.01	Parking of trucks or other equipment to be used for the maintenance of the buildings and grounds only; shall be parked only in a garage or in an outdoor area not within the minimum yard for the principal building and shall be screened from the view of abutting lots and the street	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Q.1.02	Temporary overnight outdoor parking of freight carrying or material handling equipment	Y	N	N	N	N	Y	Y	Y	Y	Y	Y
Q.1.03	Convenience business use	SP	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y
Q.1.04	Cafeteria, dining room, conference rooms, function rooms, recreational facilities; the use shall be conducted primarily for the employees or clientele of the principal use and not for the general public and shall be conducted entirely within the principal building with no evidence of the existence of the use from the street or from any lot line	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y	Y

Table 1: Permitted Uses and Development Standards												
		GC	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM
Q.1.05	Processing, storage and limited manufacturing of goods and materials related solely to research, experimental and testing activities	N	N	N	N	N	N	N	N	N	Y	Y
Q.1.06	Light manufacturing	N	N	N	N	N	N	N	N	N	SP	Y
Q.1.07	Outdoor storage of inoperable or unregistered motor vehicles	SP	N	N	N	N	N	SP	N	N	N	N

APPENDIX B

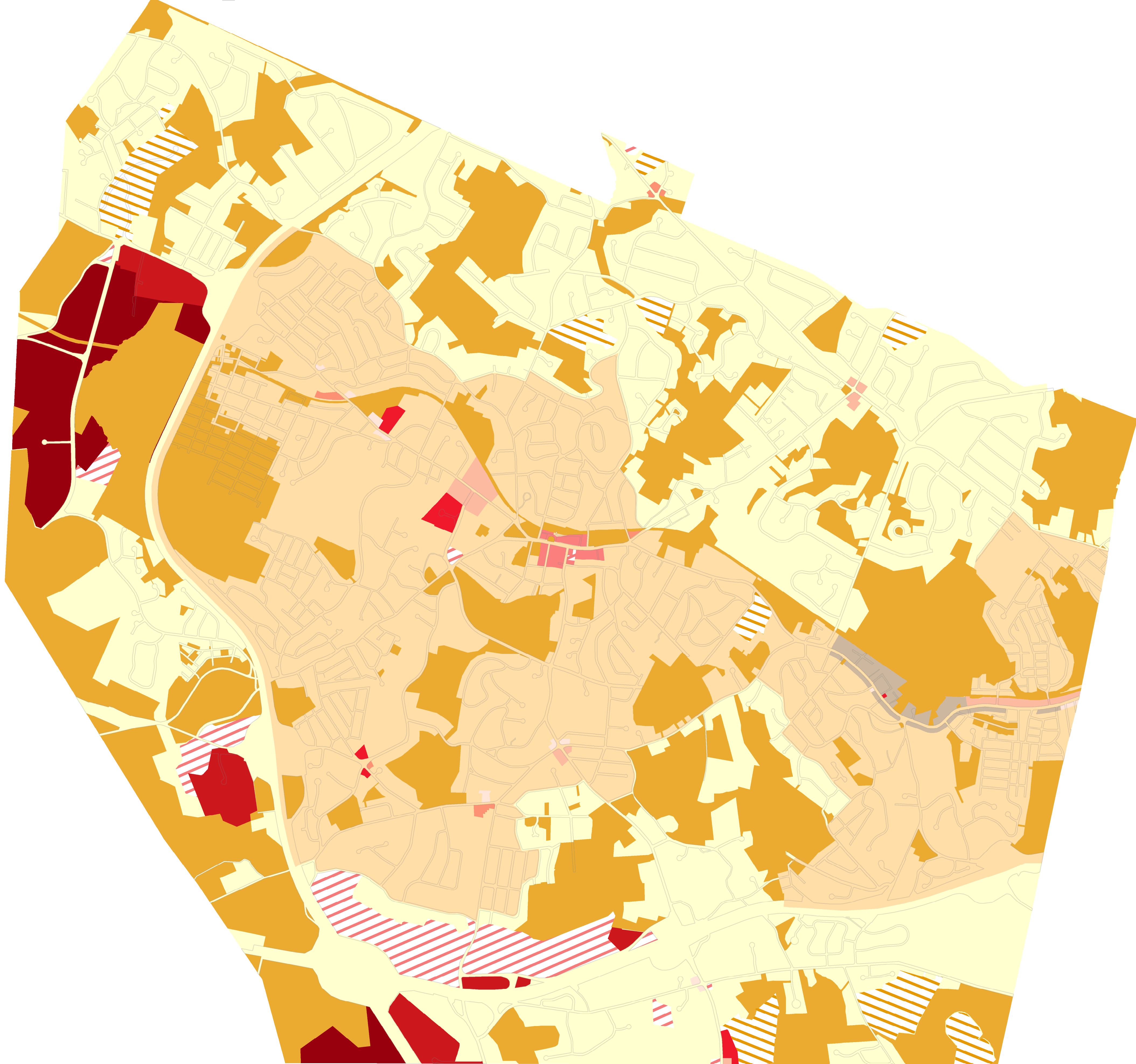
4.4 TABLE 2, SCHEDULE OF DIMENSIONAL CONTROLS

	Zoning Districts									
	GC	RO	RS & RT	CN	CRS	CS	CB	CLO	CRO	CM
Minimum lot area	NR	30,000 SF	15,500 SF	15,500 SF	15,500 SF	20,000 SF	NR	30,000 SF	5 AC	3 AC
Minimum lot frontage in feet	NR	150	125	125	125	125	20	175	300	200
Minimum front yard in feet (a), (b), (h)	NR	30	30	30	30	30	NR (c)	50	100	25
Minimum side yard in feet	NR	15 (d)	15 (d)	20	20	15	NR	30	50	25 (f)
Minimum rear yard in feet	NR	15 (d)	15 (d)	20	20	20	10	30	50	25 (f)
Minimum side and rear yard adjacent to, or front yard across the street from a residential district in feet	NR	15	15	30	30	30	30	50	100	100 (f)
Maximum floor area ratio (FAR)	NR	NR (g)	NR (g)	0.20	0.20	0.20	2.0	0.25	0.15	0.35 (f)
Maximum site coverage	NR	15% (e)	15% (e)	20%	25%	25%	NR	20%	25%	NR
Institutional buildings, maximum height:										
In stories:	2.5 (f)	2.5	2.5	3	3	3	2	3	3	NR
In feet:	40 (f)	40	40	45	45	45	30	45	45	65 (f)
Other buildings, maximum height:										
In stories:	2.5 (f)	2.5	2.5	1	2	2	2	2	3	NR
In feet:	40 (f)	40	40	15	25	25	25	30	45	65 (f)

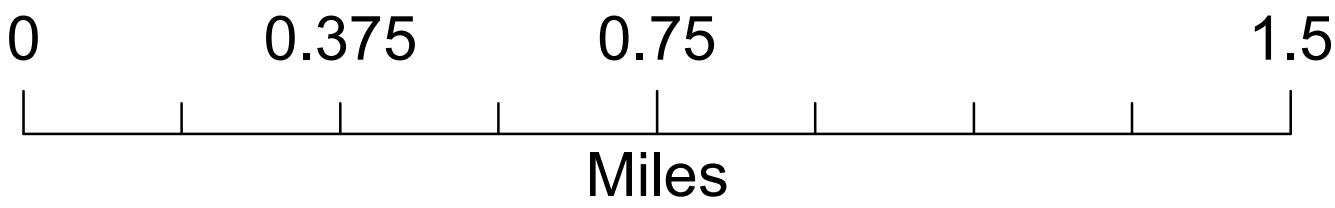
As used in the Schedule of Dimensional Controls, symbol “NR” means no requirements, “AC” means acres, “SF” means square feet, and “feet” means linear feet.

- a. Where lawfully adopted building lines require yards in excess of these requirements, the building line shall govern.
- b. The minimum front yard for any other street, which is not the frontage street (see definition), shall be $\frac{2}{3}$ of that required for the frontage street. In the case of nonresidential uses located in the RO, RS, or RT Districts (see Table 1) or for uses located in the CM District, the minimum front yard facing all streets shall be the same as that for the frontage street.
- c. Except ten-foot yard on Muzzey Street, Raymond Street, Vine Brook Road and Wallis Court for lots abutting these streets.
- d. For institutional uses (see Table 1) the minimum setback for a building shall be the greater of 25 feet or a distance equal to the height of the building as defined in § 4.3. For other nonresidential uses (see Table 1), increase the required side yard to 20 ft. plus one ft. for every $\frac{1}{2}$ acre (or fraction thereof) over $\frac{1}{2}$ acre lot area.
- e. Applicable only to uses permitted by special permit.
- f. This limit may be waived by special permit.
- g. For institutional uses (see Table 1), the maximum floor area ratio shall be 0.25.
- h. Along the southwesterly side of Bedford Street between the Northern Circumferential Highway (Route 128) and Hartwell Avenue there shall be a front yard of 233 feet measured from the base line of Bedford Street as shown on the Commonwealth of Massachusetts layout 4689, date June 3, 1958, and shown as auxiliary base line “F on the State Highway Alteration layout 5016, dated August 30, 1960.

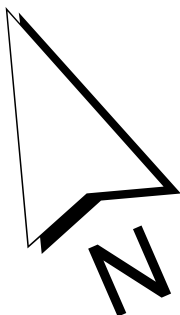
Proposed Governmental/Civic Use District Map



- Legend**
- GC - Governmental/Civic Use District**
 - RESIDENTIAL DISTRICTS**
 - RO - One Family Dwelling
 - RS - One Family Dwelling
 - RT - Two Family Dwelling
 - COMMERCIAL / INDUSTRIAL DISTRICTS**
 - CB - Central Business
 - CLO - Local Office
 - CM - Manufacturing
 - CN - Neighborhood Business
 - CRO - Regional Office
 - CRS - Retail Shopping
 - CS - Service Business
 - PLANNED DEVELOPMENT DISTRICTS**
 - CD - Planned Commercial
 - RD - Planned Residential



1 in = 1,200 ft



ARTICLE ____

AMEND ZONING BYLAW-
SITE PLAN REVIEW APPLICABILITY

To see if the Town will vote to amend Section 9.5.2 of the Zoning Bylaw to make the site plan review process apply to any expansion of site coverage.

MOTION: That the Zoning Bylaw, Chapter 135 of the Code of the Town of Lexington, be amended as follows:

In section 9.5.2.1 insert at the end “or an increase in 500 SF or greater of site coverage” so that the amended section will now appear as follows:

9.5.2 Applicability. The following types of activities and uses require site plan review by the Planning Board or its designee:

1. Where required elsewhere in this bylaw, exterior construction or expansion of a structure resulting in an increase of 500 SF or greater of total building gross floor area or an increase in 500 SF or greater of site coverage.

DESCRIPTION: This article would clarify that the site plan review process applies to the expansion of structures other than buildings, in addition to the expansion of buildings. This was the intent when site plan review was instituted, but structures other than buildings do not have gross floor area so this is consistent with the original intent.

ARTICLE 52

AMEND ZONING BYLAW- TECHNICAL CORRECTIONS

To see if the Town will vote to amend Chapter 135 of the Code of the Town of Lexington by correcting improperly alphabetized definitions, making internal references consistent, supplying missing definitions, correcting typographical errors and making other non-substantive corrections that will clarify the bylaw; or act in any other manner in relation thereto.

MOTION: That the Zoning Bylaw, Chapter 135 of the Code of the Town of Lexington, be amended as follows:

Reference		
Section 135-3.4 Table of Uses, D. Temporary Uses	Proposed	In Line D of Table 1 insert “(see section 3.3)” so the line reads as follows: D. TEMPORARY USES (see section 3.3)
	Comments	This will refer the user to the section which expands on the types of temporary use
Section 135-3.4 Table of Uses, D.1.03	Proposed	In Line D.1.03 of Table 1 inset “for a maximum of three months” after “district” so it reads as follows: Temporary structures and uses not otherwise permitted in the district, for a maximum of three months, provided the Building Commissioner finds that the proposed structure or use is compatible with the neighborhood
	Comments	This differentiates line D.1.03 from line D.1.04 which would otherwise appear to be the same use. This clarifies the purpose of the two lines, temporary uses of three months or less may occur with a finding of the Building Commissioner while temporary uses of greater than three months, to a maximum of two years (as detailed in 3.3), are by special permit.
Section 135- 6.7.8	Proposed	In Section 6.7.8 Accessory Structure Apartment insert the word “lot” in the first sentence so it reads as follows: 6.7.8 Accessory Structure Apartment. Notwithstanding the prohibition against having more than one dwelling on a lot, the SPGA may grant a special permit to allow the construction of an accessory apartment in an existing accessory structure which is on the same lot as an existing one-family dwelling provided:
	Comments	The word “lot” was left out of this sentence.

Section 135-8.7	Proposed	Change the numbering in section 8.7 to correspond to the outline of the section prior to the reorganization of the bylaw, and change the title of what is now “8.7.7 Casualty to Building.” No changes are made in the body, only in the one title and numbering. What are now sections 8.7.2 to 8.7.6 will become subsections 1 to 5 of section 8.7.1 and section 8.7.7 will become section 8.7.2 and be retitled “Reconstruction or Replacement of a Building”
	Comments	This restores a heading which was changed in the rewrite of the Zoning Bylaw. This is not actually a change in the ZBL since per section 1.1.2 “Headings, subheadings and captions are for reference only and are not substantive provisions of this bylaw. They are not legally adopted parts of this bylaw as voted by Town Meeting.” The changes in the numbering reflect the nature of the paragraphs as subsections of 8.7.1, not as paragraphs of equal significance. See the appendix to this motion to see section 8.7 as is currently written and with the proposed changes.
Section 135-10.0 Definitions	Proposed	In Section 10 Definitions, insert the following definition of “Center storefront” after the definition of “Cellar” and before the definition of “Certificate of occupancy”: Center Storefront: the portion of the ground floor level of a building in the CB District that has frontage on a public way or a public parking lot.
	Comments	This definition had been in the Table of Uses and was to be moved to the definition section with the rewrite of the bylaw but was inadvertently left out.
Section 135-10.1 Definitions	Proposed	In Section 10 Definitions, “Repeater,” remove the apostrophe after watt so that the definition now reads as follows: Repeater: A small receiver/relay transmitter of not more than 20 watts output designed to provide service to areas which are not able to receive adequate coverage from the primary sending and receiving site in a wireless communication network.
	Comments	Removes an apostrophe which is consistent with common usage.
Section 135-10.1 Definitions	Proposed	In Section 10 Definitions, insert “solar panels” after “tanks” in the definition of “Structure” so that it reads as follows: Structure: Anything constructed or erected, the use of which requires a fixed location on the ground, or attachment to something located on the ground, including buildings, mobile homes, billboards, tanks, solar panels, or the like, or the parts thereof, and swimming pools, but not including paved surfaces such as a driveway, a walk or a patio.
	Comments	Clarifies that solar panels are a structure which was always the intention of the Bylaw when the use was added to the Table of Uses.

8.7 NONCONFORMING OFF-STREET PARKING AND LOADING

8.7.1 Existing Nonconforming Parking Spaces or Loading Bays. Any off-street parking spaces or loading bays in existence on the effective date of this bylaw or thereafter established, which serve a building or use, may not be reduced in number, or changed in location or design contrary to the requirements of § 5.1 so as to increase the degree of nonconformity with the requirements of § 5.1.

8.7.2 Change of Use. A use of an existing structure or lot which does not have sufficient parking or loading, including a use which has no off-street parking or loading, may be expanded or changed to a different type of use for which a different number of parking spaces or loading bays is required as set forth in § 5.1.4 only if the net increase in the number of required parking spaces or loading bays is provided in conformity with § 5.1.

8.7.3 Increase in Floor Area. If it is proposed to increase the net floor area of a building, whether by addition to the exterior of the building or by internal reconstruction, and the building does not have sufficient off-street parking or loading bays, full compliance with § 5.1 for the entire building shall be a condition of the issuance of a building permit for the construction of the increase of net floor area.

8.7.4 Parking Spaces or Loading Bays in Existence. Parking spaces or loading bays lawfully in existence which serve existing uses, are no longer required for those uses under § 5.1, and comply with the design standards of § 5.1.13, as to dimensions, loading bays, surfacing, and grade, may be transferred to a new, changed, or expanded use in an existing structure, even if they do not conform to the requirements of § 5.1.13 as to setbacks, snow storage, access for a parking lot, and landscaping.

8.7.5 Parking Spaces or Loading Bays in Existence. Existing parking spaces or loading bays that comply with the design standards of § 5.1.13, as to dimensions, loading bays, surfacing, and grade, that are no longer required for existing uses under § 5.1, may be transferred to a new, changed, or expanded use in an existing structure, even if they do not conform to the requirements of § 5.1.13 as to setbacks, snow storage, access for a parking lot, and landscaping.

8.7.6 Credit. An applicant seeking credit for existing parking spaces or loading bays shall first submit an off-street parking and loading plan, as provided in § 5.1.3, certified by a registered land surveyor or professional engineer. If the existing paved area is not marked off into parking spaces or loading bays, such spaces or bays, complying with § 5.1.13 shall be delineated on the plan. To qualify, an existing parking space or loading bay shall be entirely on the lot.

8.7.7 Casualty to Building.

1. If a building, for which sufficient off-street parking or loading is not provided, is destroyed, damaged or demolished by the owner, the building may be reconstructed or replaced if otherwise permitted by this bylaw, without providing additional parking spaces or loading bays provided the new building has the same or less net floor area and the new uses require the same or fewer parking spaces or loading bays. If parking spaces or loading bays were provided before the destruction, damage or demolition, at least the same number of spaces or bays shall be provided.
2. If the uses require a greater number of parking spaces or loading bays, or if more net floor area is to be constructed than previously existed, full compliance with § 5.1 for the entire building shall be a condition of the issuance of any building permit for the reconstruction or replacement of the building.

8.7 NONCONFORMING OFF-STREET PARKING AND LOADING

8.7.1 Existing Nonconforming Parking Spaces or Loading Bays. Any off-street parking spaces or loading bays in existence on the effective date of this bylaw or thereafter established, which serve a building or use, may not be reduced in number, or changed in location or design contrary to the requirements of § 5.1 so as to increase the degree of nonconformity with the requirements of § 5.1.

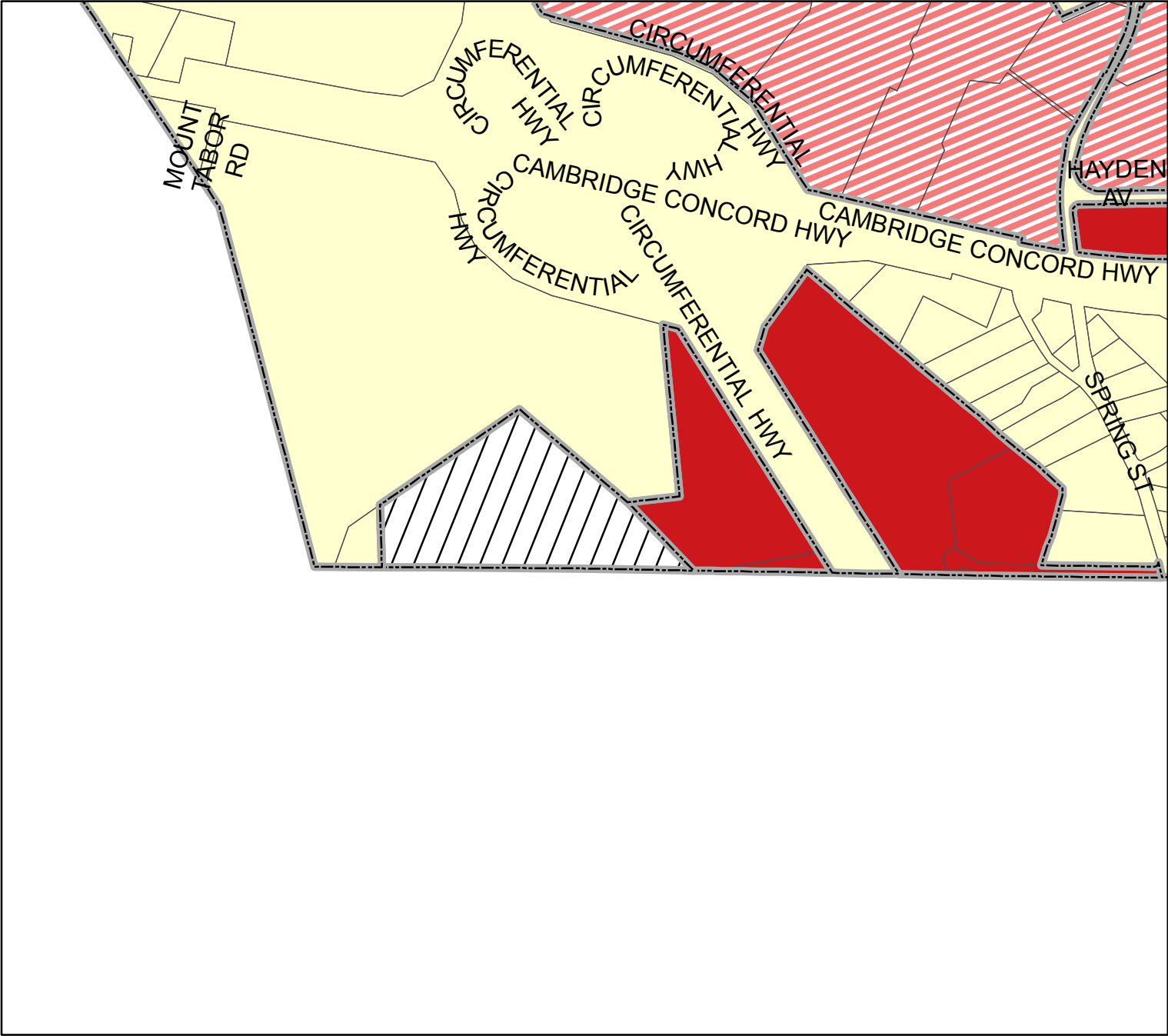
1. Change of Use. A use of an existing structure or lot which does not have sufficient parking or loading, including a use which has no off-street parking or loading, may be expanded or changed to a different type of use for which a different number of parking spaces or loading bays is required as set forth in § 5.1.4 only if the net increase in the number of required parking spaces or loading bays is provided in conformity with § 5.1.
2. Increase in Floor Area. If it is proposed to increase the net floor area of a building, whether by addition to the exterior of the building or by internal reconstruction, and the building does not have sufficient off-street parking or loading bays, full compliance with § 5.1 for the entire building shall be a condition of the issuance of a building permit for the construction of the increase of net floor area.
3. Parking Spaces or Loading Bays in Existence. Parking spaces or loading bays lawfully in existence which serve existing uses, are no longer required for those uses under § 5.1, and comply with the design standards of § 5.1.13, as to dimensions, loading bays, surfacing, and grade, may be transferred to a new, changed, or expanded use in an existing structure, even if they do not conform to the requirements of § 5.1.13 as to setbacks, snow storage, access for a parking lot, and landscaping.
4. Parking Spaces or Loading Bays in Existence. Existing parking spaces or loading bays that comply with the design standards of § 5.1.13, as to dimensions, loading bays, surfacing, and grade, that are no longer required for existing uses under § 5.1, may be transferred to a new, changed, or expanded use in an existing structure, even if they do not conform to the requirements of § 5.1.13 as to setbacks, snow storage, access for a parking lot, and landscaping.
5. Credit. An applicant seeking credit for existing parking spaces or loading bays shall first submit an off-street parking and loading plan, as provided in § 5.1.3, certified by a registered land surveyor or professional engineer. If the existing paved area is not marked off into parking spaces or loading bays, such spaces or bays, complying with § 5.1.13 shall be delineated on the plan. To qualify, an existing parking space or loading bay shall be entirely on the lot.

8.7.2 Reconstruction or Replacement of a Building.

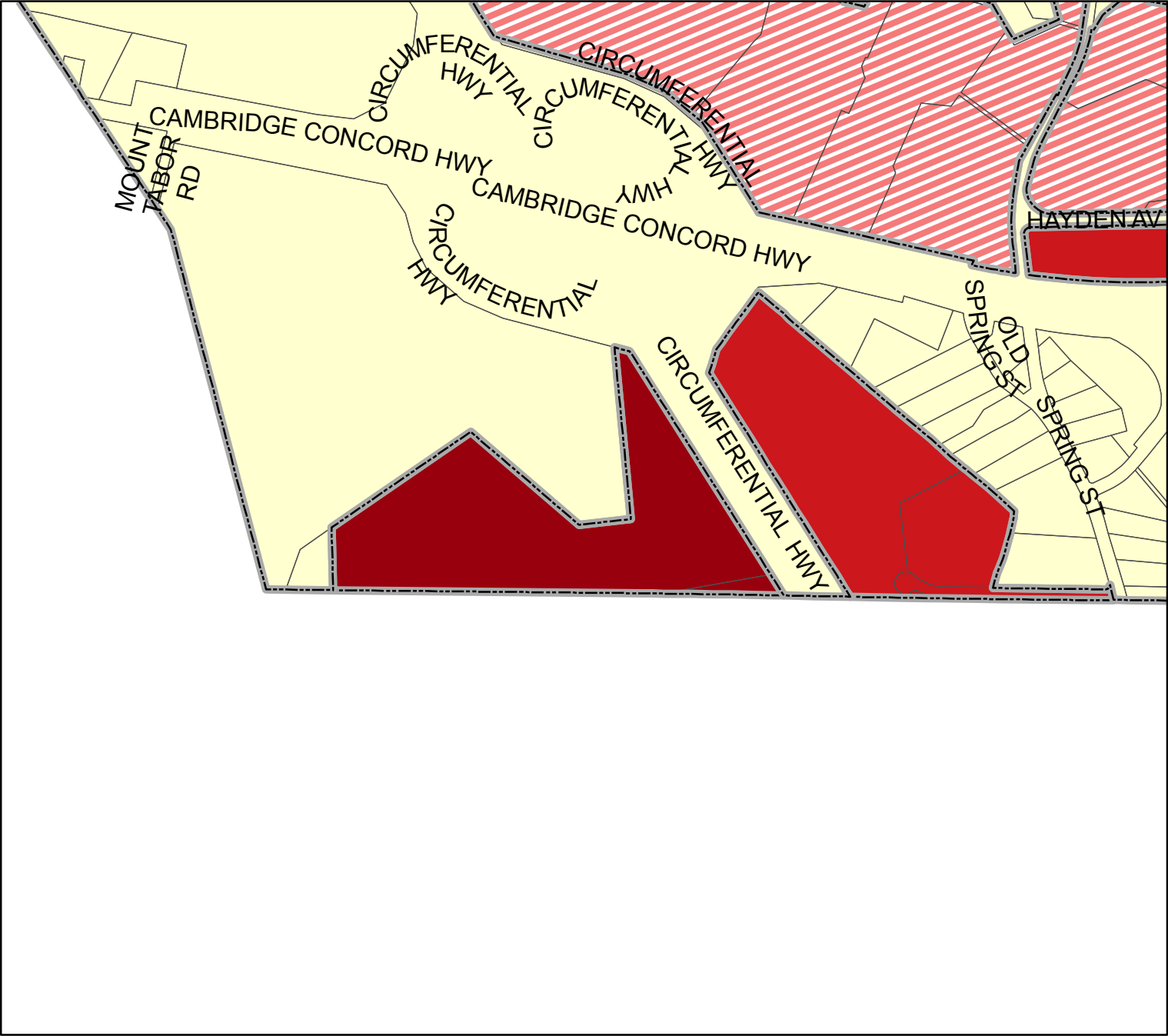
1. If a building, for which sufficient off-street parking or loading is not provided, is destroyed, damaged or demolished by the owner, the building may be reconstructed or replaced if otherwise permitted by this bylaw, without providing additional parking spaces or loading bays provided the new building has the same or less net floor area and the new uses require the same or fewer parking spaces or loading bays. If parking spaces or loading bays were provided before the destruction, damage or demolition, at least the same number of spaces or bays shall be provided.
2. If the uses require a greater number of parking spaces or loading bays, or if more net floor area is to be constructed than previously existed, full compliance with § 5.1 for the entire building shall be a condition of the issuance of any building permit for the reconstruction or replacement of the building.

CM District (Waltham townline near Route 128/I-95)

Existing Zoning



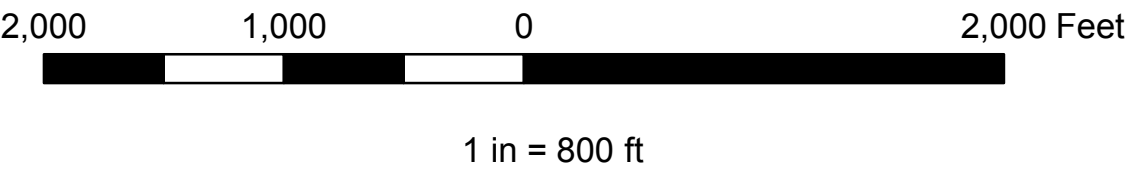
Proposed Zoning



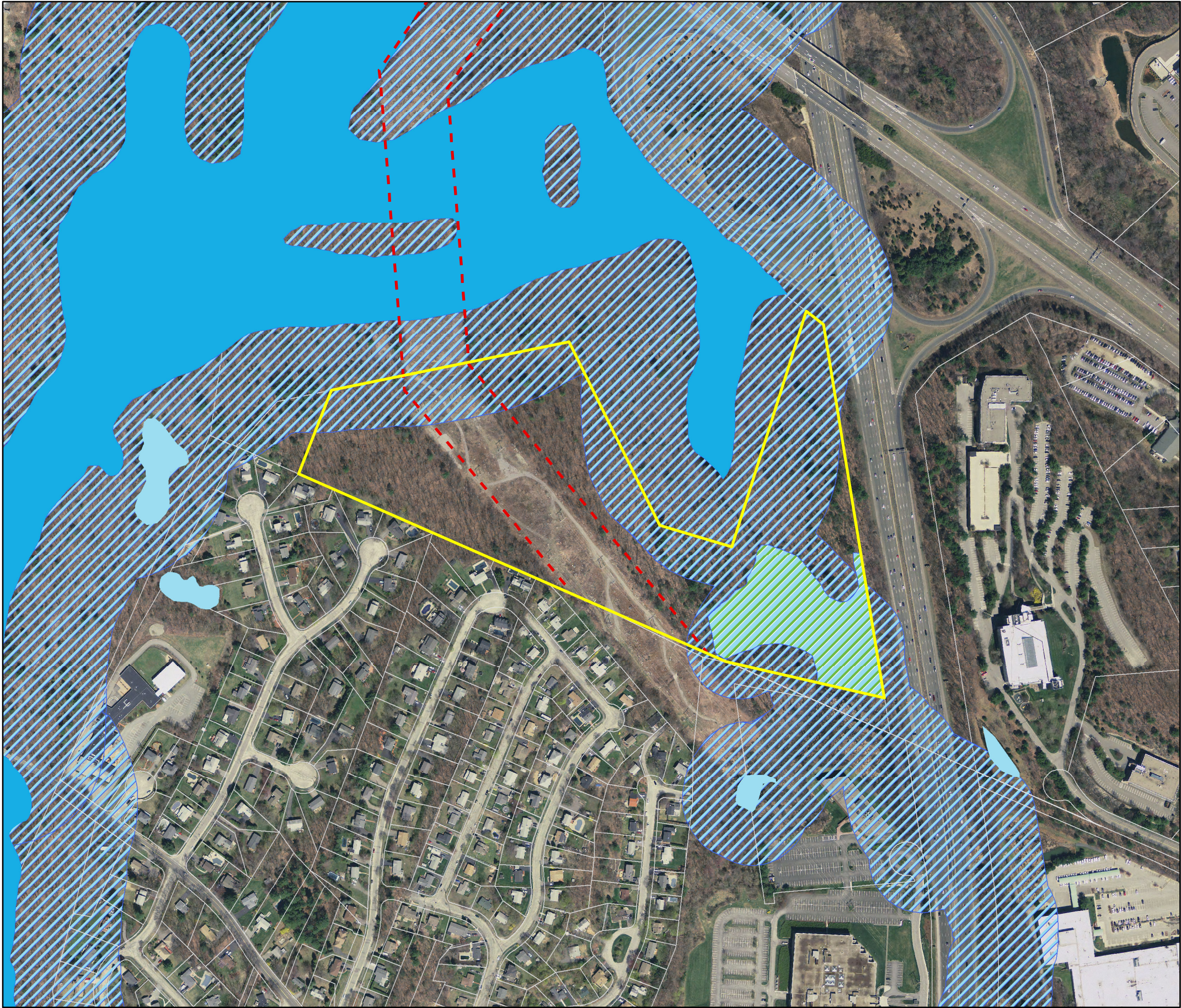
Zoning Districts

- District Outlines
- RO - One Family Dwelling
- CM - Manufacturing
- CRO - Regional Office
- CD - Planned Commercial







Parcels

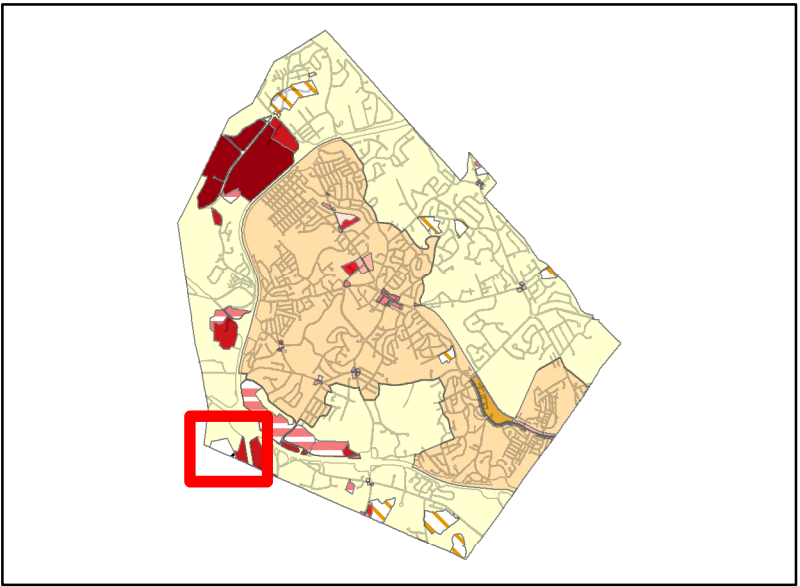


Tracer Lane Site Constraints & Locus Map



Legend

-  Boston Edison Powerline Easement
-  Pond, Lake, Ocean
-  Reservoir
-  Onsite Wetland Area (estimated)
-  400' Zone A Buffer Zone
-  Parcels



AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

DATE:

3/9/2015

PRESENTER:

Joe Pato

ITEM NUMBER:

I.5

AGENDA ITEM TITLE:

Liquor License - Change of Manager - Lexington Golf Club (5 min.)

SUMMARY:

I have received all the necessary paperwork needed to request approval of a change of manager on the All Alcoholic Common Victualler Liquor License for the Lexington Golf Club. The proposed manager is Henry Liu.

RECOMMENDATION / SUGGESTED MOTION:

Motion to approve the application reflecting a change of manager and issue an all alcoholic Club Liquor License to Lexington Golf Club, 55 Hill Street.

FOLLOW-UP:

Selectmen's Office

APPROXIMATE TIME ON AGENDA:

8:50 p.m.

ATTACHMENTS:

Description		Type
<input type="checkbox"/>	Lexington Golf Club - Form 43	Backup Material
<input type="checkbox"/>	Lexington Golf Club-Backup Information	Backup Material



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street
Boston, MA 02114
www.mass.gov/abcc

☐ For Reconsideration

FORM 43
MUST BE SIGNED BY LOCAL LICENSING AUTHORITY

061200005

ABCC License Number

Town of Lexington

City/Town

03/09/2015

Local Approval Date

TRANSACTION TYPE (Please check all relevant transactions):

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> New License | <input type="checkbox"/> New Officer/Director | <input type="checkbox"/> Pledge of License | <input type="checkbox"/> Change Corporate Name |
| <input type="checkbox"/> Transfer of License | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Pledge of Stock | <input type="checkbox"/> Seasonal to Annual |
| <input checked="" type="checkbox"/> Change of Manager | <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Transfer of Stock | <input type="checkbox"/> Change of License Type |
| <input type="checkbox"/> Cordials/Liqueurs Permit | <input type="checkbox"/> Issuance of Stock | <input type="checkbox"/> New Stockholder | <input type="checkbox"/> Other <input type="text"/> |
| <input type="checkbox"/> 6-Day to 7-Day License | <input type="checkbox"/> Management/Operating Agreement | <input type="checkbox"/> Wine & Malt to All Alcohol | |

Name of Licensee

Lexington Golf Club

EIN of Licensee

041542170

D/B/A

Manager

Henry A. Liu

ADDRESS: 55 Hill Street

CITY/TOWN: Lexington

STATE

MA

ZIP CODE

02421

Annual

Annual or Seasonal

All Alcohol

Category: (All Alcohol- Wine & Malt Wine,
Malt & Cordials)

Club

Type: (Restaurant, Club, Package
Store, General On Premises, Etc.)

Complete Description of Licensed Premises:

One story building with kitchen, 2 recreation rooms, front porch, cellar and adjacent golf course.

Application Filed: March 3, 2015

Date & Time

Advertised: NA

Date & Attach Publication

Abutters Notified: Yes ☐ No ☒

Licensee Contact Person for Transaction

Henry A. Liu

Phone:

617-312-7555

ADDRESS: 55 Hill Street

CITY/TOWN: Lexington

STATE

MA

ZIP CODE

02421

Remarks: Change of Manager from Robert Bicknell to Henry Liu.

The Local Licensing Authorities By:

Alcoholic Beverages Control Commission
Ralph Sacramone
Executive Director

ABCC Remarks:



THE LEXINGTON GOLF CLUB
Lexington, Massachusetts 02421

March 2, 2015

Board of Selectmen
Town of Lexington
1625 Massachusetts Avenue
Lexington, Massachusetts 02420

Re: Change of Manager for Lexington Golf Club

Members of the Board of Selectmen,

The purpose of this letter is to inform you of the change of Manager at Lexington Golf Club ("the Club"), located at 55 Hill Street, Lexington. On December 4, 2014, the membership elected Henry A. Liu as Secretary of the Club. On January 5, 2015, the Board of Governors appointed Henry A. Liu as Manager of the Club for purposes of permits and licensing. Copies of official minutes for both of those meetings are enclosed for your reference.

I trust that the enclosed package includes all of the application documents and fees required by the Town of Lexington and Commonwealth of Massachusetts related to this application for change of Manager.

Please let me know if you have any additional questions or concerns regarding this application.
Thank you.

Respectfully,

Henry A. Liu, Secretary
Lexington Golf Club

This is your Official TIPS® Certification Card.

Carry it with you as evidence of your skills and knowledge in the responsible sale and consumption of alcohol.

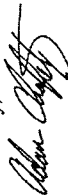
Congratulations!

By successfully completing the TIPS (Training for Intervention Procedures) program, you have taken your place in the forefront of a nationwide movement to reduce the tragedies resulting from the misuse of alcohol. We value your participation in the TIPS program.

You will help to provide a safer environment for your patrons, peers and/or colleagues by using the techniques you have learned and taking a positive approach towards alcohol use.

If you have any information you think would enhance the TIPS program, or if we can assist you in any way, please contact us at 703-524-1200. Thank you for your dedication to the responsible sale and consumption of alcohol.

Sincerely,



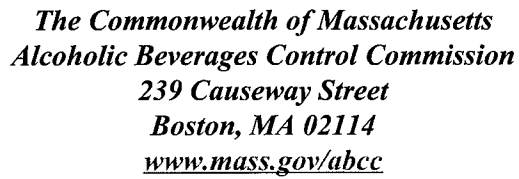
Adam F. Chafetz
President, HCI

IMPORTANT: Keep a copy of this card for your records. Write down your certification number because you will need it when contacting TIPS. For assistance or additional information, contact Health Communications, Inc. by using the information provided on the reverse side of your certification card. There is a minimal charge for a replacement card if your original card becomes lost, damaged or stolen.

TIPS eTIPS On Premise 2.0 SSN: XXX-XX-XXXX
Issued: 11/23/2014 Expires: 11/23/2017
ID#: 3869029 D.O.B.: XXX/XX/XXXX

Henry A Liu
Lexington Golf Club
55 Hill St
Lexington, MA 02421-4333

For service visit us online at www.gettips.com



(If a Corporation/LLC, by its authorized representative)

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

DATE: **PRESENTER:** **ITEM NUMBER:**

3/9/2015 Carl F. Valente, Town Manager I.6

AGENDA ITEM TITLE:

Authorization to Submit a Statement of Interest to the MSBA-Hastings School

SUMMARY:

The School Committee has voted to authorize the Superintendent of Schools to submit to the Massachusetts School Building Authority (MSBA) a Statement of Interest for the renovation/rebuilding of the Hastings Elementary School. MSBA regulations require the Board of Selectmen to vote whether to also support the SOI.

RECOMMENDATION / SUGGESTED MOTION:

See attached vote.


FOLLOW-UP:

School Department will forward the Completed Application Package to the MSBA.

APPROXIMATE TIME ON AGENDA:

8:55 p.m.

ATTACHMENTS:

Description	Type
 Authorization to Submit Statement of Interest to MSBA for Hastings School	Cover Memo



Town of Lexington, Massachusetts

OFFICE OF SELECTMEN

JOSEPH N. PATO, CHAIRMAN
PETER C.J. KELLEY
NORMAN P. COHEN
MICHELLE L. CICCULO
SUZANNE E. BARRY

TEL: (781) 698-4580
FAX: (781) 863-9468

Authorization to Submit a Statement of Interest to the MSBA Regarding Hastings Elementary School

Resolved: Having convened in an open meeting on March 9, 2015, the Board of Selectmen of the Town of Lexington, in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest dated February 24, 2015, for the Hastings Elementary School located at 7 Crosby Road, Lexington, Massachusetts, 02421, which describes and explains the following deficiencies and the priority category(s) for which the Lexington Public Schools may be invited to apply to the Massachusetts School Building Authority in the future:

Priorities

2. Elimination of existing severe overcrowding.
5. Replacement, renovation or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility.
7. Replacement of or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements.

and, hereby further specifically acknowledges that by submitting this Statement of Interest, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the Town of Lexington to filing an application for funding with the Massachusetts School Building Authority.

Joseph Pato, Chairman
Board of Selectmen

Date

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

DATE:

3/9/2015

PRESENTER:

Joe Pato

ITEM NUMBER:

I.7

AGENDA ITEM TITLE:

Selectmen Committee Appointment - Human Rights Committee (5 min.)

SUMMARY:

The Human Rights Committee requested that Jeffrey Toronto be appointed.

RECOMMENDATION / SUGGESTED MOTION:

Motion to appoint Jeffrey Toronto to the Human Rights Committee for a term to expire September 30, 2017.

FOLLOW-UP:

Selectmen's Office

APPROXIMATE TIME ON AGENDA:

9:00 p.m.

ATTACHMENTS:

Description		Type
<input type="checkbox"/>	Jeffrey Toronto Application/Resume	Backup Material
<input type="checkbox"/>	Human Rights Committee Members	Backup Material

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

DATE:

3/9/2015

PRESENTER:

Joe Pato

ITEM NUMBER:

C.1

AGENDA ITEM TITLE:

Commitment of Water and Sewer Charges

SUMMARY:

See attached request for commitments of water and sewer.

RECOMMENDATION / SUGGESTED MOTION:


Motion to approve the water and sewer commitments as shown.

FOLLOW-UP:

APPROXIMATE TIME ON AGENDA:

9:25 p.m.

ATTACHMENTS:

Description	Type
 3/9/15 Commitments of Water and Sewer Charges	Backup Material

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

DATE:

March 9, 2015

STAFF:

William P. Hadley, Director

ITEM NUMBER:

Consent

SUBJECT:

Commitment of Water and Sewer charges.

EXECUTIVE SUMMARY:

Commitment of Water and Sewer Cycle 9 December 2014	\$ 221,116.48
Commitment of Water and Sewer Finals December 2014	\$ 4,917.74

FINANCIAL IMPACT:

Allows the reconciliation with the General Ledger.

RECOMMENDATION / SUGGESTED MOTION:

Motion to approve the Water and Sewer commitments as noted above.

STAFF FOLLOW-UP:

Revenue Officer



Department of Public Works
Town of Lexington
Water and Sewer Enterprise Funds
FISCAL YEAR 2015
DECEMBER Cycle 9 Billing

CYCLE 9

GRAND TOTALS

WATER	\$213,547.54	\$213,547.54
SEWER	\$2,573.80	\$2,573.80
FEE FOR BEDFORD	\$4,995.14	\$4,995.14
TOTAL:	\$221,116.48	\$221,116.48

To the Collector of Revenue for the Town of Lexington:

You are hereby authorized and required to levy and collect of the persons named in the list of water/sewer charges herewith committed to you and each one of his/her respective portion herein set down of the sum total of such list. Said sum being:

Two hundred twenty-one thousand, one hundred sixteen dollars and 48/00

And pay the same into the treasury of the Town of Lexington
and to exercise the powers conferred by law in regard thereto.


DIRECTOR OF PUBLIC WORKS

BOARD OF SELECTMEN

March 9, 2015

Treasurer/Collector, Director Public Works, Water/Sewer Billing

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

DATE:

3/9/2015

PRESENTER:

Joe Pato

ITEM NUMBER:

C.2

AGENDA ITEM TITLE:

Vote Intent to Layout Richmond Circle and Martingale Road as Public Way

SUMMARY:

Engineering has requested that the Selectmen vote your intent to layout Richmond Circle and Martingale Road as public ways. Attached is the Street Acceptance Plan.

RECOMMENDATION / SUGGESTED MOTION:

Vote to layout Richmond Circle and Martingale Road as public ways and recommend acceptance at the 2015 Annual Town Meeting.

FOLLOW-UP:

Engineering

APPROXIMATE TIME ON AGENDA:

9:25 p.m.

ATTACHMENTS:

Description

Type

☐ Richmond Circle/Martingale Road Street Acceptance Plan

Cover Memo

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

DATE:

3/9/2015

PRESENTER:

Joe Pato

ITEM NUMBER:

C.3

AGENDA ITEM TITLE:

Lower Battle Green Flag

SUMMARY:

Received a request to lower the Battle Green flag.

RECOMMENDATION / SUGGESTED MOTION:

Motion to approve the Consent Agenda.

FOLLOW-UP:

Selectmen's Office

APPROXIMATE TIME ON AGENDA:

9:25 p.m.

ATTACHMENTS:

Description		Type
<input type="checkbox"/>	Obituary	Cover Memo
<input type="checkbox"/>	Lower Flag Request	Cover Memo