

Minutes of the Lexington Planning Board
Held on Wednesday, September 28, 2022
Virtual Zoom Meeting at 6:00 pm

Present: Robert Peters, Chair; Michael Schanbacher, Vice-Chair; Melanie Thompson, Clerk, Robert Creech, Charles Hornig, and Michael Leon, Associate Member. Also present were Abby McCabe, Planning Director, Molly Belanger, Planner, Carol Kowalski, Assistant Town Manager for Land Use and Development, Sarah Felton, CPAC Co-Chair, and Chris Herbert, CPAC Co-Chair.

Robert Peters, Chair, called to order the meeting of the Lexington Planning Board on Wednesday, September 28, 2022, at 6:03 pm. For this meeting, all members are participating remotely via Zoom. LexMedia is filming this meeting and will record it for future viewing. Detailed information for remote participation by the public may be found on the Planning Office web page.

Mr. Peters conducted a roll call to ensure all members of the Planning Board and members of staff present could hear and be heard.

Mr. Peters provided a summary of instructions for members of the public in attendance. It was further noted that materials for this meeting are available on the [Town's Novus AGENDA](#) dashboard.

Board Administration

LexingtonNext-The Comprehensive Plan Update

Mr. Herbert and Ms. Felton thanked staff, the Planning Board, the Comprehensive Plan Advisory Committee, the LexingtonNext Project Co-Lead Consultants, Martha Lyon and Daphne Politis of Community Circle, and the community for their work on LexingtonNext.

Ms. McCabe presented a timeline of the LexingtonNext process. The CPAC was created with 13 members on December 13, 2017. Ms. McCabe highlighted the CPAC liaisons on the Planning Board, Select Board, School Committee, and various CPAC members who are involved in Lexington committees and boards.

Volume I of LexingtonNext is the plan itself, and what the Planning Board has reviewed throughout the summer. Ms. McCabe explained that the Planning Board is being asked to vote on Volume I “the Plan”.

Ms. McCabe described the public engagement process throughout the past five years. The CPAC held 34 public meetings, three World Café events, participated in Discovery Day for 2019 and 2021, online surveys through Social Pinpoint, stakeholder interviews, and three public forums.

The sections of LexingtonNext cover diversity, equity, and inclusion, housing, economic vitality, open space and natural resources, historic and cultural resources, transportation, recreation, public

facilities, and land use. The plan itself contains over 150 strategies, with over 300 actions to reach the ten goals listed above. LexingtonNext is implemented by planning staff, various town staff, and boards and committees.

LexingtonNext has gone through extensive review by members and liaisons of the CPAC, various staff members, the Project Co-Leads, various members of the public, and the Planning Board.

Staff and Board Member Comments

- Ms. Felton added that she believed that the comments received by the community, and by the Planning Board this summer are reflected in the current draft of LexingtonNext. LexingtonNext reflects the community's input well.
- Mr. Herbert clarified that the current draft is not the final formatting and presentation and that tonight's vote is on the content.
- Ms. Kowalski thanked the CPAC members, CPAC Co-Chairs, staff, and the Project Co-Leads.
- Various members of the Planning Board thanked staff, the CPAC members and the Project Co-Leads for their work on LexingtonNext and voiced their support for the plan, stating that the Planning Board's and the Community's comments have been reflected in the current draft.
- A member highlighted that Goal 1 and Goal 2 have many duplicate actions that at times were worded slightly differently. If there is intentional duplication within these goals, then the wording should be similar if not the same to avoid confusion. An example of this is Goal 1.1.2 (a) and Goal 2.9.1 (a). The member proposed making the language consistent between strategies that are duplicated.
 - Ms. McCabe agreed that these changes can be made.
- A member mentioned that some of the strategies and actions may need additional thought, more research, and further exploration. These are suggested actions, and the Planning Board may not be able to accomplish each action. We may want to state this disclaimer within the plan.
- A couple board members noted that this is a "living document" that will regularly be used, reviewed, and evaluated over the coming years.
- Ms. Barrett, the Transportation Services Coordinator mentioned her support of the current draft in the Q&A which was read aloud by staff.

Public Comments

- A member of the public requested to reduce the minimum parking requirements.
- Mr. Hornig responded that revising parking requirements was listed as a strategy in the Transportation section (strategy 7.3.2).

Mr. Schanbacher moved to adopt the final Plan (Volume I) as revised through September 28, 2022 with the revisions discussed tonight and a final editing and formatting check. The motion was seconded by Ms. Thompson and was approved 5-0 on a roll call vote. (Board vote: Hornig – yes, Peters – yes, Schanbacher – yes, Thompson – yes, Creech - yes).

Mr. Peters reminded the CPAC that they dissolve upon completion of LexingtonNext, which is after the Planning Board has approved the Plan. Volume II which covers existing conditions and Volume III which covers data collected from various public input events will need some final edits before completion.

Ms. Kowalski and Ms. McCabe thanked the Planning Board for their adoption of LexingtonNext.

On a motion made by Mr. Schanbacher, seconded by Ms. Thompson, the Planning Board voted 5-0 to adjourn the meeting at 7:01 pm. (Board vote: Hornig – yes, Peters – yes, Schanbacher – yes, Thompson – yes, Creech - yes).

[Lex Media](#) recorded the meeting.

Materials from the meeting can be found in Planning Board's [Novus Agenda Packet](#)

List of Documents:

LexingtonNext Volume I and Memo with Summary of Changes from Planning Director to Planning Board dated September 22, 2022

<https://www.lexingtonma.gov/816/Lexington-next---Comprehensive-Plan>

Lexington Next Comprehensive Plan Presentation PowerPoint

<https://www.lexingtonma.gov/DocumentCenter/View/6974/PPT-LexingtonNEXT-Comp-Plan-PDF?bidId=>