

SELECTMEN'S MEETING
Monday, March 14, 2016
Selectmen Meeting Room
6:30 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. Article 27 Presentation - Establish Qualifications for Tax Deferrals (5 min.) 6:30 PM
2. Approve Reserve Fund Transfer Request (5 min.) 6:35 PM
3. Article 28 Presentation (Citizen Petition) - Accept Chapter 59, Section 2D of the MGL (10 min.) 6:40 PM
4. Public Hearing (7:00 PM) - Belmont Country Club Notice of Intent to Sell Recreation Land/Right of First Refusal (10 min.) 7:00 PM
 1. Portion of Belmont Country Club comprised of 19 acres
5. Article Presentations - Planning Board (1 hour) 7:00 PM
 1. Article 39 - Amend Zoning Bylaw - Maximum Height of Structures
 2. Article 40 - Amend Zoning Bylaw - Accessory Apartments
 3. Article 42 - Amend Zoning Bylaw - Two-Family Homes
 4. Article 43 - Amend Zoning Bylaw - Banking and Real Estate Services Uses in the CB District
6. Presentation of Center Traffic Safety Options (30 min.) 8:00 PM
7. Planning for Center Road Reconfiguration Trials (15 min.) 8:30 PM
8. Annual and Special Town Meeting (15 min.) 8:45 PM
 1. Motion for Special Town Meeting 2016-3 Article 2 - Middle School Projects
 2. Article Discussions
 3. Article Positions
 4. Article Assignments
9. Discuss Calling a Special Town Meeting - Minuteman High School Debt Authorization (10 min.) 9:00 PM
10. Approve Request for Discovery Day Street Fair (5 min.) 9:10 PM
11. Approve Center Sidewalk Permit Fees (5 min.) 9:20 PM

- | | | |
|-----|--|---------|
| 12. | Selectmen Committee Appointment/Reappointment (5 min.) | 9:20 PM |
| | 1. Registrar of Voters Appointment | |
| | 2. Town Counsel Reappointment | |
| 13. | Aloft/Element Change of Owner - Request for Common Victualler License (5 min.) | 9:25 PM |

CONSENT AGENDA

- | | | |
|----|--------------------------------------|---------|
| 1. | Adjustments to Water & Sewer Charges | 9:30 PM |
|----|--------------------------------------|---------|

EXECUTIVE SESSION

- | | | |
|----|--|---------|
| 1. | Exemption 6: Purchase of Land-20 Pelham Road (30 min.) | 9:35 PM |
|----|--|---------|

ADJOURN

- | | | |
|----|--------------------------|----------|
| 1. | Approximate Adjourn Time | 10:05 PM |
|----|--------------------------|----------|

The next meeting of the Board of Selectmen is scheduled for Monday, March 21, 2016, at 6:00 p.m. in the Selectmen Meeting Room, Town Office Building, 1625 Massachusetts Avenue.

*Hearing Assistance Devices Available on Request
All agenda time and the order of items are approximate and
subject to change.*



AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

AGENDA ITEM TITLE:

Article 27 Presentation - Establish Qualifications for Tax Deferrals (5 min.)

PRESENTER:

Vicki Blier and Pat Costello, Co-Chairs, Tax Deferral and Exemption Study Committee

ITEM NUMBER:

I.1

SUMMARY:

Ms. Blier will be at your meeting to recommend that the Selectmen increase the income eligibility level for property tax deferrals to \$70,000. The current level is \$65,000. See the attached reasons for recommending the increase.

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/14/2016

6:30 PM

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Tax Deferral and Exemption Study Committee Recommendation	Backup Material

Article 27- Establish Qualifications for Tax Deferrals

The Selectmen's Tax Deferral and Exemption Study Committee advises the Selectmen to propose an increase in the income eligibility level for property tax deferrals to \$70,000. The current limit is \$65,000.

- The \$65,000 limit has been in place since FY 2014, when the applicant's income was based on the 2012 tax return.
- Since 2012, the qualifying property value for the State Senior Property Tax "Circuit Breaker" has dropped from \$705,000 to the current limit of \$693,000. In the past the property value limit has been as high as \$793,000.

During the same span of time, property values in Lexington have experienced dramatic increases. Seniors whose valuations may previously have qualified them for Circuit Breaker relief may now be priced out of eligibility. Increasing the income eligibility amount for our deferral program may offer seniors who are newly disqualified from Circuit Breaker relief a way to compensate for that financial loss.

- Historically, participation numbers in the deferral program have been very steady. In FY 2013, when the income limit was \$60,000, there were 29 deferrals. A new \$65,000 limit in 2014 resulted in 31 deferrals. In 2015 the number dropped back down to 29. We therefore feel that increasing the income limit to \$70,000 will not result in a material fiscal impact to the Town.

Vicki Blier

Patricia Costello

Co-Chairs

The Selectmen's Tax Deferral and Exemption Study Committee

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

AGENDA ITEM TITLE:

Approve Reserve Fund Transfer Request (5 min.)

PRESENTER:

Karen Simmons, Director of
Recreation and Community Programs

ITEM NUMBER:

I.2

SUMMARY:

Town Meeting approved an appropriation of \$55,000 for the reconstruction of the basketball courts at Sutherland and Marvin Parks. The project was bid twice, but has still come in at \$26,800 over the available appropriation. A reserve fund transfer is being requested so that this project can be completed in a timely manner.

The Appropriation Committee has approved this request.

SUGGESTED MOTION:

Move to (approve) (not approve) the Reserve Fund Transfer request in the amount of \$26,800 for the reconstruction of the basketball courts at Sutherland and Marvin Parks.

FOLLOW-UP:

Comptroller's Office.

DATE AND APPROXIMATE TIME ON AGENDA:

3/14/2016

6:35 PM

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Reserve Fund Transfer Request Form	Budget Amendment



Town of Lexington

RF

TO: Town of Lexington Appropriation Committee

SUBJECT: Request for Transfer from the Reserve Fund

Request is hereby made for the following transfer from the Reserve Fund in accordance with CH 40, Sec. 6 of the Massachusetts General Laws:

1. Amount requested: \$150,000 ^{\$}26,800

2. To be transferred to: 29012150-58664
Article 8L of 2015 - Park Improvements
- Hard Court Resurfacing
Account Name Account Number

3. Present balance in Reserve Fund: \$750,000

4. Attach explanation for purpose and reasons why the expenditure is extraordinary and/or unforeseen.

Under Article 8L of 2015, \$55,000 was appropriated for basketball court reconstruction at Sutherland and Marvin Parks. The project was bid in December, 2015. One contractor submitted a price of \$89,000 for the base bid, \$2,400 for Alt #1, and \$6,000 for Alt #2 for a total of \$97,400. The bid was rejected. (The Alternates are to provide a paved accessible path from the main entrance of the park/parking area to the basketball court (Alt #1 Marvin Park and Alt #2 Sutherland Park)). The project was rebid in February, 2016 and the lowest price was \$50,937 for the base bid, \$4,400 for Alt #1 and \$8,650 for Alt #2 for a total of \$63,987.

After design & engineering, including wetland delineation, the balance left in the article is \$37,250. \$26,800 in a reserve fund transfer is being requested so that the project can be completed timely.

Department Head

Action of Board of Selectman: _____
Date

Requested Not-Requested

Chairman, Board of Selectman

Action of Appropriation Committee: 3-10-2016
Date

Approved Disapproved

Transfer voted in the sum of: \$26,800

[Signature]
Chairman, Appropriation Committee

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

AGENDA ITEM TITLE:

Article 28 Presentation (Citizen Petition) - Accept Chapter 59, Section 2D of the MGL (10 min.)

PRESENTER:

Gloria Bloom

ITEM NUMBER:

I.3

SUMMARY:

Ms. Bloom will attend your meeting to request your support for her citizen article. She is suggesting that the Selectmen appoint a study group to investigate the costs and income produced by adopting MGL 59 Sec 2D. The study group should be able to produce the report within 8 weeks. It should be made available to the Selectmen and to Town Meeting.

There are 2 main reasons for adopting MGL 59 2D:

1. Fairness. If someone is living in Lexington, using town services and schools, they should pay real estate taxes based on the assessment of the improved property at the point the Cert. of Occ. is issued - not based on the value of the former house (or the partially completed house) for the 1 year period until we update the assessment.
2. The town is leaving "money on the table", not a good idea when taxes are inexorably rising and you are asking for overrides. The town of Natick gets about \$300,000 per year from 59 2D pro rated tax bills. The amount varies with the amount of new construction.

An interesting fact is that only 20 out of 351 cities and towns in the Commonwealth have chosen to opt out of 59 2D. We should be able to get advice on efficient implementation since most of them have been doing this since 2003.

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/14/2016

6:40 PM

ATTACHMENTS:

Description

Type

☐ Candidate Motion for TM

Cover Memo

Candidate Motion for Article 28

Resolved: Town Meeting requests that the Selectmen appoint a study group to investigate the costs and income produced by adopting MGL 59 Sec 2D. The report of the study group should be made available to the Selectmen and to the public.

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

AGENDA ITEM TITLE:

Public Hearing (7:00 PM) - Belmont Country Club Notice of Intent to Sell Recreation Land/Right of First Refusal (10 min.)

PRESENTER:

Carl F. Valente, Town Manager; Randy Goldstein, Belmont Country Club

ITEM NUMBER:

I.4

SUMMARY:

The Board of Selectmen has received notice from the Belmont Country Club of its plan to sell approximately 19 acres of its land in Lexington to the Montessori School. This land has a special property tax status, known as Chapter 61B. As such, the Town has the first right of refusal to purchase this property by matching the Montessori School's purchase price. The Recreation Committee, Planning Board and Conservation Commission have indicated that they do not have an interest in owning this parcel.

The Board of Selectmen is required to hold a public hearing before making a decision regarding the purchase of this property.

SUGGESTED MOTION:

Move to (exercise) (not exercise) the Town's option to purchase approximately 19 acres of land owned by the Belmont Country Club .

FOLLOW-UP:

BOS office will notify the Belmont Country Club of the Board's action.

DATE AND APPROXIMATE TIME ON AGENDA:

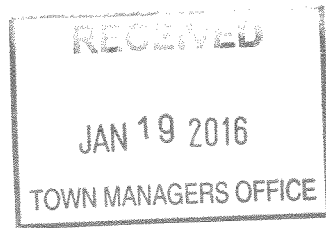
3/14/2016

7:00 PM

ATTACHMENTS:

Description

Type



Gary M. Markoff
617.646.2141
gmmarkoff@sherin.com
#26156.1

January 14, 2016

***CERTIFIED MAIL
RETURN RECEIPT REQUESTED***

Joseph N. Pato, Chair
Lexington Board of Selectmen
1625 Massachusetts Avenue
Lexington, MA 02420

Nathalie Rice, Town Clerk
Town of Lexington
1625 Massachusetts Avenue
Lexington, MA 02420

Gregory A. Johnson, Chair
Lexington Board of Assessors
1625 Massachusetts Avenue
Lexington, MA 02420

Nancy Corcoran-Ronchetti, Chair
Lexington Planning Board
1625 Massachusetts Avenue
Lexington, MA 02420

Phillip K. Hamilton, Chair
Lexington Conservation Commission
1625 Massachusetts Avenue
Lexington, MA 02420

Leo Roy, Commissioner
Department of Conservation and Recreation
251 Causeway Street, Suite 900
Boston, MA 02114-2104

***Re: The Belmont Country Club, Inc., M.G.L. Chapter 61B, Section 9
Notice of Intent to Sell Recreational Land / Right of First Refusal***

Dear Chair Pato, Johnson, Cororan-Ronchetti and Hamilton, Ms. Rice and Commissioner Roy:

We represent The Belmont Country Club, Inc. (“**Seller**”) in connection with the anticipated sale of 19 acres of its land located off of Concord Avenue in Lexington, Massachusetts (the “**Subject Property**”), which is classified under M.G.L. Chapter 61B as Recreational Land. As you may be aware, prior to effectuating any such sale to a third party, Seller is required to notify the Town of Lexington as to such pending sale and provide an opportunity to the Town to purchase the Subject Property under the same terms and conditions as the PSA defined below.

In accordance with M.G.L. Chapter 61B, Section 9, Seller hereby notifies the Town of Lexington and the Massachusetts Department of Conservation and Recreation as to the following:

1. Seller has executed that certain Purchase and Sale Agreement with Lexington Montessori School, Inc. (“**Buyer**”), dated December 16, 2015 (the “**PSA**”). A certified copy of the executed PSA is enclosed herewith.
2. Exhibit A-1 to the PSA provides the location and acreage of the Subject Property on a map drawn at the scale of the assessors map in the Town of Lexington.
3. The contact information for the Seller including name, address and telephone number is as follows:

The Belmont Country Club, Inc.
Attn: Bruce Hoffman
181 Winter Street
Belmont, MA 02421
Telephone: 617.484.5360
Email: bhoffman@belmontcc.org
4. As referenced in Paragraph B of the PSA (Page 1), Seller intends to sell the Subject Property to raise capital to retire debt and pay for operations for the benefit of Seller’s membership.
5. As referenced in Paragraph C of the PSA, Buyer intends to use the Subject Property for use as a playground, athletic fields, nature trails, and study areas in the operation of Buyer’s school (the “**Intended Use**”).
6. As indicated in Section 8.1 of the PSA, Seller intends to sell the Subject Property to Buyer on or before September 1, 2016.
7. According to Section 2.2 of the PSA, the purchase price is One Million Eight Hundred Thousand Dollars (\$1,800,000), which is due upon the Closing (the “**Purchase Price**”) with the payment of \$600,000.00 in good funds and a \$1,200,000.00 promissory note payable on terms and conditions provided in Section 8.4.2.2 of the PSA.
8. Moreover, under Section 2.2.1 of the PSA, there is the potential for additional consideration of Two Hundred Thousand Dollars (\$200,000) payable to Seller in the event Buyer either (i) conveys the Subject Property to a non-affiliated person, or (ii) builds any permanent enclosed structure on the Subject Property requiring a building permit from the Town of Lexington, other than ancillary structures consistent with Buyer’s Intended Use.

9. The PSA is a bona fide offer as (i) it is not dependent upon potential changes to current Town of Lexington Zoning or contingencies relating to the potential extent of development of the Subject Property for residential use or the potential for, or the potential extent of development of the Subject Property for industrial or commercial use, (ii) it is made by the Buyer which is not affiliated with the Seller; and (iii) there is a fixed consideration payable upon delivery of the deed in the form of the Purchase Price.

In the event the Town of Lexington elects not to exercise its option to purchase, nor to assign its right to exercise the option, the Town is to send written notice of such non-exercise signed by the Board of Selectmen to the Seller. To facilitate same, we have provided a form of such notice for your consideration.

Please do not hesitate to contact us with any questions regarding this matter, and thank you for your prompt attention

Sincerely yours,



Gary M. Markoff

cc: Carl F. Valente, Town of Lexington, Town Manager
Alan LeBovidge, President, The Belmont Country Club, Inc.
Randall Goldstein
Carla Moynihan, Esq.

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

AGENDA ITEM TITLE:

Article Presentations - Planning Board (1 hour)

PRESENTER:

Aaron Henry, Planning Board Director;
Members of the Planning Board

ITEM NUMBER:

I.5

SUMMARY:

Members of the Planning Board and Mr. Henry, Planning Director, will be at your meeting to present the articles listed above.

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/14/2016

7:00 PM

ATTACHMENTS:

	Description	Type
□	DRAFT MOTION - Article 39 - Amend Zoning Bylaw - Maximum Height of Structures	Backup Material
□	DRAFT MOTION - Article 40 - Amend Zoning Bylaw - Accessory Apartments	Backup Material
□	DRAFT MOTION - Article 42 - Amend Zoning Bylaw - Two Family Homes	Backup Material
□	DRAFT MOTION - Article 43 - Amend Zoning Bylaw - Banking and Real Estate Service Uses	Backup Material

ARTICLE 39

**AMEND ZONING BY-LAW
MAXIMUM HEIGHT OF STRUCTURES**

To see if the Town will vote to amend the Zoning By-Law to reduce the maximum height of one-family and two-family dwellings located near lot lines, or act in any other manner in relation thereto.

(Inserted at the request of the Planning Board)

DESCRIPTION: This article would limit the height of new houses or additions located close to lot lines.

4.3.5 Height of dwellings near lot lines. The height of a single-family or two-family dwelling may not exceed the maximum height from Table 2 or 20 feet plus 4/3 times the smallest distance from the dwelling to a lot line, whichever is less.

6.9.5.3 Yard & Height Requirements. Yards required by § 135-4.0 and the height limit of § 135-4.3.5 apply to the perimeter of the site, but are not applicable within the site.

8.4.1 No Increase in Nonconforming Nature. Nonconforming one-family and two-family dwellings may be reconstructed, extended, altered, or structurally changed, or a new accessory structure may be constructed, upon a determination by the Building Commissioner that the nonconforming nature of the structure is not increased. Such determination will be deemed to be as of right and the applicant entitled to the issuance of a building permit where each structure is reconstructed, extended, altered, or changed so as to (a) contain the improvements within the site coverage and height of an existing structure; or (b) comply with the ~~following side yard requirements and the front and rear yard requirements of § 135-4.0~~ applicable yard, and height requirements of § 4.0, except that the side yard may be reduced as noted below:

If actual lot frontage is	Side yard must be <u>at least</u>
100 feet or more	Not less than 15 feet
More than 75 feet but less <u>not more</u> than 100 feet	Not less than 12 feet
More than 50 feet but not more than 75 feet	Not less than 10 feet
More than 0 feet but not more than 50 feet or less*	Not less than 7.5 feet

NOTES:

* but not 0

ARTICLE 40

AMEND ZONING BY-LAW ACCESSORY APARTMENTS

To see if the Town will vote to amend the Zoning By-Law to simplify the conditions and requirements for accessory apartments, or act in any other manner in relation thereto.

(Inserted at the request of the Planning Board)

DESCRIPTION: This article would relax some existing conditions and requirements, which limit the ability to construct accessory apartments. These requirements include lot area, presence of rooming units, connection to Town water and sewer, ownership, location of parking, and age of structure.

PROPOSED MOTION

1. Delete § 135-6.7 and replace with the following:

6.7 ACCESSORY APARTMENTS.

6.7.1 Purpose. This section authorizing the provision of accessory dwelling units is intended to:

1. Increase the number of small dwelling units available in the Town;
2. Increase the range of choice of housing accommodations;
3. Encourage greater diversity of population with particular attention to young adults and senior citizens; and
4. Encourage a more economic and energy-efficient use of the Town's housing supply while maintaining the appearance and character of the Town's one-family neighborhoods.

6.7.2 General. An accessory apartment is a second dwelling unit subordinate in size to the principal dwelling unit on a lot, located in either the principal dwelling or an accessory structure.

6.7.3 Conditions and Requirements; General. The following standards shall apply:

1. There shall be no more than one accessory apartment on a lot.
2. The owner of the property on which the accessory apartment is to be created shall occupy one or the other of the dwelling units, except for temporary absences as provided herein. For the purposes of this section, the "owner" shall be one or more individuals who constitute a family, who hold title directly or indirectly to the dwelling, and for whom the dwelling is the primary residence.
3. Temporary absence of owner. An owner of a property containing an accessory apartment who is to be absent for a period of less than two years may rent the owner's unit as well as the second unit during the temporary absence provided:
 - a. Written notice thereof shall be made to the Building Commissioner on a form prescribed by him.
 - b. The owner shall be resident on the property for at least two years prior to and between such temporary absences.

6.7.3 Conditions and Requirements; Exterior Appearance. The accessory apartment shall be designed to maintain the appearance and essential character of a one-family dwelling with accessory structures, subject further to the following conditions and requirements:

1. All stairways to second or third stories shall be enclosed within the exterior walls of the dwelling.
2. Where two or more entrances exist on the front facade of a dwelling, one entrance shall appear to be the principal entrance and other entrances appear to be secondary.

6.7.4 Basic Accessory Apartment. A basic accessory apartment shall be permitted if the following criteria are met:

1. The apartment shall be located in the principal dwelling.
2. The gross floor area of the apartment shall not exceed 1,000 square feet.
3. There shall not be more than two bedrooms in the apartment.

6.7.5 Expanded Accessory Apartment. The SPGA may grant a special permit for an expanded accessory apartment if the following criteria are met:

1. The gross floor area of the apartment shall not exceed 40% of the gross floor area of the dwelling, excluding areas of the structure used for parking.
2. The apartment shall be located in the principal dwelling.
3. The size of the dwelling is consistent with typical nearby one-family dwellings.

6.7.6 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 accessory structure on the same lot as a one-family dwelling if the following criteria are met:

1. The gross floor area of the apartment does not exceed 1,000 square feet.
2. The SPGA determines that the exterior appearance of the accessory structure is compatible with the principal dwelling on the same lot and with dwellings and accessory structures on adjoining lots.

2. To insure internal consistency and references:

a. Amend the definition of Accessory Apartments in Section 10, as detailed below:

Accessory apartment: A second dwelling unit subordinate in size to the principal dwelling unit on an owner-occupied lot, located in either the principal dwelling or an ~~existing~~ accessory structure. The apartment is constructed so as to maintain the appearance and essential character of a one-family dwelling and any ~~existing~~ accessory structures.

b. Delete § 135-6.9.16 and replace with the following:

Accessory Apartments. The SPGA may authorize expanded accessory apartments, as described in §6.7 of this bylaw, to be created within a site sensitive development.

ARTICLE 42

**AMEND ZONING BY-LAW
TWO-FAMILY DWELLINGS**

To see if the Town will vote to amend the Zoning By-Law to permit two-family dwellings wherever one-family dwellings are permitted, or act in any other manner in relation thereto.

(Inserted at the request of the Planning Board)

DESCRIPTION: This article would permit construction of two-family dwellings by right in all districts where one-family dwellings are permitted.

PROPOSED MOTION

1. Amend Table 1, line A.1.02:

	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM
A. RESIDENTIAL USES										
A.1.0 PRINCIPAL RESIDENTIAL USES										
A.1.01 One-family dwelling	Y	Y	Y	Y	N	N	N	N	N	N
A.1.02 Two-family dwelling (for RO or RS, see §135-6.10)	N <u>SP</u>	N <u>SP</u>	Y	Y	N	N	N	N	N	N

2. Insert a new section into the Bylaw, 6.10, Two-Family Dwellings in RO and RS Districts

6.10.1 Purpose. This section authorizing the provision of two-family dwellings in the RO and RS Districts is intended to:

1. Increase the number of small dwelling units available in the Town;
2. Increase the range of choice of housing accommodations;
3. Encourage greater diversity of population with particular attention to young adults and senior citizens; and
4. Encourage a more economic and energy-efficient use of the Town's housing supply while maintaining the appearance and character of the Town's one-family neighborhoods.

6.10.2 Maximum Allowable Gross Floor Area. The total gross floor area of all buildings on a lot containing a two-family dwelling in the RS and RO District may not exceed the amount listed in the table below based on the area of the lot.

<u>Lot Area (in square feet)</u>	<u>Maximum Gross Floor Area</u>
<u>0 – 5,000</u>	<u>0.8 * Area</u>
<u>5,000 – 7,500</u>	<u>4,000 + 0.55 * (Area – 5,000)</u>
<u>7,500 – 10,000</u>	<u>5,375 + 0.23 * (Area – 7,500)</u>
<u>10,000 – 15,000</u>	<u>5,950 + 0.2 * (Area – 10,000)</u>
<u>15,000 – 30,000</u>	<u>6,950 + 0.16 * (Area – 15,000)</u>
<u>More than 30,000</u>	<u>9,350 + 0.16 * (Area – 30,000)</u>

6.10.3 Special Permit – Pursuant to § 9.4, the SPGA may grant a special permit for a two-family dwelling in the RO and RS Districts provided that the SPGA finds that the a

two-family dwelling can be built without substantial detriment to the neighborhood and without derogating from the intent and purpose of this Bylaw including Town policy documents that define Housing Goals. In addition to the criteria in § 9.4.2, the SPGA must find that:

- a. The project design furthers the purposes expressed in § 6.10.1;
- b. The proposed structure is compatible with the scale of the neighborhood and its impacts would be comparable to a single-family dwelling on that site;
- c. The project does not adversely impact the solar access of adjoining lots; and
- d. Noise generated by fixed plant equipment such as, but not limited to, air conditioners, pumps, fans, and furnaces does not impact adjoining lots.

3. To insure internal consistency amend § 135-6.9, Special Permit Residential Developments, specifically 6.9.15, Types of Dwellings, as detailed below:

Type of Dwelling	SSD	BHD	PBD
One-family detached	Yes	Yes	Yes
Two-family (* Yes in RT District)	No * <u>Yes</u>	Yes	Yes
Townhouse	No	Yes	Yes

ARTICLE 43

AMEND ZONING BY-LAW BANKING & REAL ESTATE USES IN THE CB DISTRICT

To see if the Town will vote to amend the Zoning Bylaw to require special permits for banking and credit unions (Line H.1.05 in the Table of Uses) and real estate sales or rentals (Line H.1.04) service uses in the Central Business (CB) District and repeal the moratorium, set to expire on July 31, 2016, on banks in center storefronts, or act in any other manner in relation thereto.

(Inserted at the request of the Planning Board)

DESCRIPTION: This article would delete the sections of the bylaw related to the expiring banking moratorium established by the 2015 Annual Town Meeting while requiring a special permit from the Zoning Board of Appeals to establish, move, or expand banking and real estate service businesses in the CB District.

PROPOSED MOTION

1. Delete the current Section 3.1.6 and replace with the following:

3.1.6 Banks and Credit Unions and Real Estate Sales or Rentals in CB District Storefronts.

1. Purpose. Lexington Center is a place in which shops, work places, schools, historic attractions, housing, open space, and civic facilities intimately co-exist to create an active retail and cultural destination with an identifiable sense of place. It is in the public interest that the Town protect and enhance the vibrancy of the Central Business District by creating a supportive environment for a diverse group of uses throughout the Center, and regulating the use of the limited first floor storefront area and frontage of the Central Business District is necessary to achieve this goal.
2. Special Permit Review Criteria. In addition to the criteria detailed in 135-9.4.2, as a precondition to allowing the establishment, relocation, or expansion of a banking or credit union or real estate service use (Lines H.1.05 and Line H.1.04 respectively in the Table of Uses) in the Central Business District, the SPGA must also find that the applicant has satisfied the specific criteria listed below:
 - a) The granting of the special permit will advance the goals expressed in 3.1.6.1 above; and
 - b) The granting of the special permit will not add to the concentration of the same use in that portion of the Center, and it is in the public interest to have more of the proposed use in the proposed location; and
 - c) The proposed use will maintain hours of operation and an active storefront throughout the day, evening, and weekends, consistent with other retail uses in the Central Business District; and
 - d) The proposed length of the storefront will not exceed the average length of other storefronts in the Central Business District; and
 - e) The proposed first floor square footage will not exceed the average size of other storefronts in the Central Business District; and
 - f) Consistent with preserving a diverse and vibrant group of retail and service uses in storefronts, the granting of the special permit will not create any office, conference, or storage spaces visible from the street, sidewalk, or any lot line.

2. Modify Lines H.104 and H.1.05 of the Table of Uses:

H. PERSONAL, BUSINESS, OR GENERAL SERVICE USES	
H.1.04 Real estate sales or rental (<u>see section 3.1.6 for special permit rules</u>)	Y SP
H.1.05 Bank or Credit Union (<u>see section 3.1.6 for special permit rules</u>)	Y *SP
*Not permitted in a center storefront through July 31, 2016 (see section 3.1.6)	

3. Insert new lines in the Table of Parking Requirements, Section 5.1.4, for real estate and banking and credit union services:

Retail Business	
<u>Bank or credit union</u>	<u>1 per 350 SF</u>
<u>Real estate sales or rental</u>	<u>1 per 333 SF</u>

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

AGENDA ITEM TITLE:

Presentation of Center Traffic Safety Options (30 min.)

PRESENTER:

Peter Kelley

ITEM NUMBER:

I.6

SUMMARY:

Mr. Kelley will present proposed changes he recommends for safety in the center.

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/14/2016

8:00 PM

ATTACHMENTS:

	Description	Type
☐	Presentation - Center Traffic Safety Options	Presentation
☐	Aerial of Center near Wobum Street Intersection	Backup Material

Center Safety Improvements

That Promote Lexington's Character and
Enhance Community Spirit

Starts with slowing traffic through Center

TWENTY IS PLENTY

On Bedford Street from east of Stop N Shop

On Mass. Avenue from Harrington to east of
Woburn Street

Proposed signage at these entry points:

WELCOME TO HISTORIC LEXINGTON

Birthplace of American Liberty

PLEASE

Slow down to

20 MPH

Enjoy your Stay

Your speed is

XX

Improvements to Mass. Avenue/Woburn Street

- Keep plantings low
- Move bus stop to west side of Baptist Church crosswalk
- Stencil at curbs:

STAY SAFE 

PLEASE USE CROSSWALKS

OR 

Improvements to Mass. Avenue/Woburn Street (continued)

- Stencil at crosswalks

PLEASE STAY SAFE

STOP – WAIT- WAVE



QUOTE FROM POLICE CHIEF RANDY GAGNE,
CAMDEN MAINE:

“The simple task of waving seems to make drivers and pedestrians have eye contact creating a safe situation for both.”

“It is just a friendly reminder and sometimes simple is the best solution.”

OTHER OPTION

- Pedestrian activated flashing bollards:
Tapco offers solar battery packs for bollards and sidewalk activators



OTHER OPTIONS (continued)

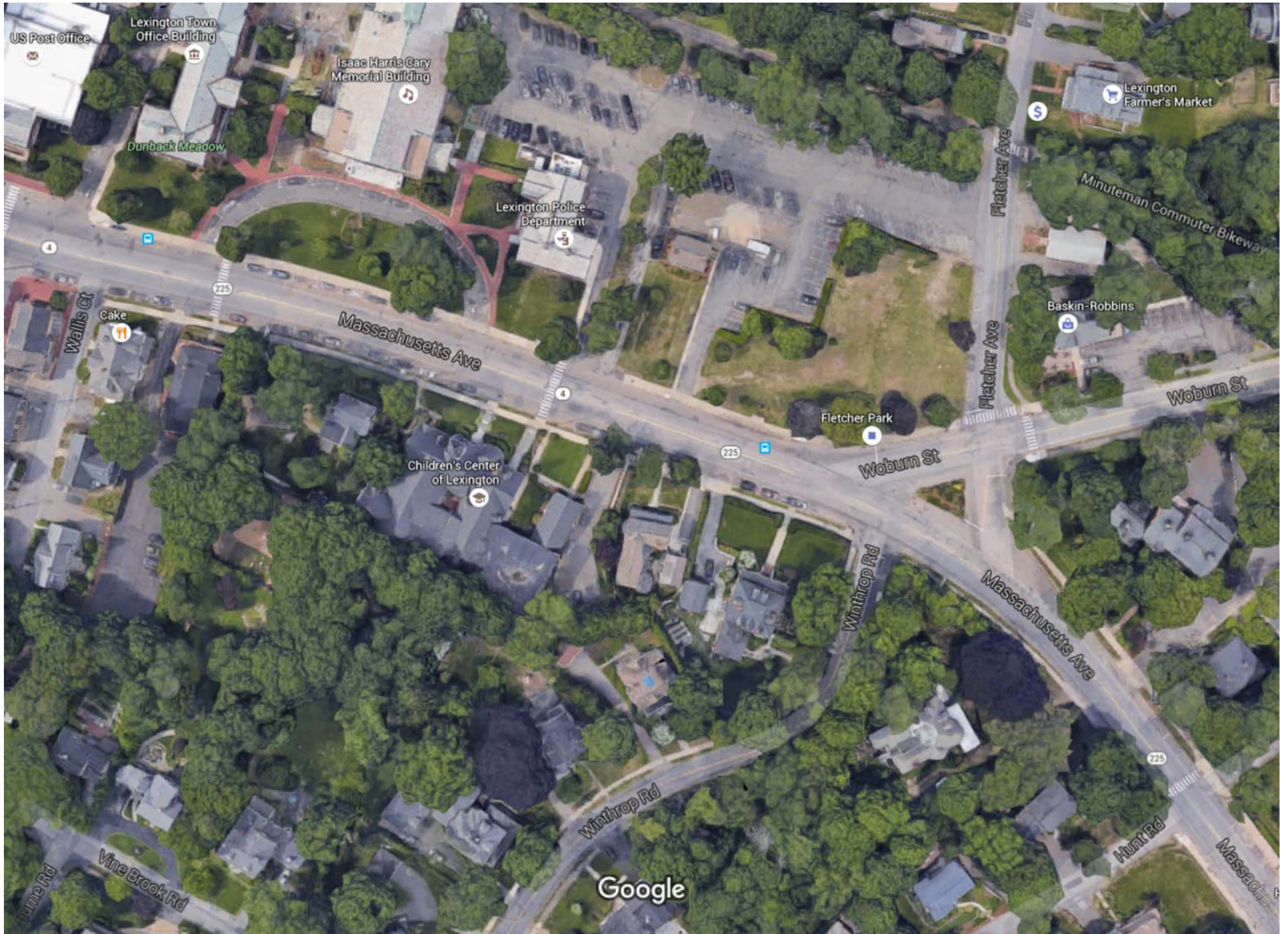
- Limit Entry into Winthrop at certain times
- Limit entry into Woburn Street from Fletcher at certain times
- DO NOT significantly reconfigure intersection:

It works

Confusion brings calming

It promotes co-operation, sharing and a sense of community

Traffic lights represent entitlement without sharing – less safe



AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

AGENDA ITEM TITLE:

Planning for Center Road Reconfiguration Trials (15 min.)

PRESENTER:

Joe Pato

ITEM NUMBER:

I.7

SUMMARY:

The Board will discuss how to move forward with making a decision on implementing the center road reconfiguration trials at:

1. Bedford St and Harrington Rd
2. Mass Ave and Waltham St eastbound
3. Mass Ave and Edison Way westbound

The Engineering Department reports that they need 2 months from the time the trials are approved until the trial can begin. This will allow for the ordering and installation of signage and other traffic markings.

If the Board wants to begin the trial during the spring, a decision is needed in mid-March. For a summer start the decision would be needed by the beginning of May.

The Board is also considering scheduling of a public meeting on the proposed trial during April (avoiding the school vacation week).

SUGGESTED MOTION:

Move to authorize the Department of Public works to begin a trial traffic pattern program at:

1. Bedford St and Harrington Rd;
2. Mass Ave and Waltham St eastbound; and
3. Mass Ave and Edison Way westbound;

to begin in the month of (_____) and continuing for a sufficient period to report back to the Board of an assessment of this trial.

FOLLOW-UP:

DPW

DATE AND APPROXIMATE TIME ON AGENDA:

3/14/2016

8:30 PM

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

AGENDA ITEM TITLE:

Annual and Special Town Meeting (15 min.)

PRESENTER:

Joe Pato

ITEM NUMBER:

I.8

SUMMARY:

See attached proposed motions for STM 2016-3 Article 2 - Appropriate for Middle Schools.

Current draft motions for the Annual Town Meeting are attached for the Board to review.

Attached is a table of all the Articles for the STM and ATM for you to start taking positions.

Mr. Pato will provide a list of article assignments to you over the weekend.

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/14/2016

8:45 PM

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Article Positions Table	Backup Material
<input type="checkbox"/> Draft Motion for STM 2016-3, Article 2 - Appropriate for Middle Schools	Backup Material
<input type="checkbox"/> Draft Motions for 2016 Annual Town Meeting	Backup Material

ARTICLE	FINANCIAL ARTICLES	PRESENTATION	JP	PK	NC	MC	SB	AC	CEC	SC
Article 8	Appropriate the FY2017 Community Preservation Committee Operating Budget and CPA Projects: a) Munroe Tavern Archaeological Dig b) Munroe Center for the Arts Window Study c) Lexington Arts & Crafts Society Parsons Gallery Lighting Renovation d) Visitor Center Renovation e) Keeler Farm Community Housing Acquisition f) Greeley Village Rear Door and Porch Preservation g) Wright Farm Barn Needs Assessment and Feasibility Study h) Antony Park Construction Funds i) Minuteman Bikeway Wayfinding Signs Implementation j) Town Pool Renovation Design and Engineering Costs k) Park Improvements – Hard Court Resurfacing l) Granite Forest Pocket Park Construction at Lincoln Park m) Park Improvements – Athletic Fields n) Park and Playground Improvements o) Grain Mill Alley Design Implementation p) CPA Debt Service q) Administrative Budget	3/2								
Article 9	Appropriate for Recreation Capital Projects									

ARTICLE	FINANCIAL ARTICLES	PRESENTATION	JP	PK	NC	MC	SB	AC	CEC	SC
Article 10	<p>Appropriate for Municipal Capital Projects and Equipment</p> <ul style="list-style-type: none"> a) Center Streetscape Improvements and Easements b) DPW Equipment c) Street Improvements and Easements d) Storm Drainage Improvements and NPDES Compliance e) Hydrant Replacement Program f) Comprehensive Watershed Storm Water Management Implementation g) Massachusetts Avenue – Three Intersections Improvements and Easements h) Sidewalk Improvements, Additions, Designs and Easements i) Town-wide Culvert Replacement j) Town-wide Signalization Improvements k) Cary Memorial Library Walkway Replacement l) Pleasant Street Sidewalk and Easements m) Replace Town-wide Phone Systems – Phase V n) Head End Equipment Replacement/ Packet Shaper – Phase V o) Election System Upgrade p) Parking Meter Replacement – Phase 2 q) Transportation Mitigation r) Ladder Truck Replacement s) Public Safety Radio Stabilization 									
Article 11	Appropriate for Water System Improvements									
Article 12	Appropriate for Wastewater System Improvements									

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

AGENDA ITEM TITLE:

Discuss Calling a Special Town Meeting - Minuteman High School Debt Authorization (10 min.)

PRESENTER:

Carl F. Valente, Town Manager

ITEM NUMBER:

I.9

SUMMARY:

On March 15, the Minuteman Regional School Committee is expected to vote to authorize approximately \$145 million in debt for the construction of a new high school. The Massachusetts School Building Authority will contribute an estimated 44% of the allowable costs for this project. The Towns in the Minuteman school district, through their Town Meetings, have 60 days to decide if they want to reject this debt authorization. No action by a Town is considered acceptance of issuing the debt. Unanimous approval is required by the member communities. If there is not unanimous approval, the Minuteman School Committee has the option of calling for a district-wide election, in which case a simple majority of voters can approve the issuance of the debt.

The Board, therefore, needs to consider whether to call for a special town meeting to approve or reject this debt. The Moderator has suggested April 25 as a date for a STM, should the Board wish to proceed in this manner. Again, in the absence of a town meeting vote within 60 days, it is presumed that the Town has approved this debt.

SUGGESTED MOTION:

Move to call (not call) for a Special Town Meeting on Monday, April 25, 2016 for the purpose of approving the Minuteman Regional High School debt for its high school project.

FOLLOW-UP:

BOS will draft the Warrant if the Board calls for a Special Town Meeting.

DATE AND APPROXIMATE TIME ON AGENDA:

3/14/2016

9:00 PM

ATTACHMENTS:

Description	Type
☐ Anticipated Vote of Minuteman School Committee	Backup Material
☐ Draft Article and Motion	Backup Material
☐ Debt Analysis, by Community	Backup Material

For Minuteman School Committee Vote 3.15.16

Vote to Bond under MGL Ch. 71 Sec. 16 (d)

VOTE: That the Minuteman Regional Vocational Technical School District (the “District”) hereby appropriates the amount of \$144,922,478 for the purpose of paying costs of designing, constructing and originally equipping a new district school, to be located at 758 Marrett Road, Lexington, Massachusetts, and for the payment of all other costs incidental and related thereto (the “Project”), which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years, and for which the District may be eligible for a school construction grant from the Massachusetts School Building Authority (“MSBA”), said amount to be expended at the direction of the School Building Committee. To meet this appropriation, the District is authorized to borrow said amount, under and pursuant to Chapter 71, Section 16(d) of the General Laws, and the District Agreement, as amended, or pursuant to any other enabling authority. The District acknowledges that the MSBA’s grant program is a non-entitlement, discretionary program based on need as determined by the MSBA, and any Project costs the District incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the District and its member municipalities; provided further that any grant that the District may receive from the MSBA shall not exceed the lesser of (i) forty four and three quarters percent (44.75%) of eligible, approved Project costs, as determined by the MSBA, or (ii) the total maximum grant amount determined by the MSBA, and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the District and the MSBA.

FURTHER VOTED: That within seven (7) days from the date on which this vote is adopted, the Secretary be and hereby is instructed to notify the Boards of Selectmen of each member town of the District as to the amount and general purposes of the debt herein authorized, as required by the District Agreement and by Chapter 71, Section 16(d) of the General Laws. The secretary is further instructed to send the draft warrant article language to the 16 Boards of Selectmen.

Minuteman Regional Vocational School District
Suggested Forms of Article and Motion for Debt Issue Approval

Article: To see if the Town will approve the \$144,922,478 borrowing authorized by the Minuteman Regional Vocational Technical School District (the “District”) on _____, for the purpose of paying costs of designing, constructing and originally equipping a new district school, to be located at 758 Marrett Road, Lexington, Massachusetts, and for the payment of all other costs incidental and related thereto (the “Project”), which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years, and for which the District may be eligible for a school construction grant from the Massachusetts School Building Authority (“MSBA”), said amount to be expended at the direction of School Building Committee. The MSBA’s grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any Project costs the District incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the District and its member municipalities. Any grant that the District may receive from the MSBA for the Project shall not exceed the lesser of (i) forty four and three quarters percent (44.75 %) of eligible, approved project costs, as determined by the MSBA, or (ii) the total maximum grant amount determined by the MSBA. Any approval of this borrowing shall be contingent upon the approval, on or before March 1, 2016, of the 2016 Amended Regional Agreement for the District by the town meetings of all 16 member towns of the District.

Motion: That the Town hereby approves the \$144,922,478 borrowing authorized by the Minuteman Regional Vocational Technical School District (the “District”) on December 15, 2015, for the purpose of paying costs of designing, constructing and originally equipping a new district school to be located at 758 Marrett Road, Lexington, Massachusetts, including the payment of all costs incidental or related thereto (the “Project”), which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years, and for which the District may be eligible for a school construction grant from the Massachusetts School Building Authority (“MSBA”), said amount to be expended at the direction of the School Building Committee; that the Town acknowledges that the MSBA’s grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any Project costs the District incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the District and its member municipalities; that any grant that District may receive from the MSBA for the Project shall not exceed the lesser of (i) forty four and three quarters percent (44.75%) of eligible, approved project costs, as determined by the MSBA, or (ii) the total maximum grant amount determined by the MSBA; and that the amount of borrowing authorized by the District shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the District and the MSBA. This approval is contingent upon the approval, on or before March 1, 2016, of the 2016 Amended Regional Agreement for the District by the town meetings of all 16 member towns of the District.

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

AGENDA ITEM TITLE:

Approve Request for Discovery Day Street Fair (5 min.)

PRESENTER:

Joe Pato

ITEM NUMBER:

I.10

SUMMARY:

Lexington Retailers Association has requested permission to have exclusive use of the Muzzey Street/Waltham Street parking lot on Saturday, May 28, 2016 (rain date June 4) from 5:00 a.m. to 5:00 p.m. for the 37th annual Discovery Day Street Fair. They also request the following permissions: erect seven temporary signs; park flat bed trailer in Lexington Center; and provide free parking.

See attached letter from the Lexington Retailers Association dated March 4, 2016. A copy of the letter was given to the Town Managers Office for them to approve the request to use the Depot Square for a concert.

SUGGESTED MOTION:

Motion to approve the request of the Lexington Retailers Association detailed in a letter dated March 4, 2016 to have exclusive use of the Muzzey Street/Waltham Street parking lot on Saturday, May 28, 2016 (rain date June 4) from 5:00 a.m. to 5:00 p.m. for the 37th annual Discovery Day Street Fair, to erect seven temporary signs, park a flat bed trailer in Lexington Center and provide free parking, as outlined in their letter dated March 4, 2016, subject to working out all the details with Public Works and Police staff.

FOLLOW-UP:

Selectmen's Office

DATE AND APPROXIMATE TIME ON AGENDA:

3/14/2016

9:10 PM

ATTACHMENTS:

Description

Discovery Day Request

Type

Backup Material

LEXINGTON RETAILERS ASSOCIATION

1780 Massachusetts Avenue

781 862-1034

March 4, 2016

Board of Selectmen, Town of Lexington:

Joseph Pato, Chair
Suzie Barry
Michelle Ciccolo
Norman Cohen
Peter Kelley

Dear Board Members,

The Lexington Retailers Association (LRA) requests permission to have exclusive use of the Muzzey St./ Waltham St. parking lot on Saturday May 28, 2016 (with a rain date of June 4) from 5 a.m. to 5 p.m., for the purpose of hosting the 37th annual **Discovery Day Street Fair**. In addition we request the use of Emery Park, from 3:00 p.m. to 6 p.m. for an **Outdoor Concert** by the *NoWheremen*, a Lexington based "Beatles cover band".

During Discovery Day the LRA will be placing portable toilet facilities in the Waltham/Muzzey St. parking lot, and temporarily convert the parking spaces at either entrance to handicapped parking for the duration of the event. We also want to work with the DPW to provide temporary bike racks for the event.

For the purpose of event publicity we request permission to:

-erect seven temporary signs at the following locations:

- 1) on Emery Park, starting May 13 and ending at the conclusion of the event;
- 2) on Massachusetts Avenue sidewalk near the Police Booth, during the event;
- 3) on Massachusetts Avenue sidewalk at Waltham Street, during the event ;
- 4) on Massachusetts Avenue sidewalk at Muzzey Street, during the event;
- 5) on Massachusetts Avenue sidewalk at the Alley between #'s 1776-1780, during the event,
- 6) on Waltham Street sidewalk at the Alley between #'s 11-25, during the event;
- 7) at the Bike-path, in the area by the crossover behind 1775 Mass Ave, during the event.

-park a flat bed trailer in Lexington Center on Massachusetts Avenue in two metered parking spaces in front of Depot Square starting on Friday May 20 and ending on the morning of Discovery Day. A banner publicizing Discovery Day would be hung on the trailer.

-provide Free parking by placing bags over the parking meters in the Central Business District, and not charging in the Depot Lot on Discovery Day. The LRA would be responsible for placing and removing the bags. They would be attached late in the evening prior to Discovery Day and removed after the event. The bags are printed to publicize the event, and most importantly work in conjunction with the above sidewalk signs.

Last year, over 80 of Lexington's businesses, civic organizations and municipal departments transformed the Waltham /Muzzey St. parking lot into a fun filled, family oriented street fair. We appreciate the cooperation the Town provided last year, and look forward to working with you again.

The enclosed page is designed to address questions you may have about **Discovery Day**.

Sincerely,

Richard Michelson, President
Lexington Retailers Association

Q & A - Discovery Day 2016 - Saturday May 28

Q. What will occur during Discovery Day?

A. Discovery Day consist of two events located in different venues. There is a street fair in the Waltham St/Muzzey St parking lot and an outdoor concert in Emery Park.

Q. How will the Muzzey St./ Waltham St. parking lot be used?

A. The parking lot will be closed to all vehicular traffic at Muzzey Street and Waltham Street, parking will be prohibited, and a pedestrian mall will be created. Participants will be assigned specific locations. The following is a tentative schedule:

5 a.m.	Close the parking lot to public vehicular traffic Participants begin set-up
10 a.m.	Participants open to public
3 p.m.	Participants close to public Participants breakdown and cleanup
5 p.m.	Parking lot reopened to public vehicular traffic

Q. Who will be allowed to participate?

A. Lexington retail and service businesses; Lexington community organizations; and Town of Lexington departments and committees

Q. What will occur at the street fair?

The Participants will be allowed to conduct the following activities:

Businesses - promote their businesses and sell merchandise

Community organizations - promote their organization (fundraise with LRA approval)

Town Departments/Committees – promote their groups (fundraise with LRA approval)

In addition, the LRA will provide family oriented entertainment in the parking lot. This may include, but may not be limited to live music performances and live dancing performances.

Q. What is happening in Emery Park?

A. A family oriented outdoor concert from 3:30 p.m to 6 p.m, by the *NoWheremen*, a Lexington based Beatles cover band.

Q. What will the charges be to participate?

A. Charges will be assessed to cover the expenses involved in promoting and implementing Discovery Day. Those expenses will include mailings, advertising, entertainment, rental costs, and town services, as examples. Businesses will be charged a set fee to participate. Lexington community organizations will be charged a highly discounted nominal fee, and Town of Lexington departments and committees will be allowed to participate for free.

Q. What town services will be required?

A. As in the past, we will work with the Police Department for detail officers required for closing the lot for the event. In addition, the DPW assists with site set-up, recycling and rubbish bins, trash disposal and site cleanup. We will again pay the costs for LEXPRESS to operate during the event allowing the public to ride for free.

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

AGENDA ITEM TITLE:

Approve Center Sidewalk Permit Fees (5 min.)

PRESENTER:

Carl F. Valente, Town Manager

ITEM NUMBER:

I.11

SUMMARY:

It has been the Town's practice to allow food establishments in the Center to license the use of the adjacent public sidewalks for food service. Bertucci's and Peets Coffee have licensed the use of the sidewalks in front of their establishments for customer tables. The Town Manager is recommending an increase of approximately 3 percent for 2016, consistent with the increase in the tax levy. If the Board approves this change, Bertucci's monthly fee will be \$445 from the current \$430 and Peets Coffee will be \$70 from the current \$65.

SUGGESTED MOTION:

Move to establish sidewalk license fees of \$445 per month for Bertucci's and \$70 per month for Peets Coffee.

FOLLOW-UP:

Town Manager's Office handles this licensing.

DATE AND APPROXIMATE TIME ON AGENDA:

3/14/2016

9:20 PM

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

AGENDA ITEM TITLE:

Selectmen Committee Appointment/Reappointment (5 min.)

PRESENTER:

Joe Pato

ITEM NUMBER:

I.12

SUMMARY:

Sarah Warren's appointment to the Registrar of Voters expires March 31, 2016. A letter was sent to both the Republican and Democratic Town Committees requesting three nominations by February 29, 2016. I received nominations from the Democratic Town Committee only.

It is time to reappoint Town Counsel.

SUGGESTED MOTION:

Motion to appoint _____ to the Registrar of Voters for a term to expire March 31, 2019.

Motion to reappoint Anderson and Kreiger, represented by William L. Lahey, as Town Counsel for Lexington for a term to expire March 31, 2017.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/14/2016

9:20 PM

ATTACHMENTS:

Description

Type

📁 Democratic Town Committee Nominations

📁 Resume

Backup Material

Backup Material

Lynne Pease

From: melanie thompson <melaniemail@me.com>
Sent: Sunday, February 14, 2016 3:40 PM
To: Lynne Pease; Norman Cohen
Subject: Registrar Board of Voters

Dear Ms. Pease,

In response to your letter of November 16, 2015, and pursuant to M.G.L. chapter 51, Section 15, I am pleased to inform you that on February 3, 2016, the Lexington Democratic Town Committee, through its Executive Committee, voted to nominate the following three persons to fill the unexpired term of Laura Hussong on the Lexington Board of Registrars:

Judy Moore

Mary Bablitch

Alice Pearce

If you have any questions, please call me at [781 254-7073](tel:7812547073).

Thank you for your help with this matter.

Very truly yours,

Melanie Thompson
Co-Chair, Lexington Democratic Town Committee

Sent from my iPhone

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

AGENDA ITEM TITLE:

Aloft/Element Change of Owner - Request for Common Victualler License (5 min.)

PRESENTER:

Joe Pato

ITEM NUMBER:

I.13

SUMMARY:

New owners have requested approval of Common Victualler Licenses for Aloft and Element. They have requested that the licenses be issued prior to their proposed closing on March 15, 2016.

Town Counsel suggests that the licenses be issued with two conditions:

1. Lixi Hospitality Lexington, Inc. taking ownership of the property as 727A and 727B Marrett Road; and
2. Lixi Hospitality Lexington, Inc. or its management company provides evidence of Workers Compensation Insurance, as required by Massachusetts law.

SUGGESTED MOTION:

Motion to approve a Common Victualler License to Lixi Hospitality Lexington, Inc., d/b/a Aloft Lexington, located at 727A Marrett Road, subject to proposed conditions.

Motion to approve a Common Victualler License to Lixi Hospitality Lexington, Inc., d/b/a Element Lexington, located at 727B Marrett Road, subject to proposed conditions.

FOLLOW-UP:

Selectmen's Office

DATE AND APPROXIMATE TIME ON AGENDA:

3/14/2016

9:25 PM

ATTACHMENTS:

Description	Type
☐ Applications for Common Victualler Licenses - Aloft/Element	Backup Material

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

AGENDA ITEM TITLE:

Adjustments to Water & Sewer Charges

PRESENTER:

William P Hadley, Director of Public
Works

ITEM NUMBER:

C.1

SUMMARY:

Adjustment to Water & Sewer charges as recommended by WSAB 2/25/16 (\$412.40)

SUGGESTED MOTION:

Motion to approve adjustments to Water & Sewer charges as noted above

FOLLOW-UP:

Treasurer/Collector's Office

DATE AND APPROXIMATE TIME ON AGENDA:

3/14/2016

9:30 PM

ATTACHMENTS:

Description	Type
☐ Water-SewerAdj 3-14-16	Cover Memo

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

AGENDA ITEM TITLE:

Exemption 6: Purchase of Land-20 Pelham Road (30 min.)

PRESENTER:

Board Discussion

ITEM NUMBER:

E.1

SUMMARY:

Suggested motion for Executive Session: *Move that the Board of Selectmen go into Executive Session to consider the purchase, exchange, lease or value of real property, 20 Pelham Road, and to reconvene in Open Session only to adjourn. Further, that as Chairman, I declare that an open meeting may have a detrimental effect on the negotiating position of the Town.*

Continue discussion regarding negotiations/purchase of 20 Pelham Road.

SUGGESTED MOTION:

NA

FOLLOW-UP:

BOS and Town Manager

DATE AND APPROXIMATE TIME ON AGENDA:

3/14/2016

9:35 PM