

SELECTMEN'S MEETING  
Monday, March 21, 2016  
Selectmen Meeting Room  
6:00 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. Continued Public Hearing (6:00 PM) - Belmont Country Club Notice of Intent to Sell Recreation Land/Right of First Refusal (5 min.) 6:00 PM
  1. Review of Site Map
  2. Continue Hearing
2. Article Presentations/Discussion/Positions (30 min.) 6:05 PM
  1. Article 30 Presentation - Amend General Bylaws - Demolition of Buildings
  2. Review Motion for Article 10a - Center Streetscape Improvements and Easements - Phase 1 (Municipal Capital)
3. Center Streetscape Design Review Committee Appointments (15 min.) 6:35 PM
4. Liquor License - Change of Manager - Bertucci's (5 min.) 6:50 PM
5. Close Warrant for Citizen Petition Articles for the April 25, 2016 Special Town Meeting 2016-4 (5 min.) 6:55 PM
6. Selectmen Committee - Resignation - Community Farming Committee (5 min.) 7:00 PM
7. Set Date for Public Information Session for Center Road Reconfiguration Trials (10 min.) 7:05 PM

**ADJOURN**

1. Approximate Adjourn Time 7:15 PM

The next meeting of the Board of Selectmen is scheduled for Wednesday, March 23, 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:**

Continued Public Hearing (6:00 PM) - Belmont Country Club Notice of Intent to Sell Recreation Land/Right of First Refusal (5 min.)

### **PRESENTER:**

Joe Pato

### **ITEM NUMBER:**

I.1

### **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:**

3/21/2016

6:00 PM

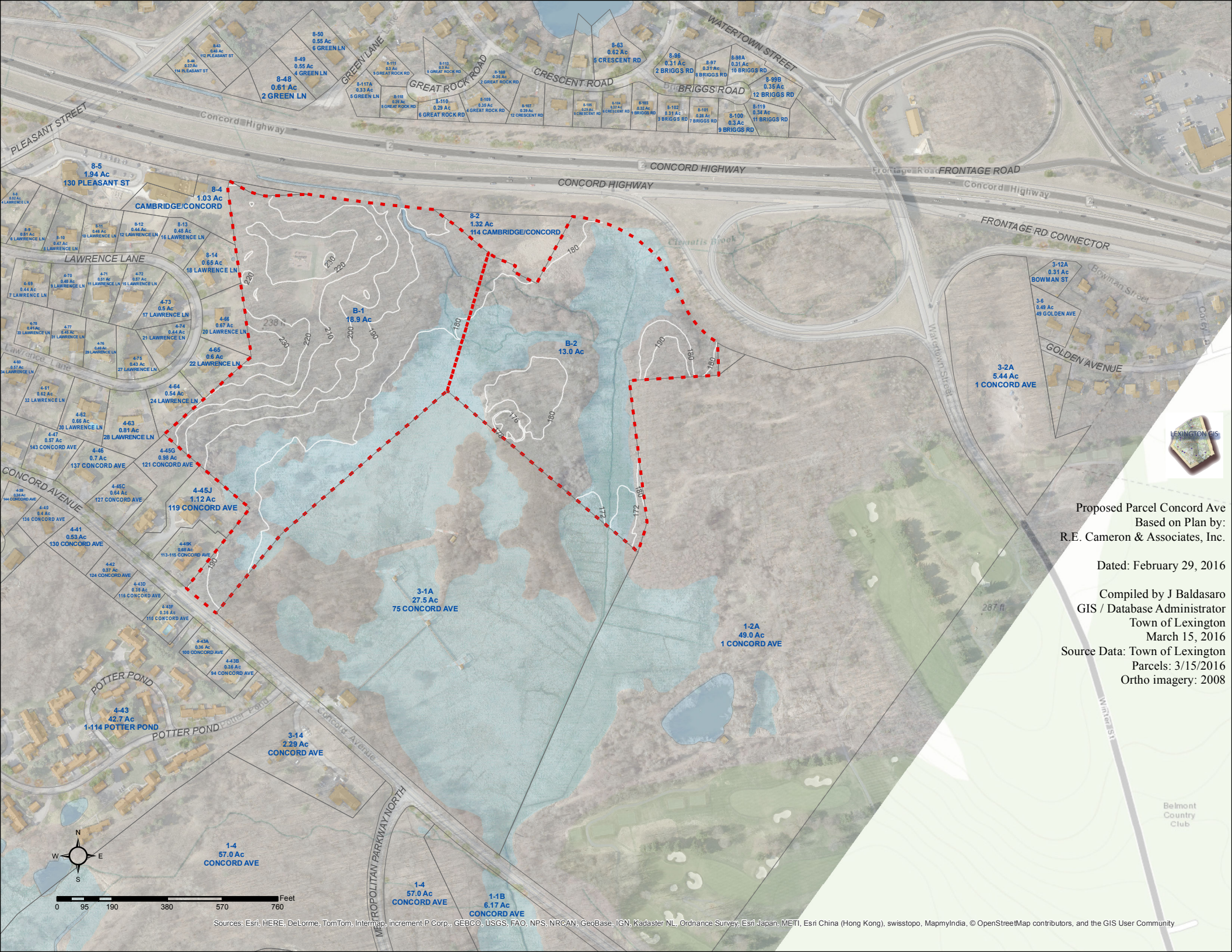
### **ATTACHMENTS:**

Description

Type

- 📁 Site Maps
- 📁 Notice of Right of First Refusal

- Backup Material
- Backup Material

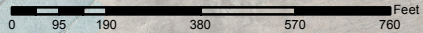
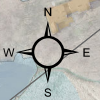


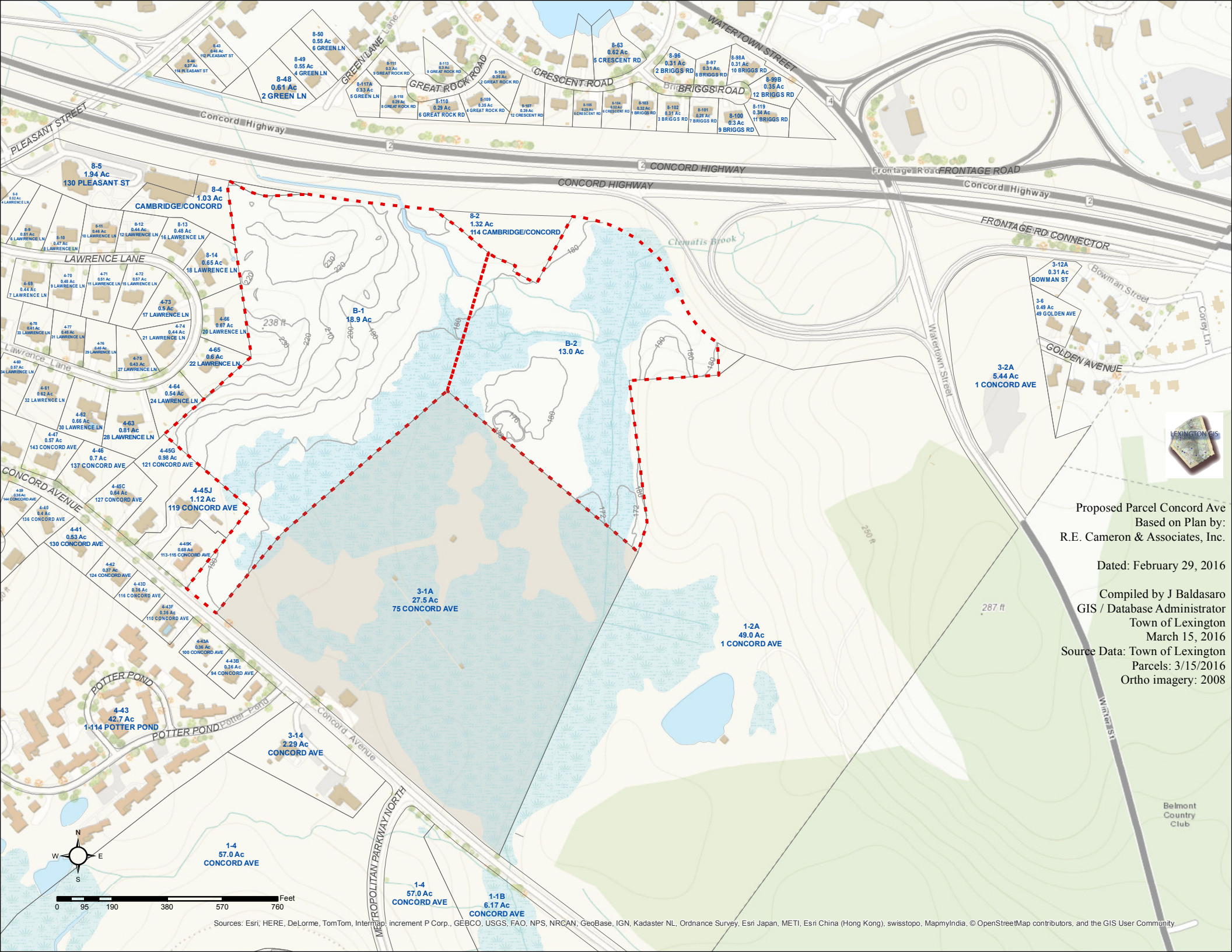
Proposed Parcel Concord Ave  
Based on Plan by:  
R.E. Cameron & Associates, Inc.

Dated: February 29, 2016

Compiled by J Baldasaro  
GIS / Database Administrator  
Town of Lexington  
March 15, 2016  
Source Data: Town of Lexington  
Parcels: 3/15/2016  
Ortho imagery: 2008

Belmont  
Country  
Club

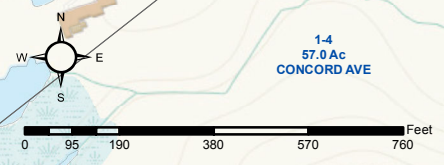


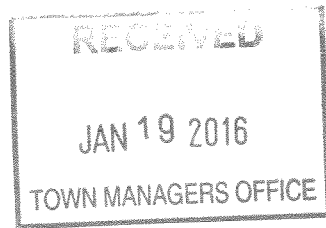


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 March 15, 2016  
 Source Data: Town of Lexington  
 Parcels: 3/15/2016  
 Ortho imagery: 2008





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/Discussion/Positions (30 min.)

### PRESENTER:

Joe Pato

### ITEM NUMBER:

I.2

### SUMMARY:

Lynn Hopkins, Chair of the Historic Districts Commission, will present Article 30, Amend General Bylaws - Demolition of Buildings.

The Board will discuss Article 10a - Center Streetscape. Attached is the proposal for a "Phase 0" provided to the Board by Mr. Pato on 3/16.

Attached is a revised resolution for Article 34 - Guns offered by Mr. Rotberg, the citizen proponent.

Attached is a revised Article Position table for you to continue taking positions and a list of articles assignments so far.

### SUGGESTED MOTION:

### FOLLOW-UP:

### DATE AND APPROXIMATE TIME ON AGENDA:

3/21/2016

6:05 PM

### ATTACHMENTS:

Description	Type
<input type="checkbox"/> Proposed Motion - Amend Bylaws - Demolition of Buildings	Backup Material

- 📁 Proposed Motion - Article 10a
- 📁 Article 10a Phase 0 proposal
- 📁 Article 34 resolution 03-16-16
- 📁 Article Positions Table
- 📁 Article Assignments List

- Backup Material
- Exhibit
- Exhibit
- Backup Material
- Backup Material

## **ARTICLE 30: AMEND GENERAL BYLAWS - DEMOLITION OF BUILDINGS**

**MOTION:** That Chapter 19 of the Code of the Town of Lexington, *Buildings, Demolition of*, be amended as follows:

1. By deleting from the title of Article I the words "Outside of Historic Districts".
2. By deleting the first sentence of § 19.1 and substituting therefor the following:

This bylaw is enacted for the purpose of preserving and protecting significant buildings within the Town, especially those which are outside Historic Districts, and to encourage owners of such buildings to seek out persons who might be willing to purchase, preserve, rehabilitate or restore such buildings rather than demolish them.

3. By deleting from § 19.2 the definition of "Commission" in its entirety and substituting therefor the following:

### **COMMISSION**

Except as otherwise provided in Section 19-4, the Lexington Historical Commission.

4. By adding two new definitions, reading in their entirety as follows:

### **HISTORIC DISTRICTS**

Historic Districts as defined in Chapter 447 of the Acts of 1956, as amended.

### **HISTORIC DISTRICTS COMMISSION**

The Historic Districts Commission established pursuant to Chapter 447 of the Acts of 1956, as amended."

5. By amending the definition of "Significant Building" by deleting the word "Any" at the beginning thereof and substituting therefor the words "Except as otherwise provided in Section 19-4, any"
6. By deleting §§ 19.4 and 19.5 in their entirety and substituting therefor the following:

#### **§ 19-4. Demolition by neglect.**

- A. The term "Commission" as used in this § 19-4 shall mean the Lexington Historical Commission or, with respect to buildings within any of the Town's Historic Districts, the Historic Districts Commission.
- B. The term "Significant Building" as used in this § 19-4 and in § 19-5 shall include Significant Buildings both without and within the Town's Historic Districts.

- C. If the Commission has reason to believe, through visual inspection or other means, that a significant building may be undergoing demolition by neglect, then the Commission shall notify the Building Commissioner and the owner, and the Commission and the Building Commissioner shall jointly hold a public hearing to i) confirm whether or not the building is a significant building and ii) determine whether or not it is undergoing demolition by neglect, which shall require the concurrence of the Building Commissioner. In furtherance of determining its condition, the Commission may, at any time, request an inspection of the building by the Building Commissioner.
- D. If the Commission and the Building Commissioner both determine that the building is undergoing demolition by neglect, the Commission and the Building Commissioner shall attempt to negotiate a voluntary agreement with the owner for appropriate and timely repairs sufficient to structurally stabilize the building and/or prevent further deterioration.
- E. In the event that the Commission and the Building Commissioner both determine that they are not able to negotiate such an agreement with the owner, for any reason, or that the owner has agreed to undertake but has failed to satisfactorily complete such repairs in a timely manner, then the Commission and the Building Commissioner may take such action as is permitted under § 19-5, including seeking a court order that specific repairs be undertaken to secure the building against the elements, vandals and vermin, to halt further deterioration, and to stabilize it structurally. The Commission may forbear from commencing an action in court for any reason.
- F. Upon completion of all repairs that have been agreed upon between the owner and the Commission and the Building Commissioner or that have been ordered by the Commission and the Building Commissioner, or that have been ordered by the court, and upon certification by the Building Commissioner that said repairs have been completed, the Commission shall certify that the building is no longer undergoing demolition by neglect.

**§ 19-5. Enforcement and remedies.**

- A. The Commission and the Building Commissioner are each authorized to institute any and all proceedings in law or equity as they deem necessary and appropriate to obtain compliance with the requirements of this bylaw, or to prevent a violation thereof. The Historic Districts Commission is, in addition, authorized to institute any such proceeding to obtain compliance with §§ 19-4 and 19-5B and 19-5C of this bylaw.
- B. No building permit shall be issued with respect to any premises upon which a significant building has been voluntarily demolished in violation of this bylaw for a period of two years after the date of the completion of such demolition or the date by which the Commission or the Historic Districts Commission, as applicable and the Building Commissioner both have determined that a building is undergoing demolition by neglect, whichever date is later, except pursuant to the issuance of a building permit pursuant to an agreement reached under § 19-4B herein, or as

otherwise agreed to by the Commission or Historic Districts Commission, as applicable. As used herein "premises" includes the parcel of land upon which the demolished significant building was located.

- C. Upon a determination by the Commission or the Historic Districts Commission, as applicable that a building is a preferably-preserved significant building, the owner shall be responsible for properly securing the building if vacant, to the satisfaction of the Building Commissioner. Should the owner fail so to secure the building, the loss of such building through fire or other cause shall be considered voluntary demolition for the purposes of Subsection B of this section.

# Center Streetscape – Phase 0

DRAFT Proposal

To: Board of Selectmen

From: Joe Pato

Date: 3/16/2016

The Board has been considering slightly different formulations of the question being brought forward to Town Meeting under the Center Streetscape sub-article. At various meetings the Board has affirmed by majority vote the intent to advance the reconfiguration of the Woburn St / Mass Ave intersection and to include traffic signalization. The Board has also expressed the intent to have Town Meeting vote on this question independently of the remainder of the Center Streetscape project.

## Proposal

I propose we consider structuring the motion to support the following rough project description:

The Board of Selectmen propose the reconstruction of the Woburn St / Mass Ave intersection including geometry changes and the installation of traffic signals. This project would extend around the intersection on Mass Ave from the east, Woburn St from the North, to the logical termination point on Mass Ave heading west as determined by traffic engineering principles (and likely to be the first driveway near the Hosmer House). The proposed project is a full road reconstruction including rebuilding the adjacent sidewalks – replacing the existing concrete sidewalks with new concrete sidewalks. This project definition includes no special aesthetic treatments beyond the Town's policy to use decorative traffic signals like the ones already found in the Town Center.

The requested funding (TBD) will allow proceeding to construction for this intersection in the summer 2017 construction season. Phase 0 would be a complete project that could stand alone. Our expectation, however, is that the process described below will allow us to develop and apply a full streetscape aesthetic design into this project and create a Phase 1 project to bring to construction rather than just Phase 0.

## Process

I propose that this is the only question we bring to Town Meeting at the annual meeting.

Engineering will provide us with the detailed extent of the project as well as the requested funds needed to support the work.

The Board expects that design elements for the entire Center Streetscape to be developed before the fall. Aesthetic elements identified as part of an accepted plan would be brought forward for an additional appropriation at a fall Special Town Meeting so that they could be added to the construction plan for the intersection.

Town Meeting's decision on Phase 0, which will define this intersection from a traffic engineering and safety perspective, will set the traffic engineering parameters within which final design elements will be determined. With a decision on Phase 0 in place, the Town will be able to move the Center Streetscape Project forward to 100% design. The process to reach 100% design will be set by the Board of Selectmen and will include the Ad Hoc Streetscape Design Committee working with the Town's professional landscape architects, the public, and, finally, Town Meeting

3/16/2016

# Center Streetscape – Phase 0

DRAFT Proposal

To: Board of Selectmen

From: Joe Pato

Date: 3/16/2016

The Board has been considering slightly different formulations of the question being brought forward to Town Meeting under the Center Streetscape sub-article. At various meetings the Board has affirmed by majority vote the intent to advance the reconfiguration of the Woburn St / Mass Ave intersection and to include traffic signalization. The Board has also expressed the intent to have Town Meeting vote on this question independently of the remainder of the Center Streetscape project.

## Proposal

I propose we consider structuring the motion to support the following rough project description:

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3/16/2016

## Article 34 - Guns

Draft submitted as of 3/16/2016

RESOLVED: Town Meeting requests the Board of Selectmen to inform the Great and General Court of its concern that existing Mass. laws regarding assault weapons (MGL c. 140, § 131M) may not sufficiently protect citizens of the Commonwealth, and Lexington. Town Meeting asks the Selectmen to initiate a town wide discussion about assault weapons and gun violence that would lead to fully considered proposals (to be conveyed to the Great and General Court) for a strengthening of those laws.



**ARTICLE POSITIONS  
2016 SPECIAL AND ANNUAL TOWN MEETING**

<b>ARTICLE</b>	<b>SPECIAL TOWN MEETING 2016-3</b>	<b>PRESENTATION</b>	<b>JP</b>	<b>PK</b>	<b>NC</b>	<b>MC</b>	<b>SB</b>	<b>AC</b>	<b>CEC</b>	<b>SC</b>
Article 2	Appropriate for Middle Schools – Additions and Remodeling		Yes	Yes	Yes	Yes	Yes			
Article 3	PEG Access and Cable Related Fund Acceptance	IP	Yes	Yes	Yes	Yes	Yes			
<b>ARTICLE</b>	<b>ANNUAL TOWN MEETING - FINANCIAL ARTICLES</b>	<b>PRESENTATION</b>	<b>JP</b>	<b>PK</b>	<b>NC</b>	<b>MC</b>	<b>SB</b>	<b>AC</b>	<b>CEC</b>	<b>SC</b>
Article 4	Appropriate FY2017 Operating Budget		Yes	Yes	Yes	Yes	Yes			
Article 5	Appropriate FY2016 Enterprise Funds Budgets		Yes	Yes	Yes	Yes	Yes			
Article 6	Appropriate for Senior Service Program		Yes	Yes	Yes	Yes	Yes			
Article 7	Establish and Continue Departmental Revolving Funds and Special Revenue Fund		Yes	Yes	Yes	Yes	Yes			

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:	3/2								
	a) Munroe Tavern Archaeological Dig	IP	Yes	Yes	Yes	Yes	Yes			
	b) Munroe Center for the Arts Window Study		Yes	Yes	Yes	Yes	Yes			
	c) Lexington Arts & Crafts Society Parsons Gallery Lighting Renovation		Wait	No	Yes	Wait	Wait			
	d) Visitor Center Renovation	IP	Yes	Yes	Yes	Yes	Yes			
	e) Keeler Farm Community Housing Acquisition		Yes	Yes	Yes	Yes	Yes			
	f) Greeley Village Rear Door and Porch Preservation		Yes	Yes	Yes	Yes	Yes			
	g) Wright Farm Barn Needs Assessment and Feasibility Study		Yes	Yes	Yes	Yes	Yes			
	h) Antony Park Construction Funds	Set up Presentation	Wait	Yes	Yes	Yes	Wait			
	i) Minuteman Bikeway Wayfinding Signs Implementation		Yes	Yes	Yes	Yes	Yes			
	j) Town Pool Renovation Design and Engineering Costs		Yes	Yes	Yes	Yes	Yes			
	k) Park Improvements – Hard Court Resurfacing		Yes	Yes	Yes	Yes	Yes			
	l) Granite Forest Pocket Park Construction at Lincoln Park		Yes	Yes	Yes	Yes	Yes			
	m) Park Improvements – Athletic Fields		Yes	Yes	Yes	Yes	Yes			
	n) Park and Playground Improvements		Yes	Yes	Yes	Yes	Yes			
	o) Grain Mill Alley Design Implementation		Yes	Yes	Yes	Yes	Yes			
	p) CPA Debt Service		yes	Yes	Yes	Yes	Yes			
	q) Administrative Budget		yes	Yes	Yes	Yes	Yes			
Article 9	Appropriate for Recreation Capital Projects		Yes	Yes	Yes	Yes	Yes			

ARTICLE	FINANCIAL ARTICLES	PRESENTATION	JP	PK	NC	MC	SB	AC	CEC	SC
Article 10	Appropriate for Municipal Capital Projects and Equipment									
	a) Center Streetscape Improvements and Easements		Yes	No	Yes	Yes	Yes			
	b) DPW Equipment		Yes	Yes	Yes	Yes	Yes			
	c) Street Improvements and Easements		Yes	Yes	Yes	Yes	Yes			
	d) Storm Drainage Improvements and NPDES Compliance		Yes	Yes	Yes	Yes	Yes			
	e) Hydrant Replacement Program		Yes	Yes	Yes	Yes	Yes			
	f) Comprehensive Watershed Storm Water Management Implementation		Yes	Yes	Yes	Yes	Yes			
	g) Massachusetts Avenue – Three Intersections Improvements and Easements		Recuse	No	Yes	Yes	Yes			
	h) Sidewalk Improvements, Additions, Designs and Easements		Yes	Yes	Yes	Yes	Yes			
	i) Town-wide Culvert Replacement		Yes	Yes	Yes	Yes	Yes			
	j) Town-wide Signalization Improvements		Yes	Yes	Yes	Yes	Yes			
	k) Cary Memorial Library Walkway Replacement		Yes	Yes	Yes	Yes	Yes			
	l) Pleasant Street Sidewalk and Easements		Yes	Yes	Yes	Yes	Yes			
	m) Replace Town-wide Phone Systems – Phase V		Yes	Yes	Yes	Yes	Yes			
	n) Head End Equipment Replacement/ Packet Shaper – Phase V		Yes	Yes	Yes	Yes	Yes			
	o) Election System Upgrade		Yes	Yes	Yes	Yes	Yes			
	p) Parking Meter Replacement – Phase 2		Yes	Yes	Yes	Yes	Yes			
	q) Transportation Mitigation		Yes	Yes	Yes	Yes	Yes			
	r) Ladder Truck Replacement		Yes	Yes	Yes	Yes	Yes			
	s) Public Safety Radio Stabilization		Yes	Yes	Yes	Yes	Yes			
Article 11	Appropriate for Water System Improvements	IP	Yes	Yes	Yes	Yes	Yes			
Article 12	Appropriate for Wastewater System Improvements		Yes	Yes	Yes	Yes	Yes			



<b>ARTICLE</b>	<b>FINANCIAL ARTICLES</b>	<b>PRESENTATION</b>	<b>JP</b>	<b>PK</b>	<b>NC</b>	<b>MC</b>	<b>SB</b>	<b>AC</b>	<b>CEC</b>	<b>SC</b>
Article 21	Establish and Appropriate To and From Specified Stabilization Funds		Yes	Yes	Yes	Yes	Yes			
Article 22	Appropriate to Stabilization Fund	IP	Yes	Yes	Yes	Yes	Yes			
Article 23	Appropriate from Debt Service Stabilization Fund		Yes	Yes	Yes	Yes	Yes			
Article 24	Appropriate for Prior Years' Unpaid Bills	Unknown								
Article 25	Amend FY2016 Operating, Enterprise and CPA Budgets	TBD								
Article 26	Appropriate for Authorized Capital Improvements	TBD								
<b>ARTICLE</b>	<b>GENERAL ARTICLES</b>	<b>PRESENTATION</b>	<b>JP</b>	<b>PK</b>	<b>NC</b>	<b>MC</b>	<b>SB</b>	<b>AC</b>	<b>CEC</b>	<b>SC</b>
Article 27	Establish Qualifications for Tax Deferrals	3/14	Yes	Yes	Yes	Yes	Yes			
Article 28	Accept Chapter 59, Section 2D of the MGL (Citizen Article)	3/14-IP	Yes	Yes	Yes	Yes	Yes			
Article 29	Amend General Bylaws – Neighborhood Conservation Districts	3/7	Wait	Wait	Wait	Wait	Wait			
Article 30	Amend General Bylaws – Demolition of Buildings	3/21	Wait	Wait	Wait	Wait	Wait			
Article 31	Amend General Bylaws – Contracts and Deeds	TBD								
Article 32	Amend General Bylaws – Trees	IP								
Article 33	Amend General Bylaws – Trees	IP								
Article 34	Amend General Bylaws – Guns	3/8-No to Bylaw change and No to resolution	No	No	No	No	No	No		
Article 35	Lexpress Resolution	3/7	Wait	Wait	Wait	Wait	Wait			
<b>ARTICLE</b>	<b>ZONING/LAND USE ARTICLES</b>	<b>PRESENTATION</b>	<b>JP</b>	<b>PK</b>	<b>NC</b>	<b>MC</b>	<b>SB</b>	<b>AC</b>	<b>CEC</b>	<b>SC</b>
Article 36	Amend Zoning Bylaw – National Flood Insurance District	3/7	Yes	Yes	Yes	Yes	Yes			
Article 37	Amend Zoning By-Law – Technical Corrections	3/7	Yes	Yes	Yes	Yes	Yes			
Article 38	Amend Zoning Map – Government-Civic District(s)	3/7	Yes	Yes	Yes	Yes	Yes			
Article 39	Amend Zoning By-Law – Maximum Height of Structures	3/14	Wait	Wait	Yes	Yes	Wait			
Article 40	Amend Zoning By-Law – Accessory Apartments	3/14	Yes	Wait	Yes	Yes	Yes			

<b>ARTICLE</b>	<b>ZONING/LAND USE ARTICLES</b>	<b>PRESENTATION</b>	<b>JP</b>	<b>PK</b>	<b>NC</b>	<b>MC</b>	<b>SB</b>	<b>AC</b>	<b>CEC</b>	<b>SC</b>
Article 41	Amend Zoning By-Law – Floor Area Ratio (FAR)	3/7	Wait	Wait	Wait	Wait	Wait			
Article 42	Amend Zoning By-Law – Two-Family Homes	3/14	Wait	Wait	Wait	Yes	wait			
Article 43	Amend Zoning By-Law – Banking and Real Estate Service Uses in the CB District	3/14	Wait	Wait	Wait	Wait	wait			
Article 44	Amend Zoning By-Law – Planned Development Districts	3/7	Yes	Yes	Yes	Yes	Yes			
Article 45	Amend Zoning By-Law - Brookhaven				Abstain					

2016  
SPECIAL TOWN MEETING 2016-3 AND  
ANNUAL TOWN MEETING WARRANTS

ARTICLE ASSIGNMENTS

WARRANT FOR SPECIAL TOWN MEETING 2016-3

Article 1	Reports of Town Boards, Officers and Committees .....	
Article 2	Appropriate for Middle Schools – Additions and Remodeling .....	Suzie
Article 3	PEG Access and Cable Related Fund Acceptance .....	Joe

FINANCIAL ARTICLES

Article 4	Appropriate FY2017 Operating Budget.....	Joe
Article 5	Appropriate FY2017 Enterprise Funds Budgets.....	Peter
Article 6	Appropriate for Senior Service Program .....	Norman
Article 7	Establish and Continue Departmental Revolving Funds and Special Revenue Fund.....	Norman
Article 8	Appropriate the FY2017 Community Preservation Committee Operating Budget and CPA Projects.....	Norman
Article 9	Appropriate for Recreation Capital Projects.....	Suzie
Article 10	Appropriate for Municipal Capital Projects and Equipment .....	Michelle
Article 11	Appropriate for Water System Improvements .....	
Article 12	Appropriate for Wastewater System Improvements.....	Suzie
Article 13	Appropriate for School Capital Projects and Equipment.....	Suzie
Article 14	Appropriate for School Zone Traffic Calming (Citizen Article) .....	Michelle
Article 15	Appropriate for Public Facilities Capital Projects .....	Peter
Article 16	Appropriate for Advice and Analysis - Getting to Net Zero .....	Michelle
Article 17	Victory Garden Street Acceptance.....	Norman
Article 18	Appropriate to Post Employment Insurance Liability Fund.....	Joe
Article 19	Appropriate Bonds and Notes Premiums.....	Norman
Article 20	Rescind Prior Borrowing Authorizations.....	Peter
Article 21	Establish and Appropriate To and From Specified Stabilization Funds.....	Suzie
Article 22	Appropriate to Stabilization Fund.....	
Article 23	Appropriate from Debt Service Stabilization Fund .....	Michelle
Article 24	Appropriate for Prior Years’ Unpaid Bills.....	Norman
Article 25	Amend FY2016 Operating, Enterprise and CPA Budgets.....	
Article 26	Appropriate for Authorized Capital Improvements .....	

GENERAL ARTICLES

Article 27	Establish Qualifications for Tax Deferrals .....	Suzie
Article 28	Accept Chapter 59, Section 2D of the MGL (Citizen Article) .....	
Article 29	Amend General Bylaws - Neighborhood Conservation Districts.....	
Article 30	Amend General Bylaws – Demolition of Buildings .....	
Article 31	Amend General Bylaws – Contracts and Deeds .....	
Article 32	Amend General Bylaws - Trees.....	Suzie
Article 33	Amend General Bylaws - Trees.....	Suzie
Article 34	Amend General Bylaws - Guns (Citizen Article).....	Joe
Article 35	Lexpress Resolution (Citizen Article) .....	

ZONING/LAND USE ARTICLES

Article 36 Amend Zoning Bylaw – National Flood Insurance District .....

Article 37 Amend Zoning Bylaw – Technical Corrections .....

Article 38 Amend Zoning Bylaw – Governmental-Civic District(s).....

Article 39 Amend Zoning Bylaw – Maximum Height of Structures.....

Article 40 Amend Zoning Bylaw – Accessory Apartments ..... Norman

Article 41 Amend Zoning Bylaw – Floor Area Ratio (FAR) .....

Article 42 Amend Zoning Bylaw – Two-Family Homes .....

Article 43 Amend Zoning Bylaw – Banking and Real Estate Service Uses  
in the CB District .....

Article 44 Amend Zoning Bylaw – Planned Development Districts.....

Article 45 Amend Zoning Bylaw –Brookhaven (Owner Article).....



# AGENDA ITEM SUMMARY

## LEXINGTON BOARD OF SELECTMEN MEETING

### AGENDA ITEM TITLE:

Center Streetscape Design Review Committee Appointments (15 min.)

### PRESENTER:

Joe Pato

### ITEM NUMBER:

I.3

### SUMMARY:

Attached is the approved charge for the Center Streetscape Design Review Ad Hoc Committee. Names of nominees to the committee have been provided to members of the Board. You need to discuss possible changes to the charge and decide when to appoint members and a chair to the committee.

### SUGGESTED MOTION:

### FOLLOW-UP:

Selectmen's Office

### DATE AND APPROXIMATE TIME ON AGENDA:

3/21/2016

6:35 PM

### ATTACHMENTS:

Description	Type
<input type="checkbox"/> Charge for Center Streetscape Design Review Committee	Backup Material
<input type="checkbox"/> Document	Backup Material

# CENTER STREETSCAPE DESIGN REVIEW AD HOC COMMITTEE

- Members:** 9 Members (6 liaisons, 1 Chair as non-voting facilitator)
- Appointed by:** Board of Selectmen
- Length of Term:** Upon completion of all recommendations to the Board of Selectmen in accordance with the established deliverables schedule as outlined below.
- Meeting Times:** As determined by the Committee.  
Provide for a minimum of two evening meetings to solicit public comment
- Description:** To evaluate and make a recommendation on the various design elements (excluding engineering items related to traffic) for the Center Streetscape Project.

The work of the Ad Hoc Center Streetscape Design Review Committee will include making recommendations to the Board of Selectmen on the following design elements as presented by the Town of Lexington Engineering Division in consultation/conjunction with the Center Streetscape Project Consultant in the order listed:

- Sidewalks (material & width)
- Street Lighting (style)
- Buffers (stone walls, thin planters etc.)
- Seating (benches, tables, chairs)
- Bicycle amenities (racks, loops)
- Informational Signage
- Trash/Recycle Receptacles
- Planters (type, location)
- Landscaping (trees, shrubs, soil used)
- Educational and Interpretive Elements (wayfinding, historical interpretive signage, markers, bollards, fencing etc.)
- Maintenance and upkeep

The Center Streetscape Project has a defined scope of improving the safety and accessibility for all modes of transportation (vehicular, pedestrian, bicycle, busses) on the roadway and sidewalks within the defined Center Streetscape project area of Massachusetts Avenue at Woburn Street westerly to Meriam Street (exclusive of the Battle Green Master Plan area)

The Committee is reminded of the affirmative vote of the Spring 2015 Annual Town Meeting on Article 42-Commission on Disability Request (149-10) and Article 45-Townwide Process for Safety (160-0).

**Deliverables:**

- **Tier 1 by May 1, 2016:**
  - The sidewalk materials and widths of the various materials as well as the decision on the south side newer sidewalk area.
  - Lighting style (as this theme tends to carry through to other streetscape design elements and the design, number of posts, heights, and costs can be significantly impacted by style)
- **Tier 2 by June 15, 2016:**
  - Edging
  - Roadway features
  - Stone walls
  - Granite posts, bollards and interpretive markers in pavement
  - Structural soil
  - Infiltration basin
- **Tier 3 by October 1, 2016:**
  - Amenities (tables and chairs)
  - Thin planters
  - Interpretive elements
  - Trees

**Criteria for Membership:** The members shall consist of members of other committees. Appointments will be made by the Board of Selectmen, who will also designate a Chairman who will serve to facilitate the meetings but will not have a vote. One representative from each of the following nine boards/committees will constitute this committee:

- Bicycle Advisory Committee
- Center Committee
- Commission on Disability
- Design Advisory Committee
- Historic Districts Commission
- Historical Commission
- Planning Board
- Tourism Committee
- Tree Committee

**Staff Support:** The Town Engineering Division will provide staff support to the committee.

**Ex Officio/Liaisons (non-voting):**

- Appropriations Committee
- Capital Expenditures Committee
- Lexington Chamber of Commerce
- Lexington Field and Garden Club
- Lexington Historical Society
- Lexington Retailers Association

**Prior to serving as a member of this Committee, appointees are required to:**

1. Acknowledge receipt of the Summary of the Conflict of Interest Statute. Further, to continue to serve on the Committee the member must acknowledge annually receipt of the Summary of the Conflict of Interest Statute. Said summary will be provided by and acknowledged to the Town Clerk.
2. Provide evidence to the Town Clerk that the appointee has completed the on-line training requirement required by the Conflict of Interest statute. Further, to continue to serve on the Committee, the member must acknowledge every two years completion of the on-line training requirement.

**Ref:** Adopted by the Board of Selectmen on February 22, 2016.  
Board of Selectmen voted to designate as Special Municipal Employees on February 22, 2016.

# AGENDA ITEM SUMMARY

## LEXINGTON BOARD OF SELECTMEN MEETING

### AGENDA ITEM TITLE:

Liquor License - Change of Manager - Bertucci's (5 min.)

### PRESENTER:

Joe Pato

### ITEM NUMBER:

I.4

### 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 Bertucci's. The proposed manager is Matthew Bassett.

### SUGGESTED MOTION:

Motion to approve the application reflecting a change of manager and issue an all alcoholic Common Victualler Liquor License to the Bertucci's Restaurant Corporation, d/b/a Bertucci's Brick Oven Ristorante, 1777 Massachusetts Avenue, subject to received an Alcohol Awareness Training Certificate from the proposed manager.

### FOLLOW-UP:

Selectmen's Office

### DATE AND APPROXIMATE TIME ON AGENDA:

3/21/2016

6:50 PM

### ATTACHMENTS:

Description	Type
<input type="checkbox"/> Bertucci's Request-Change of Manager	Backup Material

# **AGENDA ITEM SUMMARY**

## **LEXINGTON BOARD OF SELECTMEN MEETING**

### **AGENDA ITEM TITLE:**

Close Warrant for Citizen Petition Articles for the April 25, 2016 Special Town Meeting 2016-4 (5 min.)

### **PRESENTER:**

Joe Pato

### **ITEM NUMBER:**

I.5

### **SUMMARY:**

You are considering a Special Town Meeting on April 25, 2015 to deal with the following possible article:

1. Minuteman School Project Debt
2. Accepting Easement for Bus Stop Easement
3. Capital Expenditures Committee Bylaw Changes
4. Belmont Country Club

The purpose of this item is to close the warrant for the April 25, 2015 Special Town Meeting 2016-4 to citizen articles.

### **SUGGESTED MOTION:**

Motion to close the warrant for the April 25, 2016 Special Town Meeting 2016-4 to citizen articles.

### **FOLLOW-UP:**

Selectmen's Office

### **DATE AND APPROXIMATE TIME ON AGENDA:**

3/21/2016

6:55 PM

# AGENDA ITEM SUMMARY

## LEXINGTON BOARD OF SELECTMEN MEETING

### AGENDA ITEM TITLE:

Selectmen Committee - Resignation - Community Farming Committee (5 min.)

### PRESENTER:

Joe Pato

### ITEM NUMBER:

I.6

### SUMMARY:

Michael Bliss submitted his resignation from the Community Farming Committee, effective immediately.

### SUGGESTED MOTION:

Motion to accept the resignation of Michael Bliss from the Community Farming Committee, effective immediately.

### FOLLOW-UP:

### DATE AND APPROXIMATE TIME ON AGENDA:

3/21/2016

7:00 PM

### ATTACHMENTS:

Description	Type
<input type="checkbox"/> Resignation Letter	Backup Material
<input type="checkbox"/> Current Committee Members	Backup Material

# **AGENDA ITEM SUMMARY**

## **LEXINGTON BOARD OF SELECTMEN MEETING**

### **AGENDA ITEM TITLE:**

Set Date for Public Information Session for Center Road Reconfiguration Trials (10 min.)

### **PRESENTER:**

Joe Pato

### **ITEM NUMBER:**

I.7

### **SUMMARY:**

The Board will pick a date to hold a Public Information Session on the Road Configuration Trials for the Center at:

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

The following Thursdays Estabrook Hall is available:

April 7  
April 14

### **SUGGESTED MOTION:**

### **FOLLOW-UP:**

### **DATE AND APPROXIMATE TIME ON AGENDA:**

3/21/2016

7:05 PM