



# *Lexington Planning Board Public Workshop*

5 October 2016



# *Evening Agenda*

- Welcome and Introduction
- Comprehensive Plan Update:
  - Goals and Process for Updating the Comprehensive Plan
  - Review of the 2002 Comprehensive Plan
- Economic Development
- Transportation Policy
- Residential Policy
- Break-Out Session 1
- Break-Out Session 2
- Summary of Comments and Concluding Remarks



# *Comprehensive Plan*

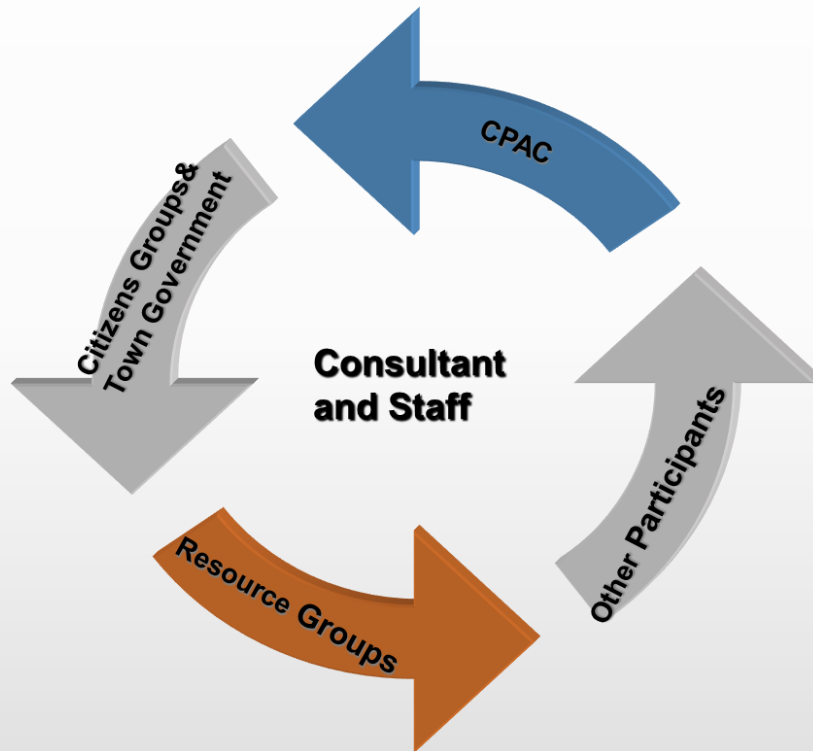


# *The Law -M.G.L. Ch. 41 Section 81D*

- Empowers (requires) Planning Boards to make “master or study” plans
- Master Plans are intended to provide a basis for decision making regarding the physical development of the municipality.
- Plans must include the following elements:
  - Goals and policies statement (2002/2003)
  - Land use plan element (2002)
  - Housing element (2002)
  - Economic development element (2002)
  - Natural and cultural resources element (2002)
  - Open space and recreation element (2015)
  - Services and facilities element
  - Circulation element (2003)
  - Implementation program element (2002/2003)



# Multi-year Planning Process



- Planning Board worked with the input from numerous sources
  - CPAC
  - Resource Groups
  - Other Participants, Interested Parties
  - Themed, Structured Workshops
  - Public Meetings
- Drafting done by the staff and consultant



# Goals & Objectives

- Need to clarify what we are looking to do
- Lots of change since 2002-03
- Concerns over:
  - Housing (Affordability, Attainability, Diversity, Growth)
  - Transportation
- YOUR THOUGHTS



## *Economic Development*



# *Economic Development*

- How should we encourage economic development?
  - Actionable by Planning Board
  - Residential ideas should go to the other breakout session
- Zoning ideas from Planning Board members and staff
  - Adjust CRO district standards to be consistent with CM district
  - Additional TMO districts
  - Review dimensional & transition standards (all districts)
  - Simplify commercial districts (CRS/CS/CN/CLO)
  - Simplify use table
  - Adjust zoning district boundaries
  - Town center development intensity
  - East Massachusetts Avenue
- Your ideas...





## *Transportation Policy*



# Complete Streets & Traffic Calming

- **Complete Streets Policy**

- Adopted by BOS March 7, 2016
- Purpose & Intent
  - Accommodate all users by creating a transportation network that meets the needs of residents and visitors who utilize a variety of transportation modes
  - Consider, as a matter of practice, the implementation of Complete Streets elements during the planning and design of capital projects so that they are safe for users of all ages and abilities
- Town currently pursuing funds through MassDOT Complete Streets Program

- **Traffic Calming Policy**

- Adopted by BOS November 2, 2009
- Purpose & Intent
  - Establish general guidelines for the submission, evaluation and implementation of requests
- Review policy to
  - Assess how it has been implemented since adoption
  - Ensure internal consistency with Complete Streets Policy as well as Zoning and Sub-division Regulations



# *Off-Street Parking & Loading Zoning Bylaw*

- Amend Zoning Bylaw
  - Goal identified by BOS
    - Update current off-street parking & loading requirement tables
    - Payment in Lieu of Parking (PILOP) policy
- Your concerns and ideas?



## *Residential Policy*



# *Residential Policy*

## *2016 Annual Town Meeting Summary*

2016 Annual Town Meeting approved:

Article 29: Neighborhood Conservation Districts

Article 39: Maximum Height of Structures

Article 40: Accessory Apartments

Article 41: Gross Floor Area

Article 42: Two-Family Homes was indefinitely postponed

The Planning Board would like to continue residential policy initiatives, starting with our discussions tonight....



## *BREAK OUTS*