

# NEIGHBORHOOD MEETING OCTOBER 24, 2015

## AGENDA

- 1) Summary of Donna and Wendy's meeting regarding neighborhood conservation districts held on September 2nd (Donna - 15 minutes)

Met with Marilyn Fenollosa (HC & HDC)  
Sally Zimmerman (HC)  
Richard Canale (Planning Board)

Historic Preservation Protection in Lexington:  
Local Historic District - National Registry is different than  
local historic district

Architectural Conservation District

Demolition Delay

Preservation Restrictions placed on properties

Neighborhood Agreements - examples are Peacock Farm, Five Fields,  
Pleasant Brook neighborhoods; shared documents from  
Peacock Farms, Pleasant Brook, Six Moon Hill; sent us e-mail of  
the Wellesley document that they are using as a template for  
the spring Town Meeting.

Wendy will be talking about characteristics of neighborhood  
conservation districts later in the meeting.

- 2) Summary of the Planning Board initiatives for spring Town Meeting  
from Planning Board Residential Policy Committee meeting, September  
24th (Donna, Andrea, Terry - 15 minutes)

Aaron Henry, Planning Director, gave introduction and short history.  
M.G.L. 40a talks about lots, use and structures in a general way but  
towns expand on this. Lexington is more permissive than other  
communities and there have been attempts in the past to  
address this.

Goal is good land use policy without being overly burdensome.

1924 was the first zoning laws in Lexington and there was no  
change between 1924 and 1950. It was considered a single  
family residential town. In 1953 they drew a dotted line around  
the "center" of town and considered it the "outskirts" of town and  
talked about things needed to preserve the character of the town.

So there were three districts:

RS center of Town  
RO outskirts of Town  
RT along Mass. Ave. (some 2 families by special permit)

It was in 1953 that the lot size went to 30,000 sq. ft. in the RO district from 15,500.

in 2015 the Planning Board created the Residential Policy Ad Hoc Committee or RPC. They had a listening session on May 20th of this year and divided the comments into sections:

- 1) Town Character
- 2) Zoning
- 3) Diversity of Housing
- 4) Trees
- 5) Policy

Meeting broke into focus groups at that point:

- 1) Neighborhood Conservation Districts
- 2) Zoning Dimensional Controls
  - FAR - Floor Area Ratio, in other words, how big the building can be in relationship to the lot size
- 3) Diversity of Housing Types
- 4) Tree Preservation

So, today, in anticipation of meeting with other neighborhoods that have been in the process of discussing updated and permanent neighborhood conservation districts if the Planning Board is able to get this enabling legislation passed by Town Meeting, we wanted to make sure that you knew what it will mean, both the pros and cons.

- 3) Characteristics of neighborhood conservation districts (Wendy - 15 minutes)
- 4) Open discussion of thoughts on creating our own neighborhood conservation district (Everyone 15 minutes)