

PLANNING BOARD MINUTES  
MEETING OF JANUARY 10, 2018

A meeting of the Lexington Planning Board, held in the Selectmen's Meeting Room was called to order at 7:05 p.m. by Vice Chair, Ginna Johnson with members Charles Hornig, Nancy Corcoran-Ronchetti, and Bob Creech, and planning staff Aaron Henry, David Kucharsky, and Lori Kaufman present. Richard Canale was absent

\*\*\*\*\*UPCOMING MEETINGS, EVENTS & ANNOUNCEMENTS\*\*\*\*\*

**Anticipated Meetings:**

The next meetings are January 17, 31, February 14, 28 and March 14, 2018.

The Selectmen will meet with Planning Board on Tuesday, January 16 regarding north Hartwell Avenue.

\*\*\*\*\*COMPREHENSIVE PLAN UPDATE\*\*\*\*\*

**Comprehensive Plan Advisory Committee (CPAC) creation and Nominations:**

December 20<sup>th</sup> there was a liaison meeting and Mr. Henry will send the Board the materials regarding that meeting. The first CPAC meeting will be January 30 in Estabrook Hall.

\*\*\*\*\*DEVELOPMENT ADMINISTRATION\*\*\*\*\*

**185 Lincoln Street, ANR:**

On a motion of Mr. Creech, seconded by Ms. Corcoran-Ronchetti, it was voted, 4-0, that the Board authorize the Planning Director to withhold endorsement of the ANR as it does, in fact, show a subdivision as defined by the subdivision control law.

**2 Fairland Street, street determination, continued:**

This meeting was continued from November 29, 2017, since at the time it lacked plans depicting the recommended improvements.

On a motion of Mr. Hornig, seconded by Ms. Corcoran-Ronchetti, it was voted, 4-0, that the street is not of adequate grade and construction, but will be when the work is done by both applicants for Rolling Lane and Fairland Street and the Board authorized staff to finalize the form and execute with the applicant a performance guarantee sufficient to cover the cost of the estimated cost of the construction of the proposed improvements.

**167-177 Cedar Street, Performance Guarantee Adjustment:**

On a motion of Mr. Hornig, seconded by Ms. Corcoran-Ronchetti, it was voted, 4-0, to authorize the release from the \$863,007.58 held under the tripartite agreement in the amount of \$301,291.53 for the completed work leaving a remaining balance of \$561,716.05.

## PUBLIC HEARING

**45, 55, 65 Hayden Avenue, site plan review:**

Chair, Ms. Johnson, opened the continued public hearing at 7:24 p.m. with approximately 2 people in the audience. Present were Mr. Ed Grant, attorney, Rob Albro, managing director of King Street Properties, Peter Tamm, co-counsel, Doug Hartnett, Highpoint Engineering, Brook Cash and Courtney Kirk, landscape architects, Bob Mishou, MDM transportation, Rick Kuhn, architect, Bill Harris from Perkins and Will.

Mr. Grant said this was continued December 13 and sent a memo responding to Board comments from the meeting and a response to Mr. Canale's additional comments he forwarded. Rob Albro went through the responses to Mr. Canale's questions. The applicant will be meeting again with the Conservation Commission in a few weeks.

Doug Hartnett presented the applicant's responses to Board comments from the last meeting. The Conservation Commission is looking over the snow removal process. Bill Harris from Perkins and Will discussed the light spill designs. Courtney Kirk, landscape architect, clarified and addressed the landscape concerns expressed at the last meeting in December. Doug Hartnett explained about the number of parking spaces that was submitted and the parking at the trailhead and there will be signs to address where there would be additional parking. Mr. Albro said they would like to start building the 2<sup>nd</sup> quarter of 2018.

**Audience comments:**

- Mr. Ohmart from the Greenways Corridor Committee, asked if the parking accommodations applies seven days a week? *Mr. Tamm said there is a commitment to public access to the trail there is no committed public parking spaces other than the four spaces but signs will be up to contact the property manager if no spaces are available.*
- What provisions are made for this summer to occasionally allow trucks to the trailhead this summer while construction is being done on the site? *Mr. Albro said they would be willing to work out a location and access during construction on the site.*

Individual Board Member Comments:

- Comfortable endorsing the draft decision before them.
- Concern about disturbing the nocturnal animals regarding light disturbance.
- During business hours there will not be adequate parking all the time with only four spaces. If someone cannot find parking and no one answers the phone and you claim there is no need for more than the 4 spaces how would you know. Do you allow parking in the garage? *Mr. Albro said there is someone there 24/7 and the point is not to restrict access to the trail.*
- Would access to the new parking garage be the same as to the existing garage, i.e., there is nothing to prevent anyone from using that garage. *Yes.*
- Appreciate the investigation of the views from conservation land would the applicant be amenable for an allowance for one dozen white pines at a five foot height to be planted on town-owned Hayden Woods parcel or the perimeter of the property site at discretion of Conservation Agent? *Yes.*
- Parking is a concern and there are many people who do not have cell phones, or what if the person on staff is on the phone. What if employees decide to take a walk and park in those designated spaces? *Mr. Albro said security will have to address how to watch those four spaces since people are coming and going all the time and not have tenants park there and put up signs.*
- Want to make sure the gravel parking spaces will be plowed and maintained and put in the conditions in the MOU about parking that in a year the Town and applicant will assess if the process is working. *Mr. Grant said the MOU can always be amended if needed by either the Town or the applicant and report to the Town once a year.*
- Add condition all new and future plantings must be included on a county checklist as native to Middlesex County.
- Provide signage with the address and location of the property manager/security to ask for additional parking located at the four parking spaces and for group request give 24 hour notice.

On a motion of Mr. Hornig, seconded by Ms. Corcoran-Ronchetti, it was voted, 4-0, to close the public hearing at 8:30 p.m.

On a motion of Mr. Hornig, seconded by Ms. Corcoran-Ronchetti, it was voted, 4-0, to approve the 45-75 Hayden Avenue site plan review with the additional conditions discussed tonight.

On a motion of Mr. Hornig, seconded by Ms. Corcoran-Ronchetti, it was voted, 4-0, to authorize the Planning Director to sign the decision on behalf of the Planning Board.

\*\*\*\*\*2018 ANNUAL TOWN MEETING\*\*\*\*\*

**2018 Annual Town Meeting Warrant Article Discussion:**

- Two Neighborhood Conservation Districts
- 331 Concord Avenue
- Marrett Road/Spring Street rezone
- Amend land use of medical marijuana based on the new regulations from the cannabis control commission
- Amend Special Permit Residential Developments

If the Board wants anytime to discuss this at the next meeting regarding any red flags or procedural questions please let staff know.

The Board asked staff to offer any citizen petition applicants 15 minutes to meet with the Board before the public hearings.

**Special Spring Town Meeting**

- Hartwell Avenue initiative
- 186 Bedford Street PDD

\*\*\*\*\*BOARD ADMINISTRATION\*\*\*\*\*

**Fair Housing training:**

Mr. Hornig and Mr. Creech presented the handout information on the Fair Housing Compliance Considerations for Land Use and Planning Decisions Conference. Lexington got a Home Grant and is now required to adhere to a higher standard.

**Board Member Reports:**

Mr. Hornig said there was a plus one meeting today on the Hartwell Avenue North initiative, which is not ready to come forward on the April Special Town Meeting, but will be slated for the Fall Special Town Meeting and will be discussed further at the joint meeting with the BOS and Planning Board next Tuesday. Mr. Hornig was asked to present the Hartwell Avenue North initiative at the next meeting.

**Minutes Review and Approval:**

The minutes will be discussed at the next meeting.

On a motion, duly made and seconded, it was voted to adjourn the meeting at 9:15 p.m.

The meeting was recorded by LexMedia.

The following documents used at the meeting can be found on the Planning Board website in Planning Board packets.

- Street improvement plan Rolling Lane and Fairland Street (2 pages).
- Cost estimate for Fairland Street for \$32,166.20 (1 page).
- 185 Lincoln Street Plan of Land ANR redivision of lot 6, dated November 30, 2017 (1 page).
- Letter from the Greenways Corridor Committee regarding Hayden Avenue access parking to the Hayden Woods Conservation land (1 page).
- Draft decision for Hayden Avenue (4 pages).
- Fair Housing Compliance Considerations for Land use and Planning Decisions (15 pages).

Bob Creech, Clerk