

# JOE PATO

## LEXINGTON SELECT BOARD

### ACTION SUMMARY

## SELECTMEN'S MEETING NOTES - Feb 24, 2020

Notes by Joe Pato, not official minutes.

Full meeting packet materials are available here:

<https://lexington.novusagenda.com/agendapublic/MeetingView.aspx?MeetingID=567>

Meeting video available from Lexmedia here:

<https://videoplayer.telvue.com/player/c0gKv9ZUF0uiidDaffFESDZA5EkkJp7L/playlists/7975/media/545452>

Next meeting scheduled for Mar 2, 2020.

## EXECUTIVE SESSION

- 1. Exemption 6: Purchase, Sale, Lease of Real Estate - Historical Society Parking Parcel - Edison Way**

*No notes for Executive Sessions.*

## ITEMS FOR INDIVIDUAL CONSIDERATION

- 1. Accept Municipal Vulnerability Program (MVP) Report**

This item will be rescheduled for a future meeting. The Select Board needs to adopt the Hazard Mitigation Plan to meet the requirements of FEMA and MEMA and to enable eligibility for certain program funding, but this item was listed in the agenda incorrectly and didn't identify the Hazard Mitigation Plan.

Full plan:

<https://lexington.novusagenda.com/agendapublic/AttachmentViewer.ashx?AttachmentID=7168&ItemID=4854>

**ACTION: None at this time.**

- 2. Update on Intersection at Hartwell Avenue and Maguire Road**

Staff provided a brief update on the previously approved Hartwell Avenue projects – reconstruction of the bridge just south of Maguire Road and signalization of the Maguire Road intersection. These projects had been approved by Town Meeting several years ago but other work at Hanscom and in the area created delays. With the now approved funding for a 25% design for the Hartwell Area transportation improvements there is the potential that the old designs for these two improvements would be rendered incompatible. The bridge design called for 3 travel lanes, a bicycle lane in each direction, and a sidewalk on one side. If the corridor redesign yields 4 travel lanes, the bridge would have to be rebuilt. Similarly, signalization of the Maguire Road intersection was partially motivated by the costs associated with the greater disturbance of wetlands arising from a roundabout. If the full corridor plan calls for a roundabout at the Bedford Street “jughandle” the value of a matching roundabout increases at Maguire Road to allow circulating traffic. The larger project is also likely to trigger broader wetlands work.

Staff noted that while the bridge at Maguire Road has weight limitations it remains safe for use and is inspected regularly by Mass DOT.

The RFP for work on the 25% design is almost ready for release and it is expected the process will take at least 2 years to complete. The Town Manager also stated that he has not received may applications for the project advisory board and asks interested residents to submit a letter of interest to the Town Manager’s office. (see: <https://www.lexingtonma.gov/home/news/town-manager-seeks-volunteers-bedford-shartwell-ave-area-transportation-improvements>)

***ACTION: No action required.***

### **3. Capital Budget - Update on Westview Cemetery Building**

Staff reviewed an updated capital financing plan for the proposed Westview Cemetery Building.

When a grave is sold, 45% of the revenue is directed to the Sale of Cemetery Lots Fund, and the other 55% is transferred to the Cemetery Perpetual Care Trust. The Cemetery Perpetual Care Trust Fund is not an available funding source, but the Sale of Cemetery Lots Fund is available for cemetery land purchases and capital projects. Cemetery fees were increased on July 1, 2017 to reflect the current market rates from communities around Lexington. For purposes of funding the Westview Cemetery building, it was assumed that the ‘new’ general fund revenue plus all the revenue from the Sale of Cemetery Lots fund would be used for debt service.

This projected revenue falls a bit short of the total expected cost of the new building and will need to be supplemented by tax revenues. However, the Sale of Cemetery Lots fund, which has accumulated a balance from fee revenues, closes some of the funding gap. Two models were presented for how to use this existing balance. One where the existing balance is drawn down over a number of years and a second where the existing balance is used to reduce total borrowing and reduce total debt payments.

***ACTION: There was consensus to proceed with the project and to adopt the second financing model which applies existing Sale of Cemetery Lot funds to reduce total borrowing.***

#### **4. Update - ATM 2020 Warrant Article 42 - Amend Zoning Bylaw and Zoning Map, 1040-1050 Waltham Street and Memorandum of Understanding (MOU)**

The Board reviewed the draft motion, presentation and most recent draft of the MOU between the Town and BH GRP 1050 Waltham Owner LLC (the project proponent) with comments that were sent to the proponent on 2/21.

The Board noted several concerns raised by residents – in particular regarding transit services via a shuttle. Many of the issues have been resolved in this draft of the MOU.

Draft MOU:

<https://lexington.novusagenda.com/agendapublic/AttachmentViewer.ashx?AttachmentID=7136&ItemID=4865>

***ACTION: None at this time.***

#### **5. Update - ATM 2020 Warrant Article 10 - Appropriate the FY2021 Community Preservation Committee Operating Budget and CPA Projects**

Marilyn Fenollosa, chair of the Community Preservation Committee, provided an overview of the FY2021 CPA Project List.

***ACTION: None at this time.***

- 6. Update - ATM 2020 Warrant Article 43 - Amend Zoning Bylaw and Map – Hartwell Avenue Area**
- 7. Update - ATM 2020 Warrant Article 44 - Amend the Zoning Bylaw and Map-Bedford Street Near Hartwell Avenue**
- 8. Update - ATM 2020 Warrant Article 45 - Amend Zoning Bylaw-Front Yard, Transition, and Screening Areas**

Charles Hornig presented his three citizen articles. The Board expressed sympathy with the objective to enhance commercial tax revenues on Harwell Avenue and asked clarifying questions. Members of the Board also expressed interest in hearing concerns from residents and the results of the public hearing to be held by the Planning Board on Wednesday, February 26.

***ACTION: None at this time.***

#### **9. 2020 Annual Town Meeting**

- Article Discussions
- Article Positions
- Select Board Report
- Consent Agenda

Given the late hour, the Board curtailed its discussion of this item and did not discuss individual articles. Article positions were not taken, but each member will send their initial positions to Ms Katzenback for inclusion in the next meeting packet. Select Board Report sections were not discussed but the process for review was established: each member will submit any substantive concerns with the current draft sections (disagreement with general direction, identification of missing items, etc.) to Ms Katzenback for inclusion in the meeting packet for next week.

The Annual Town Meeting Consent Agenda was reviewed and item 10.b Restoration of Margaret Lady of Lexington Painting, was removed. Members noted that this item has sparked discussion in the community and is likely to require discussion at Town Meeting.

***ACTION: Vote 5-0 to approve the Annual Town Meeting Consent Agenda as amended; Members to submit their article positions and comments on the Select Board report by Thursday February 26.***

## **CONSENT AGENDA**

### **1. Town Celebrations Committee Request - Approve Sending Sponsorship Letters for 2020 Patriots' Day Parade**

The Town Celebrations Committee is requesting permission to send out sponsorship letters for the 2020 Patriots' Day Parade. The meeting packet contains the proposed letter and the list of recipients of the letter, including businesses that do not have a financial or legal conflict or hold liquor licenses.

### **2. Approve One-Day Liquor License**

Impact Melanoma requested a one-day liquor license to serve wine for the purpose of their "Manicures for Melanoma" Awareness Fundraiser to be held at MiniLuxe, 1718 Massachusetts Avenue, on Thursday, March 12, 2020. The Board adjusted the times wine can be served to 11:00am through 10:00pm.

### **3. Approve and Sign Eagle Scout Commendation Letter - Thomas Ekrem**

The Board signed a letter of commendation for Boy Scout Thomas Ekrem of Troop 119.

### **4. Approve Meeting Minutes**

The minutes of the following meeting dates are ready for your review and approval:

- July 8, 2019
- July 15, 2019 Joint BOS and Planning Board Meeting
- July 22, 2019
- July 22, 2019 Joint BOS and Housing Partnership Board Meeting
- July 29, 2019 Board of Selectmen Goal Setting Retreat
- August 5, 2019
- August 8, 2019

- August 19, 2019

The minutes of the following Executive Sessions were postponed to our next meeting:

- July 22, 2019
- August 5, 2019

***ACTION: Vote 5-0 to approve the consent agenda as amended***

## **ADJOURN**

The next regularly scheduled meeting of the Select Board will be held on Monday, March 2, 2020 at 7:00pm in the Select Board Meeting Room, Town Office Building, 1625 Massachusetts Avenue.