



Meeting Minutes of the Lexington Board of Appeals Conducted Virtually, Via Zoom January 22nd, 2026, 7:00 p.m.

Board Members: Chair – Ralph D. Clifford, Nyles N. Barnert, Norman P. Cohen, James A. Osten, and Associate Member Jennifer L. Wilson

Alternate Member: Jeanne K. Krieger and Thomas Shiple

Administrative Staff: Olivia Lawler, Zoning Administrator, and EmmaJean Anjoorian, Department Assistant

Town Counsel: Mina S. Makarious and Kuong C. Ly

The Meeting opened at 7:03 p.m.

Other Business:

1. Formal review and adoption of final decision for the Comprehensive Permit for 591 Lowell St. (ZBA-25-23)

Mr. Clifford asked if any of the Board Members had any major issues with the decision. No Board member did.

Mr. Osten asked if the date of the first page should be January 8th, 2026, or January 22nd, 2026. Mr. Clifford stated that the vote occurred on January 8th, 2026, and stated that he believed that that would be the date. Mr. Mina Makarious, Town Counsel, stated that he believed that the January 8th, 2026, date listed is also for the public hearing and that the Board closed the public hearing on January 8th, 2026. Mr. Clifford also noted that on page one, the date April 3rd, 2024, is listed twice, and requested that the second one be deleted.

Mr. Clifford noted that on page seven, finding 15e did not need “Article A” before the “0.25” and asked for “Article A” to be deleted.

Mr. Clifford noted that on page 10, finding 34 should be changed from “...is acceptable...” to “...are acceptable...” to keep the subject and verbs in agreement. Mr. Makarious noted that the “...is...” follows from “[t]he Board finds that granting certain waivers from the by-laws and regulations is acceptable...” as opposed to “...the waivers are acceptable....” Mr. Clifford stated that he will go with the opinion of Town Counsel.

Mr. Clifford noted that on page 11, paragraph 2, the caption is not boldfaced and should be.

Mr. Clifford noted that on page 12, paragraphs 4 and 7, should be boldfaced.

Mr. Clifford noted that on page 13, paragraph 8 should be boldfaced and that paragraph 9 was not properly indented. Mr. Clifford also noted that paragraph 10, “Section 135-5.5.4” is underlined and should not be.

Mr. Osten noted that the decision included Jennifer Wilson's January 8th, 2026, vote. Mr. Clifford stated that the Board will not re-vote on the special permit, they will just vote to confirm the decision that expresses that permit.

Mr. Clifford thanked the staff for drafting the decision.

At 7:12 p.m., Mr. Clifford moved to formally adopt the decision for the Comprehensive Permit at 591 Lowell St. At 7:12 p.m., multiple Board Members second Mr. Clifford. At 7:12 p.m., the Board formally adopt the document with suggested changes made at the meeting.

The Board of Appeals voted five (5) in favor, zero (0) opposed, and zero (0) in abstention to formally adopt the final decision for the Comprehensive Permit for 591 Lowell St. (ZBA-25-23) (a roll call vote took place: Ralph D. Clifford – Yes, Nyles N. Barnert – Yes, Norman P. Cohen – Yes, James A. Osten – Yes, and Jennifer L. Wilson – Yes).

Associate Board Member, Jeanne K. Krieger, also indicated her approval of the decision.

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Other Business:

2. Minutes from the January 8th, 2026, ZBA Meeting

At 7:05 p.m., Mr. Clifford moved to approve the minutes. At 7:05 p.m., multiple Board Members second Mr. Clifford. At 7:05 p.m., the Board voted to approve the minutes.

The Board of Appeals voted five (5) in favor, zero (0) opposed, and zero (0) in abstention to approve the minutes from the January 8th, 2026, Hearing (a roll call vote took place: Ralph D. Clifford – Yes, Nyles N. Barnert – Yes, Norman P. Cohen – Yes, James A. Osten – Yes, and Jeanne K. Krieger – Yes).

At 7:14 p.m., Mr. Clifford moved to adjourn the meeting. At 7:14 p.m., Mr. Barnert second Mr. Clifford.

At 7:14 p.m., the Board voted to Adjourn (a roll call vote took place: Ralph D. Clifford – Yes, Nyles N. Barnert – Yes, Norman P. Cohen – Yes, James A. Osten – Yes, and Jennifer L Wilson – Yes).