

Minutes of the Lexington Planning Board

Held on Wednesday, February 4, 2026, Virtual Meeting at 6:00 PM

Planning Board members present: Michael Schanbacher, Chair; Melanie Thompson, Vice-Chair; Tina McBride, Clerk; Charles Hornig; Robert Creech; and Michael Leon, associate board member.

Also present were: Abby McCabe, Planning Director; Aaron Koepper, Planner; and Carolyn Morrison, Planning Coordinator.

Michael Schanbacher, Chair of the Planning Board, called to order the meeting of the Lexington Planning Board on Wednesday, February 4, 2026 at 6:00 PM. For this meeting, the Planning Board is convening by video conference via Zoom. LexMedia is filming this meeting and is recording it for future viewing [here](#). The Chair explained the process and the procedure of the meeting.

Mr. Schanbacher conducted a roll call to ensure all members of the Planning Board and members of staff present could hear and be heard.

Mr. Schanbacher provided a summary of instructions for members of the public in attendance. It was further noted that materials for this meeting are available on the Town's [Novus Packet](#) dashboard. The Board will go through the agenda in order.

Development Administration

114 Wood Street – Special Residential Development

Mr. Schanbacher noted that the first item on the agenda was the public hearing on the application of Seaver Construction for a special residential development (SRD) at 114 Wood Street. Ms. McCabe stated that the applicant requested the hearing be postponed as they are working with the Conservation Commission to accurately delineate nearby wetlands which could alter the proposed development plans. They requested that the Planning Board postpone the hearing to April 7, 2026 and extend the final action deadline to July 17, 2026 without discussion.

Board Questions

Mr. Hornig suggested the Board promote Mr. Leon to a voting member as this hearing will be continued after the March election. The Board agreed that as no deliberation occurred at this meeting and it was being postponed, the new Board member(s) will be able to vote on the proposal in April.

Ms. Thompson moved to accept the Applicant's request to postpone the public hearing for the special residential development site plan review application at 114 Wood Street to Tuesday, April 7 at or after 6:00 pm on Zoom and to extend the final action deadline from May 1, 2026 to July 17, 2026. Ms. McBride seconded the motion. The Planning Board voted in favor of the motion 5-0-0 (Roll call: Thompson – yes; Creech – yes; McBride – yes; Hornig – yes; Schanbacher – yes). MOTION PASSED.

Town Meeting

Zoning Amendments for Annual Town Meeting 2026

Mr. Schanbacher opened the public hearing for Article 35 of the 2026 Annual Town Meeting warrant to consider proposed amendments to the Zoning Bylaw Ch. 135 of the Code of the Town of Lexington.

Ms. McCabe presented the proposed technical corrections for Article 35. She explained that technical corrections are a standard annual zoning amendment. It is used to correct typos and grammar without significantly changing the bylaw. The proposed changes include:

- Remove “and Multi-Family” from the §7.5 title, as the Multi-Family Overlay, or MFO, district was removed by Article 2 of Special Town Meeting 2025-1.
- Change “encouragement” to “encroachment” in §7.1.6.3
- Add a symbol key defining the zoning districts to Table 1: Permitted Uses and Table 2: Dimensional Controls for clarity.

Board Questions

Mr. Creech wondered if 475 Bedford Street would be considered in the Village Legacy Overlay (VLO) district because MFO does not exist. Ms. McCabe advised that 475 Bedford Street was still zoned as RO (One Family Dwelling) as the underlying zoning district and MFO due to their zoning freeze.

Public Comments

Lin Jensen, 133 Reed Street, Precinct 8 Town Meeting member, wondered if it would be preferable to leave “multi-family” in §7.5 as it is a key search word. She stated that “Village Overlay District” may be unclear to residents and developers looking for information on the multi-family use in the bylaws.

Board Comments

The Board discussed Ms. Jensen’s suggestion. Mr. Leon agreed that retaining “multi-family” would be a beneficial research tool and wondered if there was a compelling reason to remove it. Ms. McCabe and Mr. Creech noted that the Multi-Family Overlay district no longer exists, which was the driving factor behind this revision. Ms. McBride was also in favor of keeping the language as-is. Mr. Hornig advised that “multi-family” is referenced immediately following the title in §7.5.1.2 and further noted that Special Residential Developments (SRDs) are also a multi-family development. He expressed concern that there would be confusion if a search for “multi-family” only produced results from §7.5 and not §6.9, which does not currently reference “multi-family” in the bylaws. Mr. Schanbacher stated that he would support leaving the language as-is although he agreed that MFO does not exist. Ms. Thompson urged the Board to come to an agreement on the language, noting that technical corrections have been discussed at the previous three Board meetings.

The Board agreed to keep “multi-family” in the title to §7.5 and removed that recommendation from Article 35 and their recommendation report.

Ms. Thompson moved to recommend that Town Meeting approve the motion under Article 35 to amend the Zoning Bylaw for Technical Corrections. Ms. McBride seconded the motion. The Planning Board voted in favor of the motion 5-0-0 (Roll call: McBride – yes; Thompson – yes; Hornig – yes; Creech – yes; Schanbacher – yes). MOTION PASSED.

Ms. Thompson moved to close the public hearing on zoning amendments. Ms. McBride seconded the motion. The Planning Board voted in favor of the motion 5-0-0 (Roll call: Hornig – yes; Creech – yes; McBride – yes; Thompson – yes; Schanbacher – yes). MOTION PASSED.

Ms. Thompson moved to approve the attached draft recommendation report to Town Meeting for Article 35. Ms. McBride seconded the motion. The Planning Board voted in favor of the motion 5-0-0 (Roll call: Thompson – yes; Creech – yes; McBride – yes; Hornig – yes; Schanbacher – yes). MOTION PASSED.

Board Administration

Future Zoning Amendments – Accessory Dwelling Units (ADUs)

Mr. Schanbacher continued the discussion on potential future zoning amendments related to accessory dwelling units. He noted that the conversation will continue after Annual Town Meeting. The Board had no new topics to discuss.

Board Member & Staff Updates

Mr. Creech shared that the Sustainable Lexington Committee (SLC) held a joint meeting with the Permanent Building Committee with a consultant from SMMA and Mike Cronin, Director of Facilities for the Town of Lexington, were present to discuss geothermal for the new High School. The focus of the discussion was design evaluation and critique, and value engineering. They are exploring options to keep costs down while providing maximum benefit for the Town and students.

Mr. Creech also shared that MAGIC (Minuteman Advisory Group on Interlocal Coordination) discussed MGL Ch. 40Y Starter Home Legislation with the local Affordable Housing Trust representatives and noted that one town has implemented similar zoning. He wondered if this would be similar to Lexington's Compact Neighborhood Districts (CNDs) under SRDs. MAGIC also presented MAPC's (Metropolitan Area Planning Council) Data Common database which compiles information from census, state, and federal data for Planners to use. Mr. Creech advised that Lexington would be asked to provide data on ADUs for the database.

Ms. McCabe asked the Board to confirm a date for a site visit to 131 Hartwell Avenue as that public hearing will be on the February 25, 2026 agenda. She suggested the afternoon of February 17, 2026. Mr. Creech requested that the applicant have the lot staked in the snow.

Review of Draft Meeting Minutes: 12/10

Ms. Thompson moved that the Planning Board approve the draft December 10, 2025 meeting minutes as presented. Ms. McBride seconded the motion. The Planning Board voted in favor of the motion 5-0-0 (Roll call: Creech – yes; Hornig – yes; McBride – yes; Thompson – yes; Schanbacher – yes). MOTION PASSED

Upcoming Meetings: Wednesdays 2/25; 3/11; 3/25; Tuesday 4/7

Mr. Creech advised that he has a conflict with the 2/25 meeting. Mr. Schanbacher reminded him that he could miss one hearing and watch the recorded video before the continued hearing.

Adjournment

Ms. Thompson moved that the Planning Board adjourn the meeting of Wednesday, February 4, 2026 at 6:34 PM. Ms. McBride seconded the motion. The Planning Board voted in favor of the motion 5-0-0 (Roll call: Hornig – yes; Thompson – yes; McBride – yes; Creech – yes; Schanbacher – yes). MOTION PASSED

Meeting adjourned at 6:34 PM. [Lex Media](#) recorded the meeting.

Material from the meeting can be found in the Planning Board's [Novus Packet](#).

List of Documents

1. 114 Wood Street

Staff memo dated 1/29/26

Postponement request dated 2/2/26

Public Comments

1. Electronic contact form from Jenny Stieglitz to Planning Board, Subject: Opposition to Planning Application 114 Wood Street, dated 1/29/26
2. Electronic contact form from Jenny Stieglitz on behalf of Jenny Stieglitz, Doreen Buchinski, and Lorraine Miller to Planning Board, dated 1/28/26
3. Electronic mail from Olivia Miller on behalf of Lorraine Miller to Planning, subject: 114 Wood St –Lorraine Miller Letter (email: [redacted]), dated 1/29/26
4. Electronic contact form from Bruce and Doreen Buchinski to Planning Board, dated 1/30/26
5. Electronic contact form from Francine Stieglitz to Planning Board, Subject: Opposition to Planning Application 114 Wood Street, dated 1/29/26
6. Electronic mail from Olivia Miller to Planning, subject: 114 Wood St (Olivia Miller Letter), dated 1/29/26
7. Electronic mail from Janet Lane to Planning and Megan Downer, subject: Deeds (intent of previous owner at sale) to 114 Wood street, dated 1/16/26
8. Electronic mail from Janet Lane to Planning and Megan Downer, subject: 114 Wood Street background adjacent to vernal pool, dated 1/16/26
9. Packet delivered to Planning Office 1/29/26 scanned and saved as Residential Feedback Lost Pond-114 Wood St

Letter from Christina Lin on behalf of the Lexington Human Rights Committee Chair

Letter from Nancy Sofen on behalf of the Tree Committee, dated 1/12/26

2. Zoning Amendments for Annual Town Meeting

DRAFT Planning Board Recommendation Report Article 25 Technical Corrections

Presentation titled “Article 35 Amend Zoning Bylaws – Technical Corrections,” dated 2/4/26

DRAFT Motion Technical Corrections

Article for Technical Corrections

3. Draft meeting minutes from December 10, 2025