



Lex-Wiki.Org is a local Wikipedia for Lexington, MA. Lex-wiki.Org covers Arts and Entertainment, Local Flora and Fauna, Local History, City Life as well as Town Government and other issues of public interest in Lexington.

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Biographical Question

1. *What can you tell us about yourself? Please include a brief outline of your relevant experience, whether from private or public life – including public offices held, and volunteer work.*

I am a long-time resident of Lexington, having grown up here, attended the public schools (Franklin, Muzzey, LHS), and raised my own family here. My public service is also long standing, including 25 years in Town Meeting and 12 years on the Planning Board (including 4 as chairman). I have also served on the Capital Expenditures Committee and 2020 Vision Committee. I was recently appointed to the Community Preservation Committee by the Planning Board. I also make my living as a software engineer and play trombone in the Lexington Bicentennial Band.

Candidate Platform

2. *What are your top three priorities, if elected, and how do you plan to achieve them?*

My top three priorities are:

- Encourage our commercial landowners to improve their aging or underutilized properties, both to provide opportunities to their employees and customers and to raise tax revenue for the Town. My immediate approach to this would be to relax commercial zoning restrictions that discourage redevelopment while still requiring mitigation of negative impacts.
- Encourage creation of diverse residential housing for Lexington's future residents. This would include not only subsidized housing but also market-rate housing affordable to a much broader class of residents. Achieving this will require some mix of discouraging

large single-family homes and encouraging production of smaller homes in a variety of forms such as two-family homes, townhouses, flats, and apartments in appropriate locations.

- Start the long process of updating our comprehensive plan.

Policy Questions

3. *The 2016 Town Meeting passed zoning changes to limit the size and height of residential buildings in proportion to the size of the lot. Have these zoning changes been successful, from your perspective – and what, if anything, should be done next in this regard?*

Given the limited time since the restrictions took effect, it is too early to assess their full impact. This year will be a good time to look at the effect on the housing market and to consider what additional zoning changes might be indicated.

4. *How can Lexington find a happy medium in the trade-off between encouraging more affordable housing and limiting potential increases in housing density?*

Lexington already supports a variety of housing densities, including historical two-family and multifamily housing, dense single-family areas, modern large-lot developments, apartment complexes, accessory apartments, and various mixtures of all the above. My own neighborhood comfortably supports a mix of one-, two-, and three-family homes on lots of various sizes, scattered-site and multifamily affordable housing, and large new houses. Lexington can continue add new housing in a variety of densities without ill effect.

5. *The Planning Board is considering a change to reduce the density of balanced housing projects and to require that all such projects include a public benefit component. What is your view of this proposal?*

I participated in and support the Planning Board’s efforts to fine-tune the special permit housing zoning provisions. We will continue to refine it before Town Meeting, taking into account the comments at the public hearing.

6. *How can Lexington zoning be used to stimulate diversity and vibrancy of neighborhood businesses and retail shopping within the commercial zones?*

It has been too long since we have looked hard at the small commercial districts. In recent years, the Board first focused on large commercial districts and more recently on residential issues. While work on the small commercial districts never progressed far beyond the boundary adjustments made a few years ago, we did identify tasks to pursue when time allowed, including simplifying the allowed uses, reducing the number of distinct districts, and relaxing dimensional standards that do not serve a useful purpose.

- 7. *What can Lexington do in order to build up the infrastructure and amenities around Hartwell Ave – the largest commercial/industrial district in Lexington? How can the Planning Board help, in this respect?*

In the short run, the roadway improvements now under design to the Hartwell/Maguire and Harwell/Bedford intersections are important steps. Looking into the future, it is important to keep the major improvements to Bedford Street now in the state’s long-term plan on track. This work is urgently needed, but is currently beyond the Town’s means.

- 8. *Can you describe one issue which the Planning Board handled very effectively over the past year? And one issue that could have been addressed better?*

The Board has done a good job over the last year on the day-to-day work of permitting developments. While this work is (usually) not as visible as our zoning initiatives, it is an important part of our job and one that matters a lot to those involved. The Board has worked hard to look at each development and achieve the best possible outcome for the community.

One thing that could be handled better is the Board’s relationship with the Board of Selectmen. Many of our planning initiatives eventually need to be handed over to the Selectmen for implementation. Examples include the roadway improvements on Hartwell Avenue and parking management in Lexington Center. It sometimes appears that the two boards are working at cross-purposes on these initiatives. The current efforts to have the boards meet together more often need to be continued.