



[Lex-Wiki.Org](http://Lex-Wiki.Org) is a local Wikipedia for Lexington, MA. [Lex-wiki.Org](http://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.*

**Personal:** Lifelong Lexingtonian, Youngest of 9 Children raised in Lexington, Attended Bridge, Clarke and LHS, Married fellow LHS graduate. Wife Kristin is a Kindergarten Teaching Assistant at Bridge. Raising two daughters, Madelyn and Ella, both attend Clarke Middle School.

**Civic:** Outstanding Youth of the Year in 1992, Town Meeting Member for 14 years, Lexington Youth Commission for 28 years, Lexington Lions Club Leader for 21 years, Organizer of the 4th of July Carnival and Patriots Day Road Race, Champion of Lincoln Park Restrooms & Fletcher Park Ice Rink Projects, Lincoln Park Sub-Committee.

**Professional:** Lexington-based Attorney and business owner, Graduate of American University, and Suffolk University Law School, CEO of 70 person healthcare finance consulting firm, ProMedical, LLC, Commercial property owner at 1 Militia Drive, Boston Future 50 smartCEO recipient 2016, Inc 5000 Fastest Growing Companies in America (2014, 2015 & 2016).

## Candidate Platform

2. *Why are you running for Selectman?*

I have the background and experience to be an effective leader on the Board of Selectmen. My track record of bringing diverse groups together toward common goals will serve our community

well. The role of Selectman is multifaceted. I have the broad experience and strong leadership we need to help navigate through the challenges ahead.

- As parents of middle school students, my wife Kristin and I understand the importance of balancing the delivery of a first-rate school system with the overcrowding we are facing.
- As the son of parents living in Lexington, I appreciate the tax burden felt by many seniors, and the importance of embracing and engaging them in our community.
- As a commercial property owner, I understand the cost and timeliness associated with major capital projects.
- As CEO of a company based in Lexington, I appreciate all that Lexington has to offer to our commercial taxpayers, and how the commercial market is an important element in our economic growth.
- As an attorney, I recognized the importance that our Board of Selectmen are diverse in their skillsets and professional backgrounds. The benefits I bring as an attorney are judgment and a better understanding and appreciation for legal and regulatory risk.
- As a Town Meeting member for 14 years, I understand the inner workings of our town’s government and its processes.
- As a Lexington Youth Commission student, adult member, and chairman, involved in the commission since 1988, I appreciate that we must invest in our youth and give them opportunities to give back to the community.
- As a Lexington Lions Club leader for over 20 years, I have had the privilege of organizing events such as the 4th of July Carnival and Patriots’ Day Road Race. I was instrumental in privately funded projects, such as the Lincoln Field Bathroom, and the Fletcher Park ice rink. I appreciate the benefits of public private partnerships in order to get things done cost effectively.
- As a member of the Lincoln Park Sub-Committee I have worked to preserve our open space, and I am committed to bettering the green spaces that are available within Lexington.

This diverse set of experiences will serve Lexington well. I am committed to Lexington, and I am committed to being an open listener and respectful advocate for our citizens. I care deeply about this community, and will continue to be approachable and to listen and engage our talented citizens.

## Policy Questions

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### *3. What are the largest challenges Lexington faces over the next few years?*

As residents of Lexington, we currently find ourselves at a difficult crossroads. Taxpayers are facing potentially significant increases in our property taxes as a result of the proposed funding of critical capital projects. It is critically important that Lexington continues to progress and develop. On the one hand, we must ensure that our children attend schools at which they can get the personal attention and instruction they require as opposed to being educated in overcrowded schools. Meanwhile, we also must ensure that the fire and police facilities are upgraded to meet our contemporary needs as a developing community. On the other hand, our senior citizens, the backbone of this community, must see the value in remaining here beyond retirement, and those whose children are no longer using the schools must see value in making Lexington a community where they want to remain. Balancing these conflicting concepts, and finding a pathway to resolve these competing needs is by far the largest challenge we face.

Another challenge is to encourage people to support local businesses and to maintain the heart of our community while also ensuring that traffic and parking facilities do not detract from the center that embodies the traditions and history of beautiful Lexington. We need to work together to make the Lexington community a wonderful place to live and raise our families, but also a progressive destination that attracts commercial enterprise and investment to ensure the future health and vitality of the town.

As a community, we are facing some significant challenges. We need strong leadership to rise to these challenges, and this requires the efforts of someone who has a proven track record of balancing diverse needs to deliver initiatives that benefit us all.

*4. Should Lexington promote more affordable housing through its zoning policies?*

As you drive through town, it is obvious that Lexington is currently facing significant growth challenges given the number of development projects in the works. Our community is not unique in our battle with this growth. The struggle to balance our need for affordable housing with the over-development of housing, both in size and number of units, continues. This has resulted in a considerable impact on our infrastructure, including the resources of our municipal government and our schools. We need to continue to examine the policies of other communities to find creative ways to combat this issue.

In developing our by-laws, we must be reasonable and realistic in our approach. This means we need to work with developers and not to work against them to uncover any loopholes in advance so we can avoid future growth controversies. The reality here in Lexington is that newcomers will still move here for our excellent schools, they will still pay extremely high prices, and the fact that their new home is a bit smaller will not have a significant impact on the seller's price. The conflicts surrounding residential development will inescapably appear again, but using long-range thinking in our policy development will minimize the future impacts.

*5. How can our town responsibly finance the construction cost of all the new school space it needs, and of the proposed new fire and police stations?*

There are three important considerations here: 1) We have an obligation to the taxpayers to ensure that we value engineer any and all proposed projects long before they are presented to the citizens for an override vote. We cannot over-engineer and over-study these projects. Some projects are more utilitarian in nature, and we must identify those projects as such. 2) We need to act quickly while the interest rates are still reasonably low, so the borrowing costs are not burdensome to the taxpayers. 3) We need to look at extending the time for borrowing so we are spreading the tax burden out over time.

*6. Should Lexington create opportunities to expand commercial development within commercial zones to reduce the residential tax burden? If yes, how can that be achieved?*

Yes. This is one of the most underutilized tax revenue opportunities in Lexington. We need to do more to attract the right kinds of business to Lexington, not only in the center, but in all commercial zones. As a Lexington based business owner, and commercial property owner I see tremendous value in having a business based here. There are some significant positive attributes

for any business deciding to relocate to Lexington. However, we must look at ways we can make Lexington even more attractive to the business community. This could be achieved by encouraging smart commercial development and offering amenities to our commercial taxpayers. Our residential taxpayers are presented with the offer of excellent schools, our commercial taxpayers need a comparable offering. To get the additional revenue from our commercial tax base, we need to do our part to support it.

7. *The Community Preservation Act (CPA) tax surcharge is used to fund affordable housing, recreation facilities, open space conservation, and preservation of historic structures. What is your opinion of how CPA functions in Lexington?*

The CPA surcharge functions well, and serves the best interest of the town. Given the continued matching funds by the state, the town benefits significantly from this additional revenue. The CPA allows Lexington an opportunity to deal with issues that we might otherwise have a tendency to ignore, or continuously put off each budget year due to competing interests. I support the continuation of the CPA surcharge in its current form.

8. *What changes, if any, would you like to see in property taxation in Lexington?*

I would like to see the commercial property base become a more significant partner in our taxes, and look at ways we can improve the revenue from commercial sources as indicated above. We should examine additional tax relief programs so the burden doesn't fall on our most vulnerable citizens. Additionally, we need to examine areas where we can consolidate services to improve our processes and remove any duplication of effort between departments.

9. *What should Lexington do to improve pedestrian and bicycle safety?*

Maintenance, both short term and long term, must be a priority to ensure that we are keeping our pedestrians and our bicyclists safe. Sidewalks need to be useable, not just in the center but everywhere in town. When a crosswalk becomes unnoticeable, we need to maintain it by repainting it timely. When it snows, we individually and as a municipality, have a duty to our citizens to make sure that the sidewalks are clear and free of snow and ice. We have to continue to support the work of the Lexington Bicycle Advisory Committee, and keep them as active participants in our discussions about traffic, and safety improvements. The town must properly maintain the assets that are already in place to keep them usable, whether it is repainting a bike lane demarcations, or replacing outdated bicycle racks as examples.

10. *What is your view of the Center Streetscape design recommendations made by the Design Review Ad-Hoc Committee – including the proposed choice of materials for sidewalks?*

I agree with the recent recommendations of the Ad-Hoc Committee. I believe that the brick sidewalk material preserves the historic character of our town center. We can achieve safety and accessibility improvements without sacrificing our history.

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*All candidates are asked to limit the response to each question to at most two or three paragraphs, and to provide the questionnaire responses by end of day Sunday, Feb 19th, 2017. Responses will not be edited, and will run as submitted. They will be posted on [lex-wiki.org](http://lex-wiki.org) in PDF format and announced through other town media. Questionnaire coordinator Andrei Radulescu-Banu ([bitdribble@gmail.com](mailto:bitdribble@gmail.com), 617-216-8509).*

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