

# Town of Lexington



Mary de Alderete, Town Clerk  
[mdealderete@lexingtonma.gov](mailto:mdealderete@lexingtonma.gov)

Phone: 781-698-4558  
fax: 781-861-2754

---

**EXCERPT OF THE TOWN OF LEXINGTON  
ANNUAL TOWN MEETING  
HELD MONDAY, MARCH 24, 2025, 7:30 P.M.  
CARY MEMORIAL BUILDING – BATTIN HALL  
WITH ADJOURNED SESSIONS HELD  
MARCH 26, APRIL 2, APRIL 7, APRIL 9, AND APRIL 14, 2025**

---

Amendments shown in **RED**: ~~struck-through~~ text is to be removed and underlined text is to be added.

Mr. Daggett moves that the Zoning Bylaw, Chapter 135 of the Code of the Town of Lexington, be amended as follows, where ~~struck-through text~~ is to be removed and underlined text is to be added:

1. Amend § 135-6.9.8 as follows:

1. Inclusionary Dwelling Units.

a. At least ~~15%~~ **17.6%** of the total gross floor area of all dwelling units other than inclusionary dwelling units ~~sum of (1) the total area of all lots in the proof plan multiplied by 0.16 and (2) 4,550-square feet multiplied by the number of lots shown on the proof plan~~ shall be incorporated into inclusionary dwelling units, as defined by regulations promulgated by the Planning Board pursuant to § 6.9.8.5 (the "inclusionary GFA"). At least two-thirds of the inclusionary GFA shall be incorporated into dwelling units

eligible for inclusion on the Town's Subsidized Housing Inventory as determined by ~~the Massachusetts Department of Housing and Community Development~~ EOHLC and shall remain affordable in perpetuity.

6. A special residential development with six or fewer market-rate dwelling units shall be permitted to meet the requirements of this section by making a payment to the Town's Affordable Housing Trust in an amount equal to the estimated construction cost of **17.6%** ~~15%~~ of the total gross floor area of all dwelling units other than inclusionary dwelling units ~~GFA permitted under the proof plan submitted pursuant to § 6.9.4~~, as determined in accordance with regulations to be promulgated by the Planning Board.