

AGENDA

Lexington Planning Board

Wednesday, March 13, 2024

Held virtually through Zoom link available here and below:

<https://www.lexingtonma.gov/377/Access-Virtual-Meetings>

6:00 PM

Development Administration

- 1. 28 Meriam St. & 32 Edgewood Rd., 28 Meriam Street Lexington, LLC – Site Plan Review Public Hearing for special residential development**
Proposal to renovate the historic house at 28 Meriam St. to create a two-family dwelling, raze the house at 32 Edgewood to construct three new buildings for 8 dwelling units, landscaping, parking, and stormwater improvements.
- 2. 23 Bennington Rd. Approval Not Required (ANR) Plan (Map 31, Lot 68) to split property to create second lot fronting on Pelham Road**
- 3. 83 Hancock St. Approval Not Required (ANR) Plan (Map 70, Lot 4A) and 55 Coolidge Ave. (Map 64, Lot 122A) to reconfigure lot lines**

2024 Annual Town Meeting

- 1. The Board will review and discuss any final preparations for the Annual Town Meeting. Board may consider recommendations on any other Town Meeting warrant articles.**
- 2. Article 33 – Authorize Select Board to seek Affordable Housing**
- 3. Articles 34, 35, & 36 – Amend General Bylaw for Tree Bylaw Tree Protection Plan, Mitigation Plantings, and Exemptions**

Board Administration

- 1. Board Member Updates**
- 2. Review of Meeting Minutes: Draft 2/28/24**
- 3. Upcoming Meetings: tentative: 6:00 pm Wed. 3/27, 6:00 pm Mon. 4/1, Wed. 4/3, Thur. 4/11**

Adjourn

- 1. The meeting will continue until all items are finished. The estimated adjournment time is 10:00 pm.**

Zoom Meeting Details

- 1. Members of the public can attend the meeting from their computer or tablet by clicking on the following link at the time of the meeting:**

Topic: Planning Board Meeting

Time: Mar 13, 2024 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/82824260244?>

pwd=G4vORbmVRceFh04ZHkFbHzqJ6q35EQ.1

Meeting ID: 828 2426 0244

Passcode: 196783

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Meeting broadcast by LexMedia

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

28 Meriam St. & 32 Edgewood Rd., 28 Meriam Street Lexington, LLC – Site Plan Review
Public Hearing for special residential development

PRESENTER:

Applicant: 28 Meriam Street
Lexington, LLC

ITEM NUMBER:

SUMMARY:

The Planning Board will hold a virtual public hearing on Wednesday, March 13, 2024 at 6:00 pm on the application of 28 Meriam Street Lexington, LLC for approval of a major site plan review under §135-6.9 of the Zoning Bylaw and Article VI of §181-71 Stormwater Management Regulations. Application is for a site sensitive special residential development for 10 dwelling units in four buildings. Project proposes to preserve and renovate the house at 28 Meriam St. to create a two-family dwelling, raze the house at 32 Edgewood to construct three new buildings for 8 dwelling units, landscaping, parking, and stormwater improvements. The property is located at 28 Meriam Street and 32 Edgewood Road, Lexington, MA also known as Map 56, Lots 94A and 94B in the RS zoning district.

Application materials may be viewed: <https://lexingtonma.portal.opengov.com/records/86244> A memo from staff is attached as an exhibit as well as the Planning Board's peer review consultant's plan review memo.

The Board will hear from the Applicant, staff comments, and Board members will discuss. After board discussion, the Board Chair will open the hearing to public comments.

At the end of the discussion the Board will vote to continue the public hearing to a specific date, time, and place and announce the continuance date.

SUGGESTED MOTION:



At the end of the discussion, staff recommends the public hearing be continued to Thursday, April 11 at 6:00 pm on Zoom. This date will allow time for the Applicant to submit revised material in response to comments, staff review, and distribution back to the Board.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/13/2024

ATTACHMENTS:

Description		Type
	Peer Review 28 Meriam 32 Edgwd 2024-0307	Cover Memo
	Staff Memo 28 Meriam SPR	Cover Memo

Date March 7, 2024
To Abby McCabe, Planning Director
From Thomas C. Houston, PE, AICP
Project Application for Major Site Plan Review for
Special Residential Development (Site Sensitive)
28 Meriam Street & 32 Edgewood Road
Lexington, Massachusetts
Subject Peer Review of First Submission to the Planning Board
§

Professional Services Corporation, PC (P evaluated the First Submission of the Application for Major Site Plan Review for Special Residential Development (Site Sensitive) at 28 Meriam Street and 32 Edgewood Road on behalf of the Lexington Planning Board.

The Project Site contains 1.09 acres of land and there are currently two residences on the property. The submittal by 28 Meriam Street Lexington LLC (Applicant), proposes converting the existing historic house at 28 Meriam into a two-family dwelling and razing the dwelling at 32 Edgewood Road. Three new buildings with 8 residences will be added to the site for a total of 10 dwelling units. The 10 dwelling units will have a total floor area of 27,687-sq.-ft. Access for new Buildings A and B is provided from Edgewood Road and access for new Building C is provided from Meriam Street.

The proposed stormwater management system includes a stormwater collection system which will convey runoff to four subsurface infiltration systems. Most of the runoff will be conveyed to Proposed Subsurface Infiltration System 1 located in the southeast corner of the site near Meriam Street. Sanitary sewage from Buildings A and B is conveyed by a new on-site sanitary sewer system to connect to the sanitary sewer in Meriam Street and Building C has two individual sanitary sewer services that connect to the sanitary sewer in Merriam Street. Buildings A and B are served by a new on-site water distribution system with a single three-valve connection on Edgewood Road. Building C has two individual water services connecting to the waterman in Meriam Street.



An updated plan set revised as of February 29, 2024 was posted to “Lexington Website, Boards & Committees, Planning Board, Developments Under Review,” on March 1, 2024. Due to the date of posting, information from that plan set is not addressed in this memorandum.

FIRST SUBMISSION

- A. Project Narrative, January 22, 2024, prepared by Patriot Engineering.
- B. Definitive Site Development Plan Set entitled “28 Meriam Street, Assessors Map 56 Lots 94A & 94B, Site Plan Review Plan Set, Located in Lexington, MA, January 22, 2024,” prepared by Patriot Engineering.
- C. Site v2 Checklist, January 24, 2024.
- D. Major Site Plan Review Checklist, October 13, 2021, revised October 2, 2023.
- E. LEED Core and Shell Checklist.
- F. Architectural Plans, “28 Meriam St., LLC,” DNA Architecture (Dustin, Nolin, RA), dated January 25, 2024, containing 13 sheets.
- G. Zoning Narrative, Nicholson, Sreter & Gilgun, PC, January 25, 2024.
- H. Preliminary Construction Mitigation Plan
- I. Stormwater Management Report and Calculations for a Site Sensitive Development at 28 Meriam Street Lexington, Massachusetts, prepared by Patriot Engineering, January 22, 2024.
- J. Inclusionary Dwellings Narrative.
- K. Solar and Energy Efficiency Strategy narrative.
- L. Meriam-Edgewood Project Timeline.
- M. Meriam Street Proposed Alterations to 28 Meriam Street, Lexington, MA Rev. 5, January 25, 2024.
- N. Schedule 1, 25 Meriam Gross Floor Area Summary.
- O. 25 Meriam / 32 Edgewood Project Timeline
- P. Planting and Lighting Plan, prepared by Patriot Engineering, January 24, 2024.



- Q. Special Residential Development (SRD) Application, received by the Town Clerk, January 26, 2024 12:27 PM.
- R. Site Plan Review Design Regulation Checklist dated October 13, 2021, revised October 2, 2023.

REFERENCE

- A. Town of Lexington, Massachusetts, Code, Part II Zoning Bylaw, Chapter 135 Zoning, amended through the Annual Town Meeting 2023.
- B. 2023 Zoning Map of the Town of Lexington amended April 12, 2023.
- C. Town of Lexington, Massachusetts, Code, Part III Regulations, Chapter 175 Planning Board Subdivision Regulations.
- D. Town of Lexington, Massachusetts, Code, Part III Regulations, Chapter 176 Planning Board Zoning Regulations including Attachment A Preferred Planting List.
- E. Town of Lexington, Massachusetts, Code, Part III Regulations, Chapter 181 Public Works, Department of, Article VI Stormwater Management Regulations, §181-69 to §181-81.
- F. Massachusetts Stormwater Management Standards 310 CMR 10.05(6)(k) and 314 CMR 9.06(1)(a).
- G. Stormwater Handbook, Massachusetts Department of Environmental Protection.

ACRONYMS AND ABBREVIATIONS

CFS – cubic feet per second.

COA – Recommended Condition of Approval of any favorable Decision.

ESHW – Estimated Seasonal High Groundwater.

DEP – Massachusetts Department of Environmental Protection.

SC – Subcatchment.

SIS – Subsurface infiltration system.

SMR – Lexington Stormwater Management Regulations (Reference E).

SWH – Stormwater Handbook, Massachusetts Department of Environmental Protection.

TSS – Total suspended solids.

ZBL – Reference A; Zoning Bylaw, Chapter 135 Zoning, amended through ATM 2023.



ZONING

The Proposed Project proposes adaptive reuse of two singlefamily residential properties to provide 10 multifamily residential units on a 1.09 acre Project Site located in the RS Zoning District.¹ The Application is filed with the Planning Board as a Site Sensitive Special Residential Development under the provisions of Section 6.9 of the Lexington Zoning Bylaw and requires Major Site Plan Review.^{2 3}

Permitted Uses (§3.4).

Special Residential Development (SRD) is a use permitted by right, but site plan review is required.⁴

Distance from Basement , Slab, or Crawl Space and Groundwater (§4.5).

1. Document through submission of soil test data that the minimum required separation of 2-ft. is maintained between the basement slab and Estimated Seasonal High Groundwater.

Outdoor Lighting (§5.4).

Outdoor lighting requirements of Section 5.4 shall apply to all outdoor lighting except one and two-family lots.⁵ An outdoor lighting plan is required; however, lighting information could be shown on the site plan sheets if legible.⁶ Low illumination levels should be provided consistent with IESNA residential requirements.

2. Submit details or specifications for each type of lighting fixture selected for compatibility with dark skies principals and a higher color rendering index (CRI).
3. Submit lighting system information that includes post and base detail if applicable, illumination information including light trespass, and the lighting control system and metering.

¹ Reference B.

² Reference A §6.9.3 1.

³ Reference A §9.5.

⁴ Reference A §3.4, Table 1 Permitted Uses and Development Standards, A.1.05 Special Residential Development (SRD).

⁵ Reference A §4.4.2.

⁶ Reference A §4.4.3.



Dimensional Standards (ZBL §6.9.6)

Lot Area – Minimum required: None; Provided: 1.09 acres.

“When a lot is bounded by more than one street, any one of them, but only one, must be designated as the frontage street, provided the street meets the requirements for minimum lot frontage described in this bylaw.”⁷ The plans show a 30-ft. setback along Meriam Street, which is the “designated” frontage Street.

Frontage – Minimum required: None; Provided: 246.35-ft. along Meriam Street.

Provided; however, that the frontage for each lot shall be sufficient to provide for adequate access to the building site in the judgment of the Fire Department.⁸ Further, under Definitions, lot frontage must provide physical access to the principal building for motor vehicles to reach parking, for emergency services, and deliveries, such as mail.⁹

4. Provide documentation from the Fire Department that assess including access as depicted on the “Firetruck Accessibility” inset on Sheet 6 is sufficient.

“The minimum yards required by Section 135-4.0 shall apply only to the perimeter of the site but are not required elsewhere within the site.”¹⁰ See Table 2.¹¹

Front yard (feet) – Minimum required: 30 ft.;	Provided: 30±-ft. (scaled) from Building C to sideline of Meriam Street. ¹²
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Front yard (feet) on –Minimum required: 20-ft. Edgewood Rd Not Designated as The Frontage Street	Provided: 20± ft. (scaled from existing garage).
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Side yard (feet) – Minimum required: 15 ft.;	Provided: 15±-ft. (scaled) from Buildings A, B, and C to north sideline. ¹³
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⁷ Reference A §4.2.4 2.

⁸ Reference A §6.9.6 2.

⁹ Reference A §Definitions.

¹⁰ Reference A §6.9.6 3.

¹¹ Reference A §4.1.1, Table 2.

¹² Reference A §4.1.1, Table 2.

¹³ Reference A §4.1.1, Table 2.



We consider the lot line generally opposite Meriam Street being the westerly most lot line to be the rear lot line.¹⁴

Rear yard (feet) – Minimum required: 15 ft.; Provided: 15±-ft. (scaled) from Building A to west lot line.¹⁵

5. Show front, side, and rear setback dimensions from the buildings to the property lines.

The maximum building height in feet per Table 2 is 40-ft. but the maximum building height is 3 stories.¹⁶

Building Height (feet) – Max. permitted: 40 ft.; Provided: 30±-ft. (scaled) from Building C to sideline of Meriam Street.¹⁷

Building Height (stories) – Max. permitted: 3 stories.; Provided: 30±-ft. (scaled) from Building C to sideline of Meriam Street.¹⁸

Building height (“Height, building”) in feet is the vertical distance between the lower elevation measured from the natural grade of the land prior to disturbance as certified by a Massachusetts Professional Land Surveyor or the finished grade if lower and the upper elevation measured from the highest point of any ridge, gable, other roof surface, or parapet.¹⁹

Buildings A, B, and C have basement level garages. If the finished surface of the floor above a basement or crawl space is more than six feet above average natural grade, then the basement or crawl space is considered a story.²⁰ The Average Natural Grade is “The average of the elevations of the natural grade of the four extreme corners of the building...”²¹

We measured (by scale) the height of the finished surface of the floor above the basement in building A to be 6½± feet and we calculated the finished surface of the floor above the basement in building C to be approximately 6¾± feet. Accordingly, Building A is 4 stories in height and Buildings B and C are 3 stories in height. Based upon these scaled measurements,

¹⁴ Reference A § Definitions.

¹⁵ Reference A §4.1.1, Table 2.

¹⁶ Reference A §6.9.6 4.

¹⁷ Reference A §4.1.1, Table 2.

¹⁸ Reference A §4.1.1, Table 2.

¹⁹ Reference A § Definitions.

²⁰ Reference A § Definitions.

²¹ Reference A § Definitions.



Building A would not comply with the maximum building height in stories. However, the Professional Land Surveyor should determine building height in stories precisely.

6. Submit the Professional Land Surveyor's certification of building height in feet for Buildings A, B, and C and the existing residence to be reconstructed. Please use building department's Average Natural Grade form as part of this calculation.
7. Submit the Professional Land Surveyor's certification of building height in stories for Buildings A, B, and C and the existing residence to be reconstructed.
8. Should building height be found as noncompliant, revise plans to comply with maximum height.

"Gross Floor Area...The total GFA permitted of all dwelling units shall not exceed 115% of the 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." Plus 3,217-sq.-ft. of inclusionary housing actually provided²² The total GFA provided is the sum of the floor area of buildings A, B, and C plus the floor area of the market rate unit (3,402-sq.-ft.) and the inclusionary unit (3,217-sq.-ft.) in the existing residence.

Total GFA Permitted = $(0.16 \times 47,872 + 3 \times 4,550) \times 1.15 = 24,506\text{-sq.-ft.} + 3,217\text{ sq. ft. (Inclusionary)} = 27,723\text{-sq.-ft.}$

Total GFA Provided = $7,022 + 7,023 + 7,023 + 3,402 + 3,217 = 27,687\text{-sq.-ft.}$

The total floor area provided (27,687-sq.-ft.) is less than the total floor area permitted (27,723-sq.-ft.). Therefore, the floor area provided complies with the Bylaw.

Dwelling Unit Count and Size (ZBL §6.9.7)

"Number of dwellings...In a site sensitive development, the number of dwellings shall not exceed the total gross floor area of the development divided by the maximum building size determined under § 6.9.7.4, rounded up."²³ There is no upper limit on the number of dwelling units in a dwelling.²⁴

Maximum Dwellings = $27,687\text{-sq.-ft.} \div 7,030 = 3.94 \approx 4$ (rounded up)

The maximum number of dwellings permitted is 4 and the number of dwellings provided is 4, therefore the number of dwellings complies with the Bylaw.

Dwellings – Maximum permitted: 4; Provided: 4.

²² Reference A §6.9.6 5.

²³ Reference A §6.9.7 1.

²⁴ Reference A §6.9.7 2.



Inclusionary Housing (§6.9.8).

“At least 15% of the of the 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.”²⁵

$$\text{Inclusionary GFA} = 0.15 \times (0.16 \times 47,872\text{-sq.-ft.} + 3 \times 4,550) = 3,197\text{-sq.-ft.}$$

Inclusionary GFA – Minimum required: 3,197-sq.-ft. ; Provided: 3,217-sq.-ft.

The minimum floor area required for inclusionary housing is 3,197-sq.-ft. and the floor area of inclusionary housing provided is 3,217-sq.-ft., therefore the floor area of inclusionary housing complies with the Bylaw.

Common Open Space Standards (§6.9.10).

“Minimum common open space. At least 15% of the developable site area in a special residential development shall be set aside as common open space.”²⁶

The minimum common open space required is 7,181-sq.-ft. Areas of common open space are not formally designated on the site plan. However, as a condominium, land exterior to the 4 dwellings totaling 20,188-sq.-ft. is in common ownership.

PLANNING BOARD ZONING REGULATIONS

Major Site Plan Review (§9.3.1).

All developments submitted under § 135-6.9 Special Residential Developments require Major Site Plan Review.

Required Submittals (§9.3.2).

The Definitive Site Development Plan Set includes an “Existing Conditions Plan;” a “Preliminary Construction Management Plan;” and a “Utilities Plan.” Although a separate “Off-Street Parking and Circulation Plan” is not provided, the parking and driveway layout information is shown on the “Grading and Drainage Plan,” sheet 6. Although not bearing the title “Site Construction Plan,” site construction information including grading, utilities, and drainage is shown on the “Grading & Drainage Site Plan,” sheet 6. A landscape plan and a lighting plan are required. A plan entitled “Landscape Planting & Lighting Plan” is provided and shows planting information; however, no lighting information is shown.

²⁵ Reference A §6.9.8 1.a.

²⁶ Reference A §6.9.10.



9. Provide an Existing Conditions Plan bearing the seal and signature of a Massachusetts Professional Land Surveyor.

10. Submit a lighting plan and lighting system information. Refer to Comments 2 and 3.

Architectural plans are provided; however, all required information is not provided.²⁷

11. Provide color renderings of all sides of the proposed structures which shall show and label exterior material types, such as roofing, siding, and window details.

STORMWATER

Currently, the Project Site does not have a structured stormwater management system. During predevelopment storm events, runoff follows the topography and flows overland from a portion of the Project Site (Subcatchment 1) (SC-1) towards Edgewood Road (Design Point 1). Runoff from the remainder of the Project Site (SC-2) flows overland towards Meriam Street (Design Point 2).

The site plan approval process requires the Applicant to control post development runoff by providing an on-site stormwater management system that complies with Lexington's Stormwater Management Regulations and MassDEP's Stormwater Standards and the Massachusetts Stormwater Handbook.^{28 29 30}

Post development, runoff from the roofs of Buildings A and C along with the runoff from the two driveways of Building C are conveyed in pipes to subsurface infiltration systems (SIS) consisting of plastic chambers surrounded by washed stone where the runoff infiltrates into the ground.

Runoff from Subcatchment 201 (SC-201) which includes runoff from the roof of Building B and surface runoff from the driveways and parking spaces for Buildings A and B and the existing residence are collected in a closed stormdrain system. The closed stormdrain system which consists of drainlines, catchbasins, and drain manholes conveys the runoff to Subsurface Infiltration System 1 (SIS 1). Runoff flowing into SIS 1 from most storms (including storms as intense as the 10-year frequency storm event) are infiltrated into the ground. Runoff from very large storms such as the 100-year frequency storm event is partially infiltrated into the ground

²⁷ Reference D §9.3.2 2.

²⁸ Town of Lexington, Massachusetts, Code, Part III Regulations, Chapter 181 Public Works, Department of, Article VI Stormwater Management Regulations.

²⁹ Massachusetts Stormwater Management Standards 310 CMR 10.05(6)(k).

³⁰ Stormwater Handbook, Massachusetts Department of Environmental Protection, (SWH)



with the excess runoff discharged to the lawn surface near the south corner of the Project Site. This runoff is included in the post development runoff to Design Point 2. Runoff from landscape areas near the Meriam Street (SC-201) flow overland to the Design Point 2 which is in the same location as predevelopment Design Point 2. Runoff from landscape areas near the Meriam Street (SC-201) flow overland to the Design Point 1 which is in the same location as predevelopment Design Point 1.

In compliance with the regulations, the on-site stormwater management system is designed such that the post development peak rate of stormwater discharge at Design Point 1 is less than the predevelopment peak rate of stormwater discharge at Design Point 1. Additionally, the post development peak rate of stormwater discharge at Design Point 2 is less than the predevelopment peak rate of stormwater discharge at Design Point 2. The stormwater management system reduces the amount of Total Suspended Solids (TSS), a regulated water pollutant, in the on-site stormwater and infiltrates stormwater such that there is no loss of average annual recharge.

The permeability (saturated hydraulic conductivity) of the soil and the depth to Estimated Seasonal High Groundwater (ESHGW) at the specific location of each infiltration practice is determined by excavating test pits. The Site Plans show the logs of three test pits. During a site visit on February 23, 2024, we observed four additional test pits being excavated.

The stormwater analysis was prepared by Patriot Engineering in January 2024 using the "HydroCAD® 10.20-3c s/n 02346" computer model. Rainfall intensities are based on "Extreme Precipitation in New York and New England, Version 2.0," a joint collaboration between the Northeast Regional Climate Center and the Natural Resources Conservation Service, copyright 2010-2022 <https://precip.eas.cornell.edu/#/>.

Test Pits – Updated test pit information is required.

12. Logs of three test pits are shown on sheet 9. For these three test pits and for the additional test pits that have been excavated:
 - a. Identity each test pit by number or letter.
 - b. Show the location of all test pits on the site plans.
 - c. Ensure that the test pit logs are clarified stating that there was no evidence of groundwater based on both 1) observation of direct inflow and weeping of groundwater through the sidewall and 2) that no mottles were present.
13. It is likely that the C1 and C2 layers in the October 12, 2023 test pit logs should be relabeled as loamy sand. The infiltration rate used in the HydroCAD analysis is



2.41 in/hr. which is the Rawls rate for loamy sand, not sandy loam. Revise the test pit logs and/or the HydroCAD analysis for consistency.

14. Additional test pits have been excavated. Ensure that the minimum number of test pits are provided in compliance with the Stormwater Handbook including two test pits in the footprint of SIS-1, one test pit in the footprint of SIS-A, and one test pit in the proximity of SIS-2 and SIS-3.

Subsurface Infiltration Systems. Test pit data is used as the basis of design for Subsurface Infiltration Systems. The three test pits shown on the plans are insufficient for design. The Stormwater Handbook requires that soil and groundwater testing be performed at the specific location of each infiltration practice. The Stormwater Handbook requires a minimum of two test pits must be located within the footprint of each Subsurface Infiltration System. However, due to the small size of SIS-A, SIS-2, and SIS-3, locating two test pits in each of these systems is not practicable. Additional test pits have been excavated. All of the on-site Subsurface Infiltration Systems are designed using an infiltration rate of 2.41 inches per hour which is the Rawls rate for loamy sand. All of the on-site Subsurface Infiltration Systems are based on Estimated Seasonal High Groundwater (ESHGW) being located more than 2-ft. below the bottom of stone of each Subsurface Infiltration System. If the new test pit data does not confirm the design infiltration rate or the ESHGW depth, the affected Subsurface Infiltration System must be redesigned in order to comply with Stormwater Standards 2, 3, and 4.

15. If additional test pit data is inconsistent, modify the design of all Subsurface Infiltration Systems as required:
 - d. Increase the size of each Subsurface Infiltration System as required if the infiltration rate is less than 2.41 inches/hour in order to control peak discharge rate or to provide drawdown of the system within 72 hours.
 - e. Raise the elevation of the bottom of stone of each Subsurface Infiltration System to provide a minimum 2-ft. separation to ESHGW.
16. Include a plan note stating that if a shallow confining layer with limited thickness is encountered during excavation for the Stormwater Infiltration Systems, the low permeability material shall be removed from beneath the system with a 5-ft. overdig and replaced with crushed stone or Title 5 sand.
17. The Isolator Row Plus for the StormTech chamber system for SIS-1 should be labeled in "plan view" and should be shown in the construction details on Sheet 9.
18. An Isolator Row Plus or other pretreatment practice should be provided for each of the StormTech chamber systems for SIS-2 and SIS-3 which receive driveway runoff with no



pretreatment. The Isolator Row Plus for the StormTech chamber system for SIS-2 and SIS-3 should be labeled in “plan view” and should be shown in the construction details on Sheet 9.

19. The treatment train for SIS-2 and SIS-3 should be provided in the stormwater report with only the Isolator Row Plus as pretreatment.
20. Ensure that the roof drain inlet pipes for SIS-2 and SIS-3 which convey “clean” runoff are not connected to the Isolator Row Plus of the SIS in order to avoid taxing the capacity of the Isolator Row Plus with clean runoff. Show the revised drain location on the plans.
21. Clarify if the “Trench/Area Drain” cited in the Operation and Maintenance & Erosion and Sedimentation Control Program describes the collection device labeled on the plans as “Porous Paver Section with Perf. Pipe.” If they describe the same device, use consistent terminology.
22. For the Porous Paver Section with Perforated Pipe collection devices (Porous Paver Collection Devices):
 - f. Provide a construction detail showing the porous paver layer, the granular base layer, and the diameter of the perforated pipe.
 - g. Calculate the runoff for the peak hour of runoff to the Porous Paver Collection Devices for the 2-year, 10-year, and 100-year frequency storm events. Using the area of the devices, calculate the flow rate that the device must pass in order to avoid bypassing the device.
 - h. Provide independent test data or other objective information for the flow rate through the porous paver layer and through the granular base layer.
23. We recommend modifying the “Proposed Subsurface Infiltration System Cross Section” detail to eliminate the ADS Geosynthetics 601T Non-Woven Geotextile fabric beneath the bottom of stone to minimize the potential of trapping of suspended solids.

Collection System – Information should be provided for the collection system.

24. Revise Utility Note 6, sheet 7, to specify the class of PVC pipe.
25. Confirm that the roof drains, the drains from the Porous Paver Collection Devices, and the overflow pipe from SIS-1 are 12-in PVC pipe as stated in note 6. If required, modify Note 6 and/or label the pipe diameters on the plans.



Massachusetts Stormwater Standards

The Proposed Project is subject to Major Site Plan Review and it will disturb more than 10,000 sq.-ft. of land. As such, the Planning Board Zoning Regulations require submittal of a Stormwater Management Plan as set forth in §181.75 of the Stormwater Management Regulations. The Stormwater Management Plan requires compliance with the Massachusetts Stormwater Standards. Compliance with the Massachusetts Stormwater Standards is also required under the Stormwater Management Regulations because the Proposed Project is an Above Threshold Project.

Compliance of the post development stormwater management system with the 10 Massachusetts Stormwater Standards is evaluated as follows:

Standard 1: No New Untreated Discharges. No new stormwater conveyances (e.g., outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.

We concur with the submitted Stormwater Report, that there is no new stormwater discharge of untreated stormwater directly to wetlands or that will cause erosion in wetlands or to the waters of the Commonwealth.

Standard 2: Peak Rate Attenuation. Stormwater management systems shall be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates.

We tentatively concur with the submitted Stormwater Report, that the post development discharge rates are less than the predevelopment discharge rates for the 2, 10, and 100-year frequency storm events at Design Point 1 and Design Point 2.

However, compliance with Standard 2 must be verified upon submission of additional test pit data. The additional test pit logs must confirm a minimum infiltration rate of 2.41 inches/hour and must confirm a minimum 2-ft. separation to ESHGW. For PSIS-1 the post development discharge rates will increase due to off-site flows that must be accommodated per Comment 1.

Standard 3: Recharge. Loss of annual recharge to groundwater shall be eliminated or minimized through the use of infiltration measures. At a minimum, the annual post-development recharge shall approximate the annual pre-development recharge based on soil type. This standard is met when the stormwater management system is designed to infiltrate the required recharge volume in accordance with the Mass Stormwater Handbook.

We tentatively concur that loss of annual recharge to groundwater has been minimized through the use of stormwater Best Management Practices (BMP's), subsurface infiltration systems, and a proposed



operation and maintenance program are proposed for the Proposed Project. The Subsurface Infiltration Systems provide drawdown within 72 hours.

However, compliance with Standard 3 must be verified upon submission of additional test pit data. The additional test pit logs must confirm a minimum infiltration rate of 2.41 inches/hour and must confirm a minimum 2-ft. separation to ESHGW. For PSIS-1 the time to drain will increase due to off-site flows that must be accommodated per Comment 1 but must remain under 72 hours.

Further, the proposed stormwater management system fails to replicate predevelopment infiltration and concentrates recharge at the base of the slope at PSIS-1.

26. We recommend adding a Subsurface Infiltration Structure or expanding PSIS-A if feasible to accommodate runoff from the Building A roof.

Standard 4: Water Quality. Stormwater management systems shall be designed to remove 80% of the average annual post-construction load of Total Suspended Solids (TSS).

In order to comply with the requirement to remove a minimum of 80%, all the Storm Tech proprietary Subsurface Infiltration Systems must have an Isolator Row Plus. The Storm Tech SIS with Isolator Row Plus provides 80% TSS removal. The treatment train for PSIS-1 should provide 93% TSS removal with the deep sump catchbasins (25% removal), proprietary CDS separator (55% removal), and the Storm Tech SIS with the Isolator Row Plus (80% removal).

SIS-3 and SIS-4 also require an Isolator Row Plus. The perforated collectors in the driveways do not provide TSS removal. The Storm Tech Subsurface Infiltration Systems only receive credit for 80% TSS removal if the Isolator Row Plus provides pretreatment prior to infiltration.

27. The StormTech system with Isolator Row Plus in PSIS-1 should be credited with 80% TSS removal. Accordingly, the treatment train (p.115) should be revised as providing a total of 93% TSS removal.
28. If the StormTech systems for PSIS-2 and PSIS-3 are revised to provide an Isolator Row Plus, the treatment train would be credited with 80% TSS removal.

Standard 5: Land uses with higher potential pollutant loads (LUHPPL). N/A. The proposed development is not a land use with higher potential pollutant loads.

Standard 6: Critical Areas. Stormwater discharges to a critical area such as a Zone II or an Interim Wellhead Protection Area of a public water supply, or stormwater discharges near or to any other critical area.



N/A. There is no planned discharge to or near a critical area.

Standard 7: Redevelopment Projects. A redevelopment project is required to meet the following Stormwater Management Standards only to the maximum extent practicable: Standard 2, Standard 3, and the pretreatment and structural best management practice requirements of Standards 4, 5, and 6.

The overall project should not be considered as a redevelopment project because there is an increase in impervious area. In any instance, the Proposed Project is designed to comply with requirements for a new project.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control. A plan to control construction-related impacts including erosion, sedimentation and other pollutant sources during construction is required.

Refer to the Lexington Stormwater Management Regulations, Erosion and Sediment Control Design Criteria (§181-74) and Erosion and Sediment Control Plan (§181-75 C), hereinafter for comments.

Standard 9: Operation and Maintenance Plan. A long-term operation and maintenance plan is required.

Refer to the Lexington Stormwater Management Regulations, Long-Term Operation and Maintenance Plan (§181-75 D), hereinafter for comments.

Standard 10: Prohibition of Illicit Discharges. All illicit discharges to the stormwater management system are prohibited.

29. Include an endorsed copy of the Illicit Discharge Compliance Statement in the Stormwater Report.

Lexington Stormwater Management Regulations

The Proposed Project is subject to the Stormwater Management Regulations (Reference E) and is considered an Above Threshold Project as it will disturb more than one acre of land and it requires site plan review and will disturb more than 10,000 sq.-ft. of land. As an Above Threshold Project, the Proposed Project must be consistent with the regulations in their entirety.³¹ "For site plan review projects, the stormwater management permit shall be consolidated into the Planning Board's site plan review approval and no separate stormwater permit from the Stormwater Agency is required."³² Stormwater runoff from "...Stormwater

³¹ Reference E, §181-71, B (1).

³² Reference E, §181-72, A (4).



runoff for above Threshold Projects “...shall meet Standards 1 through 10 of the Massachusetts Department of Environmental Protection’s Stormwater Management Standards and Handbook using current Best Management Practices (BMPS) and these Regulations. Where an inconsistency exists between the Massachusetts Stormwater Handbook and these Regulations, the stricter requirement shall apply.”³³

Application Procedures and Requirements (§181-72).

For above threshold projects subject to NPDES Construction General Permit requirements, the application shall include materials specified:

30. Recommend submitting a copy of the NPDES Notice of Intent in compliance with the USEPA Construction General Permit. ³⁴ This could be considered as a condition of approval to be submitted prior to building permits.

31. Submit a copy of receipt of the EPA Authorization letter and tracking number at time of building permits.³⁵ This could be a condition of approval.

Stormwater Management Performance Standards (§181-73).

Except as expressly provided, Above-Threshold Projects shall meet the ten Stormwater Standards and the Stormwater Handbook. In case of inconsistency, the stricter requirements shall apply.

Landscape Design Performance Standards (§181-73 A). Proposed projects shall take appropriate steps to minimize water use for irrigation and to allow for natural Recharge of Groundwater. Native species and habitat creating species shall be used in all landscape plans to the maximum extent possible.³⁶

32. Consider removing the following non-native species of trees and shrubs: *Chamaecyparis obtusea*, 'Split Rock' *Juniperus chinensis* 'Sargentii', *Taxus media* 'Everlow', *Magnolia stellata*, *Rhododendron*, and *Zelkova serrata* 'Musashino.' Substitute new trees and shrubs from Planning Board’s recommended Planting List.

33. Consider committing to not installing an irrigation system.

³³ Reference E, §181-73, A.

³⁴ Reference E, §181-72, B (1) (i) [1].

³⁵ Reference E, §181-72, B (1) (i) [2].

³⁶ Reference E, §181-73, B (1).



Hydrological Basis for Design (§181-73 B. (2)). Stormwater facility sizing must be based on the stormwater facility sizing criteria specified.³⁷

34. Evaluation and implementation of Low Impact Development (LID) practices is required to the maximum extent practicable. Describe low impact measures that were evaluated and discuss why they were or were not selected for implementation.
35. Submit Mannings pipe flow calculations for all drainline segments and adjust the slopes as required to limit velocity to between 2 and 10 feet per second.

If an off-Site area drains to a proposed Stormwater Management Facility, flow from that area must be accounted for in the sizing of a specific facility. Refer to Comments 36 and 37. For purposes of choosing a Runoff Curve Number, all pervious lands in the Site shall be assumed prior to development to be in “good” hydrologic condition regardless of conditions existing at the time of computation.³⁸

Stormwater runoff from adjacent off-site areas of approximately 22,000 sq.-ft. flows onto the Project Site and should be included in the HydroCAD analysis. Portions of 41, 43, and 47 Somerset Road and a portion of 30 Edgewood in addition to 28 Meriam Road should be included comprising a total area of approximately 70,000 sq.-ft.

The HydroCAD Model should be updated.

36. Revise the HydroCAD analysis to include off-site areas flowing onto the Project Site.
37. Increase the size of PSIS-1 if required in order to control peak discharge rate based on additional runoff from off-site areas flowing onto the Project Site or preferable add additional infiltration capacity in the upper portion of the site in order to accommodate Building A roof water.
38. Provide predevelopment and post development catchment plans showing on-site and off-site areas and subcatchment boundaries.
39. Revise the HydroCAD analyses designating the predevelopment grass cover for the portions of SC-1 and SC-2 within the Project Site as “Good.”
40. For off-site areas to be added to the Project’s overall drainage area, input offsite pervious cover as “Good” for both the predevelopment and post development HydroCAD analyses. Refer to Comment 36.

³⁷ Reference E, §181-73, B (2) (a).

³⁸ Reference E, §181-73, B (2) (j).



The infiltration facilities must retain a volume of runoff equivalent to, or greater than, 1.0 inch multiplied by the total post-construction impervious surface area on the redeveloped site, including any directly connected impervious area draining onto the redeveloped site.³⁹

41. Calculate the volume required to be retained within PSIS-A, PSIS-1 (revised to include off-site areas per Comment 1), PSIS-2, and PSIS-3 based on 1-inch times the impervious cover in each tributary subcatchment.

Erosion and Sediment Control Design Criteria (§181-74).

During construction, the Proposed Project must comply with Massachusetts Stormwater Standard 8 and the Stormwater Management Regulations. Revise the plans or the Operation and Maintenance & Erosion and Sedimentation Control Program incorporating the changes set forth in the following comments.

42. Sediment is most effectively controlled close to the source. Revise the plans to show an internal Filtermitt row east of Building B separating the upper (west) construction area with Buildings A and B from the lower (east) construction area with Building C and the Subsurface Infiltration Systems.
43. Add a plan note stating that stockpiles should not be placed within the footprints of any Subsurface Infiltration System.
44. Mark limit of work on the plans with high visibility orange construction fence.⁴⁰
45. Stormwater management facilities to be used after construction shall not be used as BMPS during construction. Runoff should not be discharged to any Subsurface Infiltration System or to either Porous Paver Section with Perf. Pipe Device until the site is fully stabilized. Accordingly, revise the Construction Management Plan (sheet 5) to show temporary detention basins or other measures to contain runoff while the Subsurface Infiltration Systems are bulkheaded off.⁴¹
46. Add a plan note stating that soil stockpiles must be stabilized or covered at the end of each workday. Side slopes shall not be greater than 2:1. Install Filtermitt surrounding stockpiles.⁴²
47. Specify that the Filtermitt must be 12-inch diameter minimum.

³⁹ Reference E, §181-73, B (2) (l).

⁴⁰ Reference E §181-74 A. (2).

⁴¹ Reference E §181-74 A. (8).

⁴² Reference E §181-74 A. (12).



48. Revise the Sediment Control Trap Detail and the Baled Hay Silt Barrier around Catchbasin Detail deleting haybales and substituting strawbales. Delete all references to haybales.
49. Amend the Application by providing a schedule specifying the duration of bare earth conditions prior to stabilization.⁴³
50. Prohibit on-site refueling of construction vehicles and equipment or alternatively, show one or more designated refueling areas and provide a construction detail of the refueling area. The refueling area shall consist of a level pad of pavement or another type of impervious surface with a berm surrounding the pad to provide containment of a fuel spill.
51. Add a plan note requiring the complete blocking off of the Infiltration Field during the construction phase in order to prevent any runoff from entering the structures until site is fully stabilized.
52. Limit excavation and grading of fine soils to calm days. Specify that dust control is limited to application of potable water. Calcium Chloride shall not be used for dust control.⁴⁴
53. If authorized by the Department of Public Works, provide silt sacks for the two catchbasins within the site frontage on Meriam Street and Edgewood Road.⁴⁵
54. Segments of Meriam Street and Edgewood Road on which any sediment is deposited shall be swept within 72 hours.⁴⁶
55. Any sediment or debris discharged to any Town drainage structure or drainline shall be removed within 72 hours.⁴⁷

Stormwater Management Plan Contents (§181-75 & Appendix C).

Noncompliance with the requirements of this section are addressed in prior sections of this memorandum.

⁴³ Reference E §181-74 A. (16).

⁴⁴ Reference E §181-74 A. (17).

⁴⁵ Reference E §181-74 A. (20).

⁴⁶ Reference E §181-74 A. (21).

⁴⁷ Reference E §181-74 A. (22).



Erosion and Sediment Control Plan (§181-75 C).

The Proposed Project requires a Stormwater Pollution Prevention Plan (SWPPP) per the NPDES Construction General Permit, and the Applicant must also submit a complete copy of the SWPPP as part of its application. If the SWPPP meets the requirements of the Construction General Permit, it will be considered equivalent to the Erosion and Sediment Control Plan described in this Section. Respond to the following comments by including the requested information in the SWPPP or a separate Erosion and Sediment Control Plan (ESCP) in compliance with §181-75 C.

56. Revise the Application by submitting a complete copy of the SWPPP. Refer to Comments 30 and 31.
57. Provide a table of impervious areas showing:
 - i. Directly Connected Impervious Area (DCIA)
 - j. Disconnected Impervious Area
 - k. Impervious Area flowing to each SIS.
 - l. Total Imperious Area.⁴⁸
58. Predevelopment and post development phosphorous load (pounds per year) noting that infiltrated runoff adsorbs to the soil and is removed from the system.⁴⁹

Long-Term Operation and Maintenance Plan (§181-75 D)

. The O&M Plan shall ensure compliance for the life of the project with the Planning Board Permit, the Lexington Stormwater Management Regulations, the Stormwater Handbook, and the Massachusetts Surface Water Quality Standards (314 CMR 4.00).

59. Provide a scaled “Maintenance Plan” of the property showing all BMPs.⁵⁰
60. Specify the Porous Paver Section with Perf. Pipe Device is to be vacuumed a minimum four times per year including following the end of winter conditions to remove silt between the joints of the pavers before it settles into the crushed stone layer.
61. Statements regarding salt control are not consistent in the Operation and Maintenance & Erosion and Sedimentation Control Program. We recommend that road salt (calcium chloride) be prohibited on-site.

⁴⁸ Reference E, Appendix A (7) (e) [10], (e) [11], and (f).

⁴⁹ Reference E, Appendix A (7) (g).

⁵⁰ Reference E §181-75 D. (2) (d).



62. The O&M Plan should state requirements for an annual certification that work has been done to properly operate and maintain the stormwater management facilities consistent with the approved O&M plan.⁵¹
63. The O&M Plan should state requirements to maintain inspection records for five years.⁵²
64. As a minimum, pavement should be swept twice per year in the spring and fall.
65. Provide an annual O&M budget.

Construction Implementation & Monitoring (§181-76).

Inspection and monitoring during construction should comply with the following and these requirements should be included in the SWPPP or a separate Erosion and Sediment Control Plan (ESCP).

66. The Construction Phase O&M Plan should state that the Filtermitt and other erosion controls must be inspected after rainfall of 0.25 inch or greater, not the “2 year” year frequency storm event as stated on page 1 of the Operation and Maintenance & Erosion and Sedimentation Control Program.⁵³
67. The Construction Phase O&M Plan should state that Erosion and Sediment Control Inspection must include all areas of the Site disturbed by construction and materials storage areas, not just the erosion controls.⁵⁴
68. The Construction Phase O&M Plan should state that Erosion and Sediment Control Inspection Reports must comply with the requirements of §181-76 B. (2). (c) [1] through [7].
69. The Construction Phase O&M Plan should state the requirement for an inspection by the Applicant’s Certifying Professional Engineer to be completed during construction of the stormwater management system.⁵⁵
70. The Construction Phase O&M Plan should state the requirement for a final inspection by the Applicant as the project nears completion in order to that ensure temporary

⁵¹ Reference E §181-78 A.

⁵² Reference E §181-78 C.

⁵³ Reference E §181-76 B (2).

⁵⁴ Reference E §181-76 B (2) (b).

⁵⁵ Reference E §181-76 B. (2). (d).



controls have been removed, stabilization is complete, and final conditions adhere to approved Site plans.⁵⁶

71. The Construction Phase O&M Plan should state the requirement to retain a record of each inspection and of any actions taken by the Applicant for at least three (3) years. The inspection reports must identify any incidents of non-compliance with the permit conditions. Where a report does not identify any incidents of non-compliance, the report must contain a certification that the construction project or Site is in compliance with this permit.⁵⁷

Project Completion (§181-77).

72. Note the requirement for submission of an As-Built Plan, hard copy signed and sealed by a Massachusetts Registered Landscape Architect and an electronic copy submitted within 90 days of completion of construction.⁵⁸
73. Note the requirement for submission of a Certification by a Registered Professional Engineer that the stormwater management facilities have been installed and are functioning according to the approved Stormwater Management Permit.⁵⁹
74. Note the requirement for submission of a final Operation and Maintenance Plan that incorporates any modifications made during the permitting process and change orders during construction as authorized by the Board.⁶⁰

Ongoing Inspection and Maintenance (§181-78).

The requirements for ongoing inspection and maintenance are included in Long-Term Operation and Maintenance Plan (§181-75 D).

SITE PLANING

75. The site plans show one site with no internal lot lines. Recommend a condition that an Approval Not Required (ANR) must be recorded in the Registry of Deeds prior to Building Permit.
76. Describe site security during construction including the extent of fencing.

⁵⁶ Reference E §181-76 B. (2). (e).

⁵⁷ Reference E §181-76 B. (2). (f).

⁵⁸ Reference E §181-77 A.

⁵⁹ Reference E §181-77 B (1) (a).

⁶⁰ Reference E §181-77 B (1) (d).



77. Provide a Draft Copy of the Homeowner's Association Documents for review.
78. At the point of connection, the proposed sanitary sewer is 5.5 to 6-ft. deep. The nearby 12-inch water main is anticipated to be approximately 5 to 6 feet deep. The pipes are likely to conflict.
79. A plan note should be provided stating that cable utilities are to be installed underground.
80. There is a Proposed Porous Paver Patio Detail on sheet 10 and a Brick Sidewalk Paving Detail on sheet 14, but walkways and patios are not labeled as being porous paver or brick. Label walkways and patios as porous paver or brick.
81. Provide top and bottom of retaining wall elevations.
82. Show the material proposed for use on the exposed face of the retaining walls. Use natural stone on the exposed face is encouraged.
83. Note requirements for fall protection if the exposed face of the retaining wall is greater than 4-ft.
84. Provide details of the wall construction including a section and a plan and profile. If wall design is requested to be deferred, include a plan note requiring that the wall must be designed based on-site specific soil testing and the design cannot delegate determination of soil structural properties to other parties following completion of the retaining wall design.



TOWN OF LEXINGTON
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To: Lexington Planning Board

From: Meghan McNamara, Planner

Re: Site Plan Review for 28 Meriam St & 32 Edgewood Rd: Site Sensitive Development (Special Residential Development)

Date: March 7, 2024, revised March 12

Property Information	
Project Address	28 Meriam Street and 32 Edgewood Road
Parcel ID	Map 56, Lot 94A and Map 56, Lot 94B
Permit #	PLAN-24-2
Applicant/Owner Name	Applicant: 28 Meriam Street Lexington LLC Owner: Carol Reiling
Type of Review	Special Residential Development - Site Sensitive Development (SSD)
Zoning District	RS – One Family Dwelling
Property Size	47,872 SF
Existing Conditions	The project site is comprised of two single-family lots with bituminous concrete driveways, walkways, patios, grassed/landscaped areas, and mature trees. The rear portion of the site, 32 Edgewood Road, contains a dwelling. Both structures are listed on Lexington's Historical & Cultural Inventory. .
Environmental Conditions	The southern portion of the site contains a manicured lawn area. A wooded steep slope rises in a northwesterly direction and continues at a gradual slope to the northernmost section of the site and contains pockets of hemlock trees.

Important Dates/Timelines	
Public Meeting	March 13, 2024
Filed with Town Clerk	January 26, 2024
Decision Deadline (150 days)	June 23, 2024

Approval Information	
Action Required at Decision Deadline	The decision of the Planning Board shall be by a majority vote of the Board as constituted. The Project is permitted by right, and site plan review approval is required. The Planning Board shall review and act upon the site plan, requiring such conditions as necessary to satisfy the Review Standards and the Zoning Regulations..

Applicability	Under the provisions of §135-6.9.2, a Special Residential Development (“SRD”) is a project in which one or more lots, tracts, or parcels of land are to be improved for use as a coordinated site for housing and for which deviations from the dimensional standards that apply to conventional developments are allowed in order to achieve a diversity of household types, sizes and affordability. Planning staff determined that the proposed development meets the criteria under the provisions of §135-6.9.3.1 (“Site Sensitive Development”), because the existing historical house (28 Meriam St) will be renovated and converted into two dwelling units, and natural grades and mature trees will be preserved during and after construction.
Waivers	No waivers requested.

Project Summary																								
<p>The Development consists of four buildings with 10 dwelling units on the combined 1.09 acre lot(s). The existing dwelling at 28 Meriam Street will be renovated and converted into two units, including one inclusionary 4-bedroom unit, to satisfy the requirements of §135-6.9 of the Zoning Bylaw. Two 3-unit condo buildings will be constructed using the existing driveway entrance from Edgewood Road.. One duplex building will be constructed fronting Meriam Street with two driveways. The existing house at 32 Edgewood Road will be demolished as part of the project.</p> <p>Background:</p> <p>On March 7, 2024, the Planning Board members visited the project site to view the proposed building locations, trees, and project project.</p> <p>The Planning Board hired a peer review consultant to assist in this review. Peer Review memo from Thomas Houston of PSC is included with further comments and focused review on Stormwater Management.</p> <p>On October 18, 2023, the Applicant met with staff for a Development Review Team (DRT) meeting to review proposal.</p> <p>IDU – Inclusionary Dwelling Units SHI – Subsidized Housing Inventory</p> <p>Parking Analysis:</p> <table> <tr> <th>Vehicle Parking</th><th colspan="2">Parking Required</th><th>Provided</th><th>Notes</th></tr> <tr> <td>Long-Term Bicycles</td><td>1.5 per dwelling unit</td><td>15</td><td>Undetermined</td><td>Confirm location</td></tr> <tr> <td>Short-Term Bicycles</td><td>0.1 per dwelling unit</td><td>Minimum 2</td><td>Undetermined</td><td>Confirm location</td></tr> <tr> <td>Car Parking Spaces</td><td>1 per dwelling unit</td><td>10</td><td>37 total parking spaces: 18 garaged and 19 surface spaces</td><td>3.7 : 1 Parking ratio</td></tr> </table>					Vehicle Parking	Parking Required		Provided	Notes	Long-Term Bicycles	1.5 per dwelling unit	15	Undetermined	Confirm location	Short-Term Bicycles	0.1 per dwelling unit	Minimum 2	Undetermined	Confirm location	Car Parking Spaces	1 per dwelling unit	10	37 total parking spaces: 18 garaged and 19 surface spaces	3.7 : 1 Parking ratio
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Car Parking Spaces	1 per dwelling unit	10	37 total parking spaces: 18 garaged and 19 surface spaces	3.7 : 1 Parking ratio																				

Because all units will have garages, it's suggested that the Applicant request a waiver from the Bicycle Parking requirements - §175-12.4.2

Gross Floor Area and Inclusionary Dwelling Units:

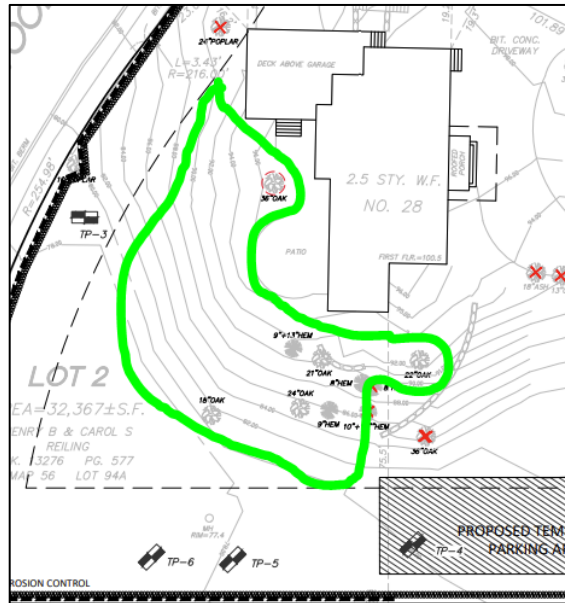
	Required or Allowed (Sq. Ft.)	Provided (Sq. Ft.)	Notes
GFA not including IDU	24,505 (allowed)	24,470	115% of Based GFA for SSD is allowed
IDU	3,196 (required)	3,217	All required inclusionary GFA to be included in a 4-bed unit and eligible for SHI. Providing 1,086 sq. ft. more of SHI than required
SHI	2,131 (required)	3,217	
Total Allowable GFA	27,702 (maximum)	27,687	Base GFA + IDU

Comments

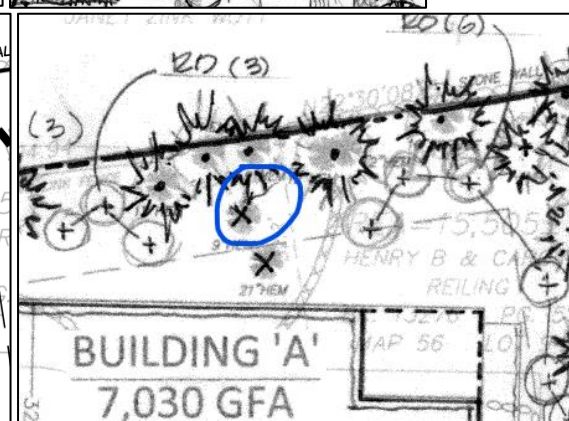
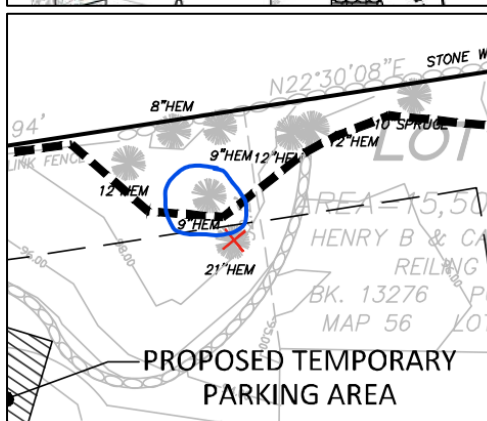
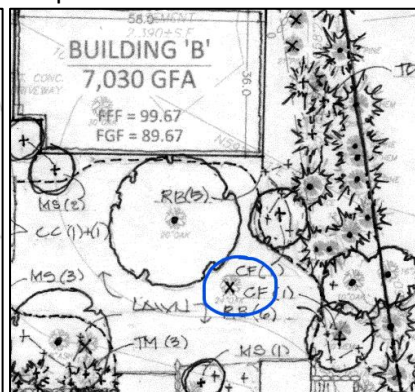
Planning:

- Project is consistent with the 2022 LexingtonNEXT Comprehensive Plan Housing Objective 2.1 by providing a range of housing types; Objective 2.2 to increase the supply of subsidized housing; Objective 2.4 to protect the exterior of historic structure ([#28 Meriam the Fred K. Brown Ogeedankee House](#))
- What is the proposed trash and recycling plan? Will there be a shared dumpster or individual receptacles for each unit? If a shared dumpster, where will it be located? If individual unit receptacles, recommend including a clause in the Condominium Trust that details when trash and recycling bins are to be brought inside and off the street as not to clutter the roadway. Current rules applying to curbside collection are to remove empty containers within 12 hours of the collection ([§181-59](#)).
- Why does the limit of work line not extend along Meriam Street to the construction entrance? The 36-inch maple tree along Meriam Street is not shown on the Construction Management Plans (revised 2/29/2024). Extra tree protection should be provided to this 36-inch cedar tree as the root system is presumably in close proximity to Subsurface Infiltration System (SSIS) #3 and the temporary parking area. There will be too much activity in this area to not have a limit of work fencing around the 36-inch maple.
- Adjust the Limit of Work (LOW) to adequately protect tree and grades that are to remain, particularly on the corner slope and along the perimeter of the lot on the east side, where utilities are being installed between the wall and the house to remain. The LOW should protect as much of the existing landscape vegetation and slope as possible
- The proposed erosion control should be removed from the site analysis map.
- There are a number of trees within the limit of work that aren't marked with tree protection. The limit of work/erosion control location should be adjusted to protect the 3 to 5 trees along the northern side property line. The cluster of trees within the central portion of the site should be protected; retaining wall activity and SSIS #1 are proposed in close proximity and will most likely impact the root systems. Large equipment will presumably need to get around this area.

- There should be an internal limit of work line to protect the slope and cluster of preserved trees – roughly draw in the diagram below.



- The images below show the same trees to be protected and removed on different plans.



- Must provide tree protection detail on the plan set.
- Must provide construction staging area on the plan set.
- Indicate the location of mailboxes. The location and composition of mail receptacles must be per the United States Postal Service requirements.
- Consider requesting a waiver from the street tree requirement.

- The Design Regulation Checklist submitted by the applicant indicates that interpretive signage and use of plant labels is shown on Sheet 8, however this information is not shown on Sheet 8. (See 12.7.1)
- The Design Regulation Checklist submitted by the applicant indicates that utility meters are shown on the architectural plans, however this information is not shown (12.9.4). Keep the location of utility meters and other infrastructure elements in mind to assure an attractive visual environment.
- The Planting Plan dimensions are slightly off and show two oak trees to remain above the SSIS #1. The Site Construction Plan shows SSIS #1 closer to the street and not directly underneath these two trees.
- The Site Utility Plan, Illustrative Site Plan and Planting Plan show different proposed front walkways for Building C. Light posts and plantings are being proposed where walkways are shown on other plans.
- Concerned for the reverse turning direction for the existing dwelling Unit#2 garage
- The location of the existing concrete/privacy wall is not clear on the plans. Confirm whether or not the location, height and length of the wall will be modified. Understanding that the site renderings are approximate, it appears that the wall extends much further south down Edgewood Road than what is existing. See Engineering comments below regarding sight lines.
- Label the common open space percentage on the plan to ensure that at least 15% of the developable site area is set aside as common open space, per [§6.9.10 of Chapter 135](#). The amount of open space shown should meet the requirement and match what was specified in the LEED Core and Shell Checklist
- Recommend lead and radon testing in the building containing the Inclusionary Dwelling Units, and any mitigation be complete before issuance of a building permit.
- Provide the detail for the porous paver section of the two Meriam Street driveway aprons. Sheet 11 (Site Details) shows the detail for a porous paver patio, however it is unclear if it is the same detail for all patios and the driveway apron.
- Sheet 11 (Site Details) labels baled hay silt barrier around the catch basins, however the detail shows compost filter sock.
- Site detail sheet should only show details pertaining to this project.
- A small section of the existing garage corner will be removed to eliminate any encroachment into the setback area for Edgewood. This is reflected in the architectural plans for the renovation. Update site plans to reflect proposal to meet side yard setback and show proposed setbacks of proposed buildings and walls
- Top and Bottom of wall elevations should be shown on the plans.
- Provide color elevations/renderings of all sides of the proposed structures per [§176-9.3.2\(2\)](#)
- What is the proposed location of any exterior mechanical/HVAC equipment that could contribute noise pollution or visual disturbance to residents and abutters? Will this equipment be on the roof of all buildings? Show on plans and provide screening.
- There is an existing manhole between test pits #5 and #6. If this manhole and pipe invert are to be removed, provide a note on the planset. SSIS #1 is proposed in the location of this manhole.
- A condition of approval should be for the Applicant to file an ANR Plan to create one lot and record the lot combination prior to issuance of any building permits.
- The Master Deed should be updated to reflect the new 2024 fossil fuel free requirements, the HVAC information in particular.
- Driveway, stormwater maintenance, any private trash and recycling removal, snow plowing, sweeping responsibilities should be articulated in the HOA. The O&M plan and requirements should also be included.

- The wall along Edgewood may hinder sight lines from the driveway. Recommend widening the opening.

Conservation:

- The project falls outside Conservation Commission jurisdiction and it will not directly connect the site drainage, such as an overflow from the infiltration systems, to the town storm drain system.
- Provide Pre-Development and Post-Development Watershed plans with applicable back up, such as subcatchment areas identified, Design Points, Time of Concentration flow paths for the drainage analysis.
- Demarcate the 3 test pit locations on the drainage plans
- A test pit should be located within each proposed infiltration system, four total.
- What is the existing manhole located within the footprint on Infiltration System #1?

Building:

- The applicant shall be required to comply with proposed 2024 Town Meeting Article #29 regarding noise and hours of construction, which will include submitting a noise mitigation plan prepared by a Professional Noise Consultant, which will also include monitoring sound.
- Must provide an Average Natural Grade sheet for site plan review and again with issuance of a building permit application.

Zoning:

- Definitive Site Development Plan Set shows three new buildings with square footage of 7,021, 7,022 and 7,023. Architectural plans show one building of 7,022 square feet and two with 7,023 square feet. It's not clear which building is which.
- Could not find elevations showing all sides of the historic structure with the new garage.
- Could not find photometrics plan showing any proposed light trespass onto abutting properties or the street. There is an attachment called "Lighting and Planting Plan," however this information is not included.
- Why is there a common hallway going right through the middle of Unit 2 on the first floor of the historic structure?
- As much screening as possible should be installed in front of Building C along Meriam Street to minimize glare from headlights onto abutting properties.
- Retaining walls need to be set back from the lot line at a distance at least equal to the height of the retaining wall.
- Provide Height Calculations Forms and Average Natural Grade forms to confirm building height.
- Any new fencing?

Fire:

- Provide 20 foot wide access, for the ladder truck can make swing through around the gate/wall from Edgewood. Revised plan set revised February 29 appears to satisfy Fire Dept.
- Fire Department Connections (FDC) facing Edgewood for the two three-unit buildings.
- Yard hydrant in complex, or city hydrant opposite entrance on Edgewood.
- Discuss options for numbering with public safety prior to building permit application.
- Provide more info on Knox Boxes, panel locations, elevator rooms, etc.
- Will EV charging be provided? If so, where?

Police:

- Coordinate new addresses with Police/Public Safety before building permit application.
- Police do not have any concerns regarding daily motor vehicle trips.

Health:

- Will need a rodent management plan before and after construction.

- Trash & recycling will need to be coordinated with Environmental Services and brought to end of driveways.

Tree Committee:

- See Tree Committee comments provided on 2/21/2024, request to change replacing proposed 3 Zelkova's with a native shade tree on the [recommended Tree list](#). Recommends a certified arborist prepare the tree protection plan for all trees to be retained.

Environmental Services:

- A sign-off by the Lexington Department of Public Works – Environmental Service Division is required for the demolition permit. The primary requirements are: (1) To recovery mercury containing items such as old thermostats, sump-pumps, florescent bulbs and other mercury containing devices. Mercury is a neurotoxin and dangerous to human health and must be removed prior to demolition. you can bring these mercury bearing items to 60 Hartwell Ave. M-F 7:30AM to 3PM and on most Sunday's 8AM to 4PM; and (2) To divert and recover/reuse (when feasible) building materials such as wood flooring, kitchen cabinets, lighting fixtures and other reusable building materials prior to demolition. Please search building material salvage companies in the local area.
- Applicant should check with Env. Service to coordinate if town will pick up trash & recycling or may need private removal.

Housing:

- See memorandum dated 2/7/2024 from Liz Rust, Director, Regional Housing Services Office (RHSO)
- Not aware of any 4-bedroom units amongst the 776 income restricted units. Proposed unit size fulfills a need for family affordable ownership housing.

Historical:

- The Historical Commission held a public hearing on July 19th, 2023 regarding the application for Full Building Demolition of the structures located at 28 Meriam Street and 32 Edgewood Rd. They voted to find both structures preferably preserved and to impose a one-year demolition delay expiring on July 19th, 2024. The demolition of the carriage house and any exterior work to the main house will need to be performed by the current property owner, because the demo delay from the Historical Commission is non-transferrable and was issued to the property owner.

Sustainability & Resilience:

- If proposing gas for fireplace and cooking, the buildings will fall into the mixed-fuel pathway of the Specialized Energy Stretch Code, requiring the installation of solar to offset the fossil fuel use unless shading at the site prevents it. Refer to Page 17 of the Specialized Code for the Mixed-Fuel Pathway requirements. Section RC 104.4 details the solar requirements.
- Fossil Fuel Bylaw goes into effect March 2024. Applicant will need to comply.

Engineering:

- The manhole appears to be a private drain manhole with one pipe invert. Not sure where the connection is coming from. It appears to be in bad shape.
- What is the final disposition of the wall along Edgewood Road? Sight lines will be an issue and recommend cutting the wall back on the south side of the driveway (assuming the north side stays in place).
- It appears the retaining wall along Building C south parking area is upwards of 8-feet tall and will most likely impact the tree root systems of 3 or 4 trees proposed to be saved.
- May need more erosion controls during construction of the south side of the project where Edgewood Road and Meriam Street meet.
- Edgewood Road and Meriam Street are on the last year of moratorium so would want to pave curb to curb.

Below 2023 Aerial View:



Below: Balloon show proposed Buildings B heights, Balloon for A shown in field hard to see in photo:



Below: Blue Balloon to show Building A



Below: Balloons Show buildings B & C heights:



AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

23 Bennington Rd. Approval Not Required (ANR) Plan (Map 31, Lot 68) to split property to create second lot fronting on Pelham Road

PRESENTER:

Applicant: Tom Lin and Planning
Staff/Board Discussion

ITEM NUMBER:

SUMMARY:

Applicant's proposal is for an ANR (Approval Not Required) Plan to split existing lot at 23 Bennington to create a second lot with frontage on Pelham Road, an unaccepted road. Applicant submission can be found here: <https://lexingtonma.portal.opengov.com/records/86607>

SUGGESTED MOTION:

Staff recommends the Board vote to *disapprove* this ANR endorsement because the proposed plan constitutes a subdivision and does require approval under the Subdivision Control Law. The submitted ANR does not qualify for an ANR endorsement. Proposed Lot B (with the existing house) does not meet the minimum frontage requirements of 125-ft. (64.07-ft. proposed) in the RS District because it does not provide vital access along the lot's frontage. As shown on the plan 61.50-ft. of Lot B's frontage is along a paper road. The unbuilt portion of Bennington Road does not provide sufficient width, suitable grades or adequate construction to provide for vehicular traffic.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/13/2024

ATTACHMENTS:

Description

Type

- ▢ Aerial View
- ▢ GIS View
- ▢ ANR Plan

- Exhibit
- Exhibit
- Exhibit

Aerial View



Property Information

Property ID 31-68
Location 23 BENNINGTON RD
Owner LIN TINGWEI TOM



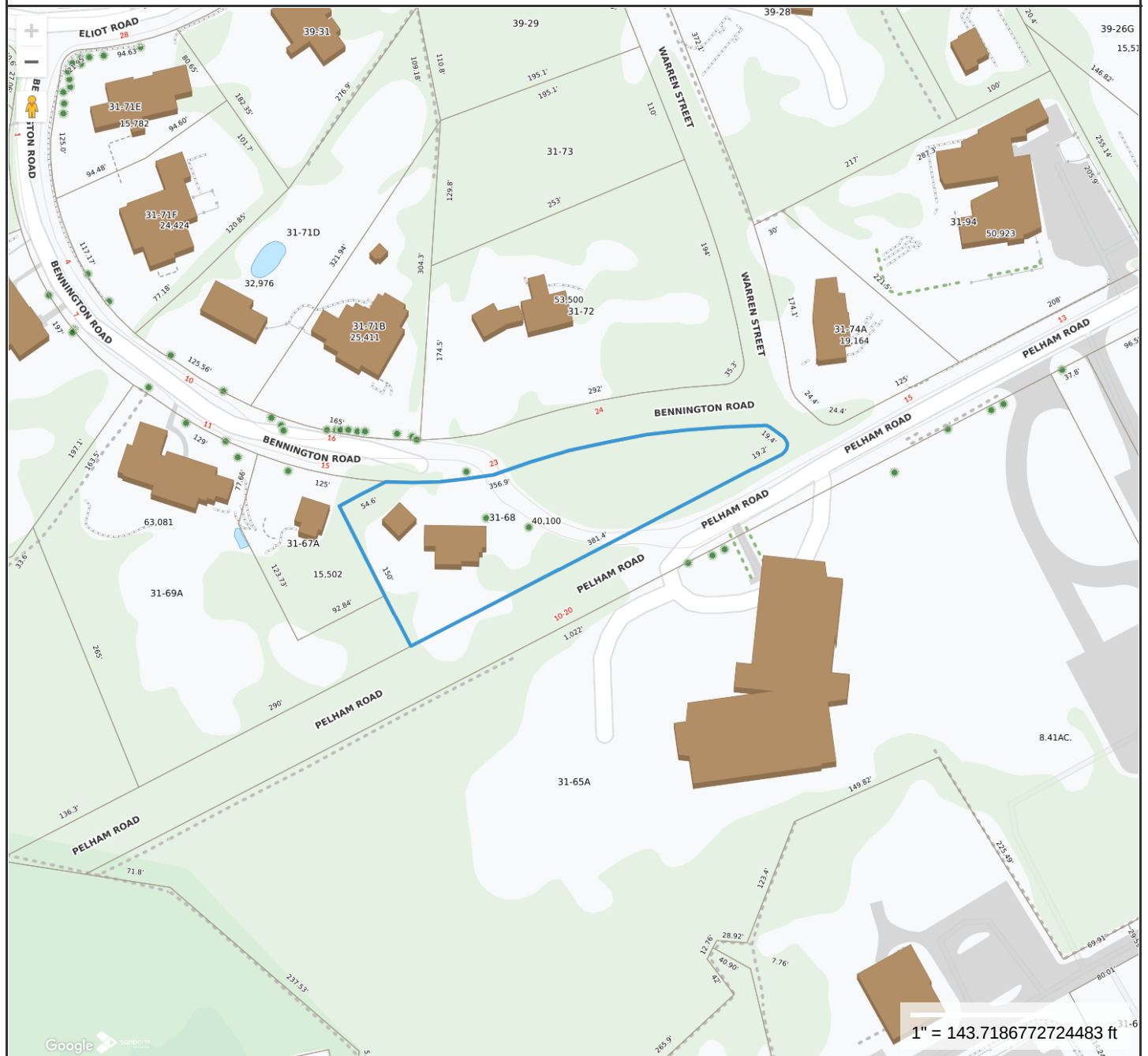
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town of Lexington, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated on a daily basis
Data updated on a daily basis

Print map scale is approximate.
Critical layout or measurement activities should not be done using this resource.

GIS Lot Plan View



Property Information

Property ID 31-68
Location 23 BENNINGTON RD
Owner LIN TINGWEI TOM



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this resource.

FOR REGISTRY USE ONLY

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED

LEXINGTON PLANNING BOARD

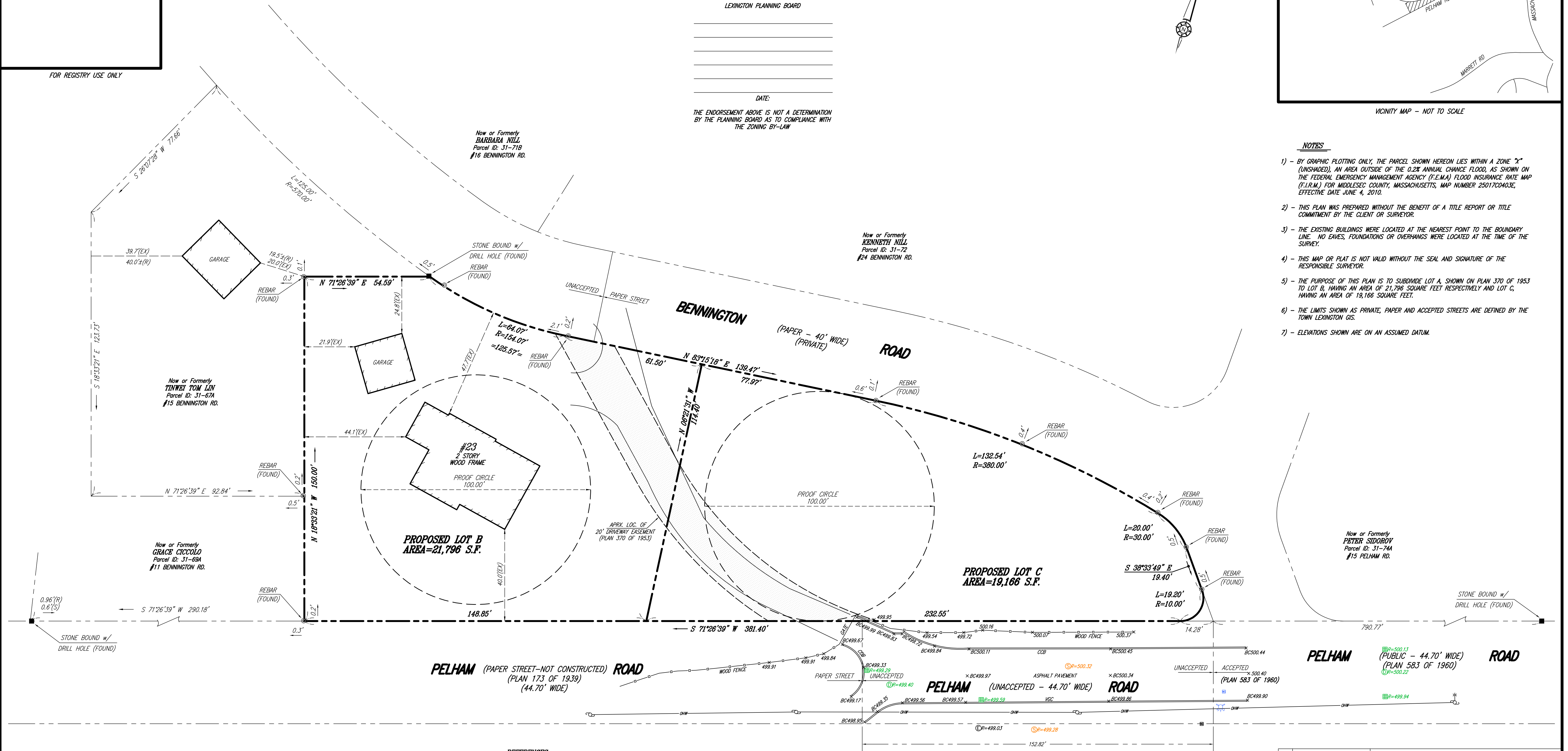
DATE:

THE ENDORSEMENT ABOVE IS NOT A DETERMINATION
BY THE PLANNING BOARD AS TO COMPLIANCE WITH
THE ZONING BY-LAW

VICINITY MAP - NOT TO SCALE

NOTES

- 1) - BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0403E, EFFECTIVE DATE JUNE 4, 2010.
- 2) - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT BY THE CLIENT OR SURVEYOR.
- 3) - THE EXISTING BUILDINGS WERE LOCATED AT THE NEAREST POINT TO THE BOUNDARY LINE. NO EAVES, FOUNDATIONS OR OVERHANGS WERE LOCATED AT THE TIME OF THE SURVEY.
- 4) - THIS MAP OR PLAT IS NOT VALID WITHOUT THE SEAL AND SIGNATURE OF THE RESPONSIBLE SURVEYOR.
- 5) - THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT A, SHOWN ON PLAN 370 OF 1953 TO LOT B, HAVING AN AREA OF 21,796 SQUARE FEET RESPECTIVELY AND LOT C, HAVING AN AREA OF 19,166 SQUARE FEET.
- 6) - THE LIMITS SHOWN AS PRIVATE, PAPER AND ACCEPTED STREETS ARE DEFINED BY THE TOWN LEXINGTON GIS.
- 7) - ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.



ZONING: RS (ONE FAMILY DWELLING)

MINIMUM LOT AREA	15500 S.F.
MAXIMUM LOT COVERAGE	15%
MINIMUM LOT FRONTAGE	125 FEET
MINIMUM FRONT	30 FEET
MINIMUM SIDE	15 FEET
MINIMUM REAR	15 FEET
MAXIMUM STORIES	2.5 STORIES/40 FEET

NOTE: THE ZONING TABLE ABOVE DOES NOT
CONSTITUTE A PROFESSIONAL ZONING ANALYSIS BY
FSC, INC.

REFERENCES

- MIDDLESEX COUNTY REGISTRY OF DEEDS

- 1) PLAN 1405 OF 1981
- 2) PLAN 1099 OF 1996
- 3) PLAN 979 OF 1983
- 4) PLAN 854 OF 1999
- 5) PLAN 804 OF 1970
- 6) PLAN 583 OF 1960
- 7) PLAN 370 OF 1953
- 8) PLAN 173 OF 1939
- 9) PLAN 68 OF 2008
- 10) LAND COURT CASE 1469B
- 11) PLAN BOOK 282, PLAN 28
- 12) PLAN BOOK 249, PLAN 14
- 13) PLAN BOOK 161, PLAN 31
- 14) PLAN BOOK 75, PLAN B2

RECORD OWNER

Now or Formerly
**TINGWEI TOM LIN &
RAVNEET KAUR GREWAL**
Parcel ID: 31-68
BOOK 81867 - PAGE 262
LOT A
AREA=40,962 S.F.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN
ACCORDANCE WITH THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS OF THE COMMONWEALTH OF
MASSACHUSETTS.

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD
SURVEY, PLANS AND DEEDS OF RECORD.

WILLIAM E. TIRRELL, PLS (MA# 49930)

DATE

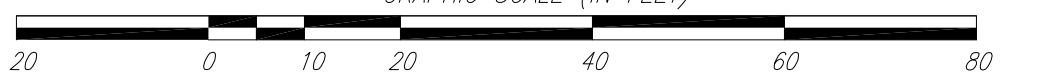


APPROVAL NOT REQUIRED
23 BENNINGTON ROAD
LEXINGTON, MASSACHUSETTS

FRAMINGHAM SURVEY CONSULTANTS INC.
P.O. BOX 1190 FRAMINGHAM, MA 01701
PH: 508-628-1444 FAX: 508-879-9292
WWW.FRAMINGHAMSURVEY.COM

SCALE:	1"=20'	DRAWN BY:	RDN	DWG:	10197_23 SUBD
DATE:	FEBRUARY 20, 2024	CHECKED BY:	WET	JOB NO:	10197_23

GRAPHIC SCALE (IN FEET)



AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

83 Hancock St. Approval Not Required (ANR) Plan (Map 70, Lot 4A) and 55 Coolidge Ave. (Map 64, Lot 122A) to reconfigure lot lines

PRESENTER:

Applicant or Staff

ITEM NUMBER:

SUMMARY:

The owners of 83 Hancock St. and 55 Coolidge Ave. are proposing an ANR (Approval Not Required) Plan to swap some land. A portion of 83 Hancock will be conveyed and combined with 55 Coolidge Ave., and a portion of 55 Coolidge Ave. will be conveyed and combined with 83 Hancock. ANR Plan is attached and application can be found here: <https://lexingtonma.portal.opengov.com/records/87826>

Land is in the RO District and staff sees no issues with this proposal. Staff recommends endorsement.

SUGGESTED MOTION:

Move to endorse the ANR Plan for 83 Hancock St. and 55 Coolidge Street.

Reminder: Board members will need to come to the office to sign the Mylar plans after the meeting.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/13/2024

ATTACHMENTS:

Description	Type
☐ Cover Letter	Cover Memo

- ANR Plan
- GIS Lot Map
- Aerial View

- Exhibit
- Exhibit
- Exhibit

MEDFORD ENGINEERING & SURVEY

LAND SURVEYORS

15 HALL STREET, MEDFORD, MA 02155
PHONE: 781-396-4466 FAX: 781-396-8052
EMAIL: chuck@medfordsurvey.com

March 05, 2024

Robert Peters
Town of Lexington Planning Board Chair
1625 Massachusetts Avenue
Lexington, MA 02420

Property Locations: 83 Hancock Street & 55 Coolidge Avenue, Lexington

Mr. Chair and Board Members:

The applicant, William Carlson, of 83 Hancock Street, Lexington is seeking to obtain a 20 foot wide strip of land, in the rear of his property, containing 3,767 s.f., currently owned by Pilgrim Congregational Church of Lexington, 55 Coolidge Avenue Lexington shown on the plan as Parcel A, to be conveyed and combined with his land at 83 Hancock St to form one lot. In exchange, Mr. Carlson would be conveying a 1,719 s.f. parcel of land, shown as Parcel B, to the land of Pilgrim Congregational Church of Lexington, to be conveyed and combined to form one lot for the church property.

These conveyances will result in both properties being more uniformed in shape and more useful to both parties, without effecting the existing conforming frontages, on Hancock Street and Coolidge Avenue, both public ways, and also maintaining the requires area requirements in the RO zoning distrect.

Sincerely,



Richard J Mede Jr. P.L.S.
Survey Supervisor
Medford Engineering & Survey

NOTE: PARCEL A, OWNED BY PILGRIM CONGREGATIONAL CHURCH IN LEXINGTON, TO BE CONVEYED & COMBINED WITH LAND OF THE APPLE BARN REALTY TRUST (83 HANCOCK ST), FO A TOTAL AREA OF 36,072 s.f.±

PARCEL B, OWNED BY APPLE BARN REALTY TRUST, TO BE CONVEYED & COMBINED WITH LAND OF PILGRIM CONGREGATIONAL CHURCH IN LEXINGTON (55 COOLIDGE AVENUE), FOR A TOTAL AREA OF 286,729 s.f.±

MAP 63 LOT 106A
N/F
RICHARD FULOP & JANE CHEN-FULOP
BK 57210 PG 344

38 ADAMS STREET

MAP 63 LOT 95
N/F
ARVIND SUDARSANAM & VAIDEHI VENKATESAN
BK 73077 PG 83

47 COOLIDGE AVENUE

PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED

CHAIRMAN _____ DATE _____

ENDORSEMENT OF THIS PLAN DOES NOT
INDICATE COMPLIANCE WITH THE ZONING
BYLAWS OF THE TOWN OF LEXINGTON.

(ORIGINAL PARCEL - LOT B1 MSRD PLAN 497 OF 2011)

REMAINING AREA OF 55 COOLIDGE AVENUE = 285,010 s.f.± (6.54 Acres)
TOTAL AREA AFTER ADDING PARCEL B = 286,729 s.f.± (6.58 Acres)

CURRENT OWNER: 55 COOLIDGE AVENUE: PILGRIM CONGREGATIONAL CHURCH OF LEXINGTON
BK 57210 PG 344 BG 9389 PG 491

CURRENT OWNER: 83 COOLIDGE AVENUE: THE APPLE BARN REALTY TRUST
BK 36503 PG 68

PLAN REFERENCE: 497 OF 2011/1362 OF 1971/LCC 454D

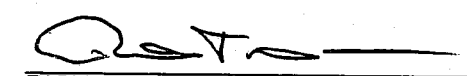
TIES FROM BUILDINGS TO PROPERTY LINES ARE MEASURED TO THE <CORNER
BOARD OR FOUNDATION>.

SURVEYOR'S CERTIFICATION:

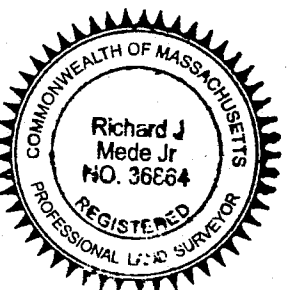
TO: WILLIAM CARLSON

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE
MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS
OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THE FIELD WORK WAS COMPLETED ON: FEBRUARY 26, 2024
DATE OF PLAN: FEBRUARY 27, 2024


RICHARD J. MEDE, JR. P.L.S.

DATE: 02/27/2024



MAP 70 LOT 4A & MAP 64 LOT 122A
A.N.R. SUBDIVISION PLAN
83 HANCOCK STREET &
55 COOLIDGE AVENUE
LEXINGTON, MA.
(MIDDLESEX COUNTY)

PREPARED BY:
MEDFORD ENGINEERING & SURVEY
ANGELO B. VENEZIANO ASSOCIATES
15 HALL ST. MEDFORD, MA. 02155
781-396-4466 fax: 781-396-8052

0 30 60 120
SCALE: 1" = 60'

FIELD	DRAW	CALC.	CHECK	FILE No.
DN/NO/DM	CAV	CAV	RJM	22156

DATE: FEBRUARY 27, 2024

FOR REGISTRY USE ONLY

HANCOCK STREET
(40' WIDE PUBLIC)

ORIGINAL PARCEL "A" (MSRD PLAN 1362 OF 1971)
REMAINING AREA OF 83 HANCOCK STREET = 32,305 s.f.±
TOTAL AREA AFTER ADDING PARCEL A = 36,072 s.f.±

CURRENT ZONE: - RO

	REQUIRED	PROPOSED 55 COOLIDGE	PROPOSED 83 HANCOCK
AREA	30,000 s.f.±	286,729	36,072
FRONTAGE	150	502.21	192.44
MAX SITE COV.	15%	2.5%	6.6%
FRONT YARD	30	139.2	16.5
SIDE YARD	15	145.5	19.1
REAR YARD	15	310.7	25.0

This is an aerial map of a residential neighborhood in Boston, Massachusetts. The map displays property boundaries, lot numbers, and street names. The streets shown include Hancock Street, Liberty Avenue, Revere Street, Coolidge Avenue, and Hancock Street. A large property, 64-122A, is highlighted in orange. Other properties shown include 70-7, 70-6, 70-5, 70-4A, 64-118A, 64-119, 64-120, 64-121A, 64-121B, 64-140F, 64-184, 64-124A, 64-125B, 64-125A, and 64-123A. The map also shows a scale bar indicating 1 inch equals 131.0730505221663 feet.

Property ID	70-4A
Location	83 HANCOCK ST
Owner	CARLSON TR WILLIAM E & CARLSON TR RIPLEY JOHN



Town of Lexington, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated on a daily basis
Data updated on a daily basis

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

Hancock Coolidge Aerial



Property Information

Property ID 70-4A
Location 83 HANCOCK ST
Owner CARLSON TR WILLIAM E & CARLSON TR RIPLEY JOHN



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

The Board will review and discuss any final preparations for the Annual Town Meeting. Board may consider recommendations on any other Town Meeting warrant articles.

PRESENTER:

Board Discussion

ITEM NUMBER:

SUMMARY:

The Board will review and discuss any final preparations for Annual Town Meeting to begin on March 18. The Planning Board's recommendation reports relative to zoning amendment articles 47-54 are posted to the Town Meeting webpage: <https://www.lexingtonma.gov/1934/2024-Annual-Town-Meeting>

The Board may discuss any other warrant articles. The full list of articles can be found on the Town Meeting webpage: <https://www.lexingtonma.gov/1934/2024-Annual-Town-Meeting>

SUGGESTED MOTION:

No specific action is required.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/13/2024

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Article 33 – Authorize Select Board to seek Affordable Housing

PRESENTER:

Board Discussion

ITEM NUMBER:

SUMMARY:

At the Board's January 24 meeting, the Board heard from the Affordable Housing Trust relative to Article 33. The warrant article motion, video, and frequently asked questions can be found here: <https://www.lexingtonma.gov/1934/2024-Annual-Town-Meeting>

The purpose of the Affordable Housing Trust is to provide for the preservation and creation of affordable housing for the benefit of low and moderate income households and for the funding of community housing.

The Affordable Housing Trust is proposing a warrant article seeking authorization to pursue affordable housing opportunities on a Town-owned parcel at the corner of Lowell St. and North St. (Map 68, Lot 44).

SUGGESTED MOTION:


No specific action is require of the Planning Board, but the Affordable Housing Trust is seeking the Board's support for Article 33.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/13/2024

ATTACHMENTS:

Description	Type
 Article 33 ATM Presentation Slides	Presentation



Article 33

Authorize Select Board to Seek Affordable Housing

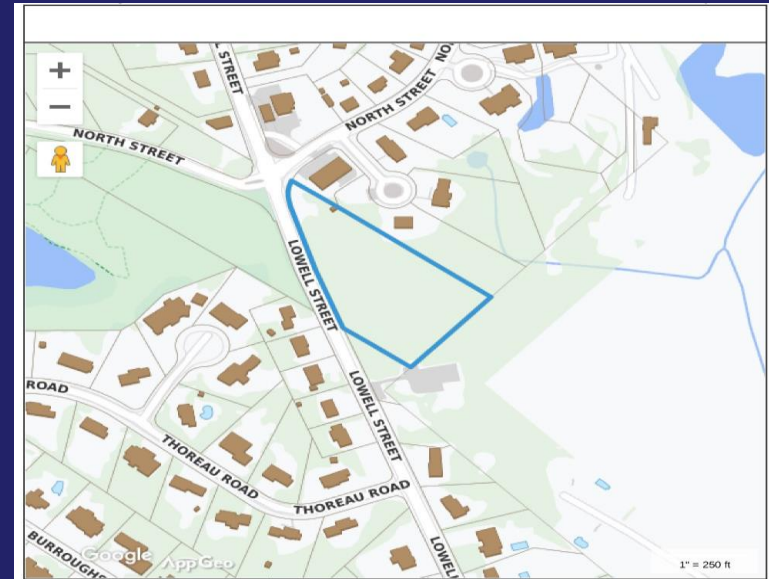
The Select Board

At the Request of the Lexington Affordable Housing Trust



Motion

To authorize the Select Board to sell, lease or otherwise dispose of Town-owned land described as Parcel 68-44 located on Lowell Street near the northeast corner of North Street and Lowell Street for the purposes of developing affordable housing thereon, and to authorize the Select Board or its designee to enter into a Land Disposition Agreement and associated agreements in connection therewith; or to act in any other manner thereto.





What is the Affordable Housing Trust?

- Provides for the preservation and creation of affordable housing for the benefit of low and moderate income households and for the funding of community housing
- Flexible Town funding entity currently funded by CPA funds and payments-in-lieu (Brookhaven)
- Created by Special Town Meeting in the Fall of 2022 (Article 12)

Why Parcel 68-44?

- Parcel given to the Town in 1978 by the Commonwealth - one purpose was for housing
- Unique opportunity
- Mixed use area
- Lexpress Public Transportation
- Walking distance to grocery stores, shopping and restaurants



Statement of Values and Goals

Affordable Housing Trust Values:

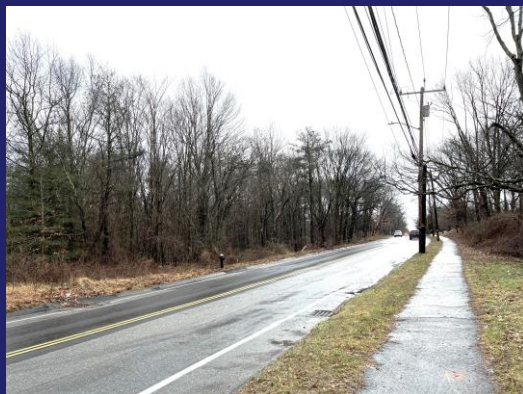
- 1) Create affordable housing for households with a diversity of incomes, prioritizing households with lower incomes.
- 1) Include housing for families, seniors and people with disabilities.
- 2) Create safe, sustainable healthy and high quality affordable housing
- 3) Foster diversity, equity and inclusion.

Affordable Housing Trust Goals:

Leverage CPA funds to create all-affordable, family-oriented rental housing that is respectful of and well integrated into the community.



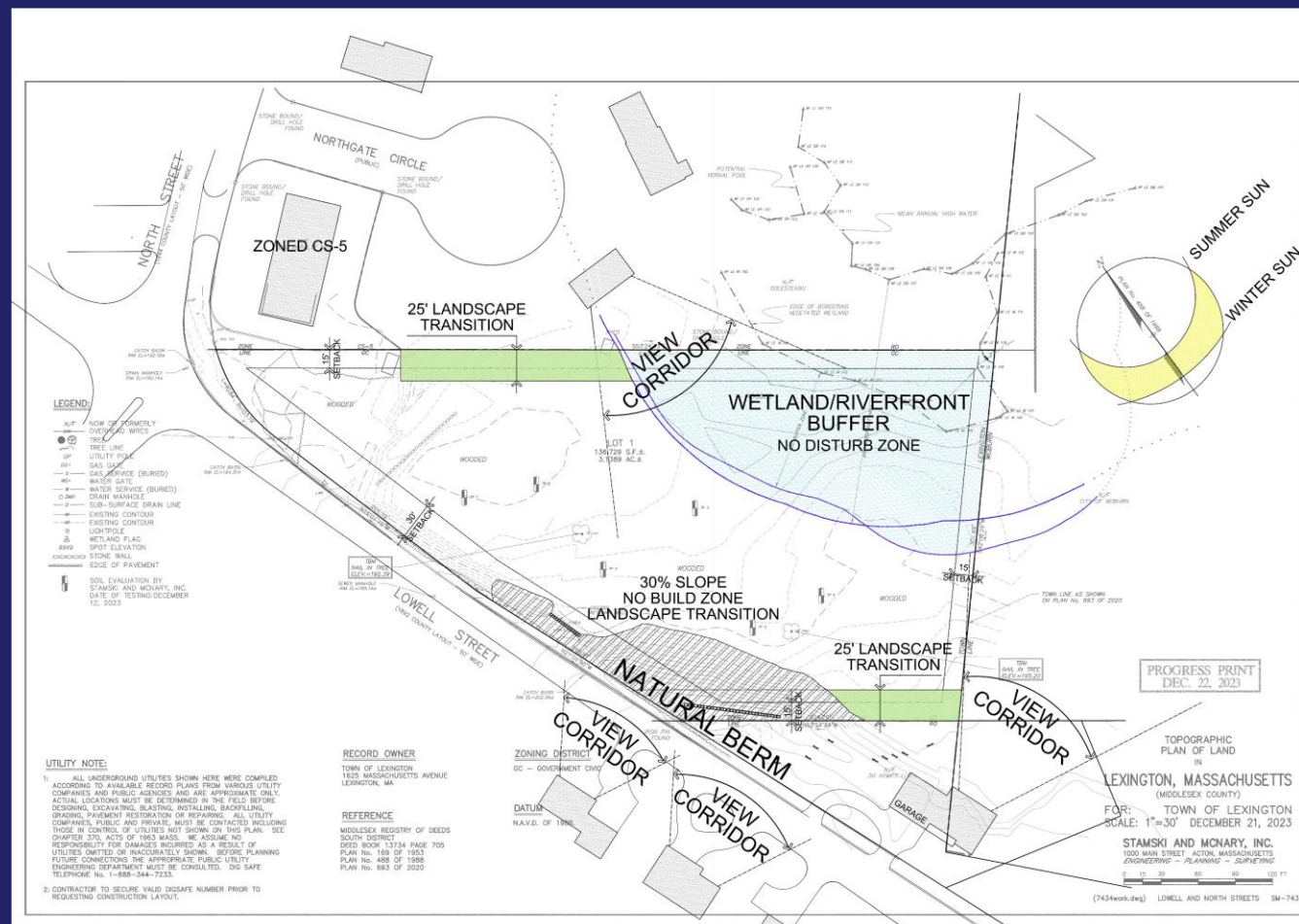
SITE ANALYSIS



VIEW SOUTH ON LOWELL STREET



VIEW OF BERM





The Need

- 21% of all households in Lexington qualify as low income*
- Only 5.5% of Lexington's housing stock is truly affordable (686 out of 12,252 units)**
- 65% of low income renters are cost burdened***
- 76% of low income owners are cost burdened***

Cost burdened = more than 30% of household income goes toward housing costs.

* Source: HUD Comprehensive Housing Affordability Strategy (CHAS) 2016-2020; HUD Income Limits 2020

* *Source: 2016-2020 American Community Survey; DHCD Subsidized Housing Inventory (SHI);
US Census 2020

*** Source: HUD Comprehensive Housing Affordability Strategy (CHAS) 2016-2020

Annual Town Meeting 2024



Lexington's Affordability Gap

Buying a home is too expensive for Residents

In 2017:

Sales Price of What a Median Household in Lexington Can Afford:

\$559,000

The Median Income in Lexington is \$152,872

Median Sale Price of a House in 2017:

\$1,094,500

Requires Household income of \$251,523

Sources: Affordable home price calculated using standard DHCD calculator assuming 10% down payment. Median income—2012-2016 American Community Survey.

In 2022:

Sales Price of What a Median Household in Lexington Can Afford:

\$655,000

The Median Income in Lexington is \$206,323

Median Sale Price of a House in 2022:

\$1,600,000

Requires Household income of \$522,000

Sources: Affordable home price calculated using standard DHCD Community Survey. Median Sale Price – 2023 CPC Community Needs Assessment calculator assuming 10% down payment and an interest rate of 6.62%. Median income—2022 American



Who lives in Lexington affordable housing? We do.

They are people we know, people we work with, people we see every day.

UBER driver
Massage Therapist
MBTA employee
Retail Sales Supervisors/Staff
Lahey Clinic Hospital/medical technician
Paralegal/Legal Assistant
Accounting Firm Staff
Stop and Shop Retail employee
F&B Server
Hair Salon
Pre School Private Day Care Assistants
Automobile Dealer/Repair Shop – Service Technicians
Families looking for a safe living environment out of the city
Unemployed

TOWN EMPLOYEE HOUSING PROGRAM

Teachers
Teacher Aides
Local Law Enforcement
Public Works Employees
School Nurse
School Librarian
Speech Pathologist

Sources: LexHAB and RHISO

“Across this region, the dream of suburban life is largely foreclosed by lack of affordable options to the children of those who live in the suburbs now, to the town employees who keep municipalities humming, to newcomers who might bring new energies to town — and added diversity of class and race.”





-Beyond the Gilded Gate: Boston Globe Spotlight Team

10.18.2023

Annual Town Meeting 2024



Waiting Lists and Wait Time

	<u>LexHAB</u> Applications	<u>LexHAB</u> Town Employee Applications	<u>LexHAB</u> Total	LHA Prioritizes Lexington residents, people who work in Lexington and veterans	LHA Section 8 Prioritizes Lexington residents and people who work in Lex
 1 Bedroom	49	14	63 5-10 years	686 5-8 years	3600 Close to 15 years
 2 Bedrooms	12	5	17 2-3 years	59 7-10 years	
 3 Bedrooms	29	7	36 3-5 years	21 7-10 years	
 4 Bedrooms	6		6 4-6 years	4 7-10 years	
Source: <u>LexHAB</u> and LHA					



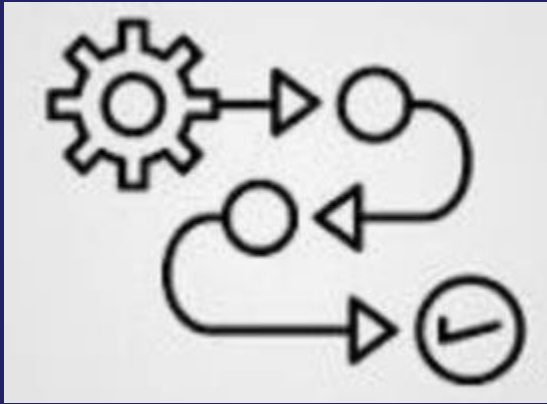
The Benefits



- Addresses the housing crisis and builds affordable housing at scale
- Speaks to the core need for Lexington's future as a community
- Reduces poverty and increases economic mobility
- Promotes economic growth
- Keeps workforce and talent in Lexington and MA
- Supports Diversity, Equity and Inclusion
- Puts Town land to use



The Process

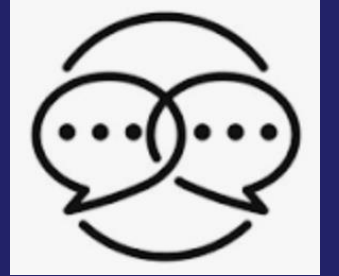


- Issue Request for Proposals
- Select an Affordable Housing developer
- Enter into a Land Disposition Agreement
- Obtain Zoning Permit: Local Initiative Program, Zoning Board of Appeals
- Developer obtains financing
- Commence Construction
- Occupancy



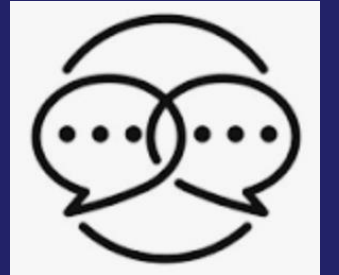
Community Input

Neighbor/community meetings have started and will continue throughout the process.



Local Initiative Program Comprehensive Permitting Process

- Select Board
- Lexington Zoning Board of Appeal Public Hearings
- Comments officially requested of Boards and Committees
- Abutter notification
- Opportunity for public to comment during hearings





Leveraging State, Federal, & Private Sources

The local commitment will attract financing and other contributions from other sources typical for affordable housing developments.

Lexington

- Land

- Affordable Housing Trust (CPA/payments in lieu)

- West Metro HOME Consortium

Other Potential Public Sources (State and Federal)

- Federal Low Income Housing Tax Credit

- State Tax Credit

- State EOHLC (Executive Office of Housing and Livable Communities)

- Subsidies (HIF, HOME, Housing Stabilization, CBH)

- State Affordable Housing Trust

- Federal Home Loan Bank

- Energy Rebates

Private Sources

- Private Bank Financing

- Private Grants





Recent Examples of Communities with Town Supported All Affordable Developments.

TOWN	NUMBER OF UNITS
Acton	31
Acton	41
Arlington	48
Arlington	43
Bedford	96
Carlisle	26
Hudson	40
Sudbury	120
Wayland	60
Winchester	60



Please Support Article 33

- Consistent with Lexington's 2022 Comprehensive Plan, *LexingtonNext*
- Consistent with CPC 2023 Community Preservation Plan Needs Assessment
- Advances Select Board's housing goals and policies

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Articles 34, 35, & 36 – Amend General Bylaw for Tree Bylaw Tree Protection Plan, Mitigation Plantings, and Exemptions

PRESENTER:

Board Discussion

ITEM NUMBER:

SUMMARY:

When the Tree Committee presented Articles 34, 35 and 36 to the Planning Board on January 24, there were a few items in the motions that had not been finalized. The final motions have now been submitted and appear on the Town Meeting web page, with links provided below. The substantive aspects that have either changed or been confirmed are as follows:

[Article 34, Tree Protection Plan:](#)

- Some obsolete language has been changed to reflect that the Viewpoint Cloud/ Open Gov permit system directs Tree Permit applications to the Tree Warden and not the Building Inspector. Also, Town staff requested that the time to issue a permit be increased from 10 to 20 days.
- The proposed amendment specifies that the Tree Warden (not Building Inspector) may issue a stop work order for violations of the Tree Protection Plan. This order could stop work only on activities that directly violate the tree protection plan, and not unrelated activities elsewhere on the site.

[Article 35, Require Mitigation Planting in Certain Instances:](#)

- No changes since the January 24 presentation.

[Article 36, Exemptions:](#)

- The Tree Warden retains responsibility and authority for deciding which Town trees are exempt from the bylaw. A report by a certified arborist rating the tree at high or extreme overall risk will only be required for protected trees on private properties undergoing construction or demolition.
- The language setting the standard by which hazard trees are exempt has not changed. There were questions about how we chose what level of hazard risk warrants exemption from mitigation. Our research shows that “imminent” or “immediate” risk is the standard used in several communities including Arlington, Concord, Salem, and Somerville; others are more lenient (Newton) or stricter (Wellesley does not exempt hazard trees). Lexington’s proposal, which matches Cambridge’s language, is both within the mainstream and more clearly defined than those in other towns.
- Rather than specifically exempting *Ailanthus altissima*, invasive trees as defined in regulations would be exempt.

SUGGESTED MOTION:

No specific action is required of the Board, but the Tree Committee is seeking the Board's support for Articles 34, 35, & 36 relative Tree Bylaw amendments.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/13/2024

ATTACHMENTS:

Description		Type
	Article 34 Presentation Slides	Presentation
	Article 35 Presentation Slides	Presentation
	Article 36 Presentation Slides	Presentation

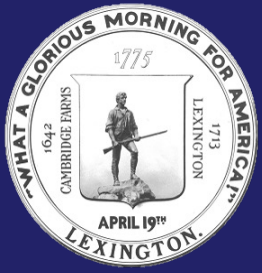


Annual Town Meeting

Spring 2024

Article 34

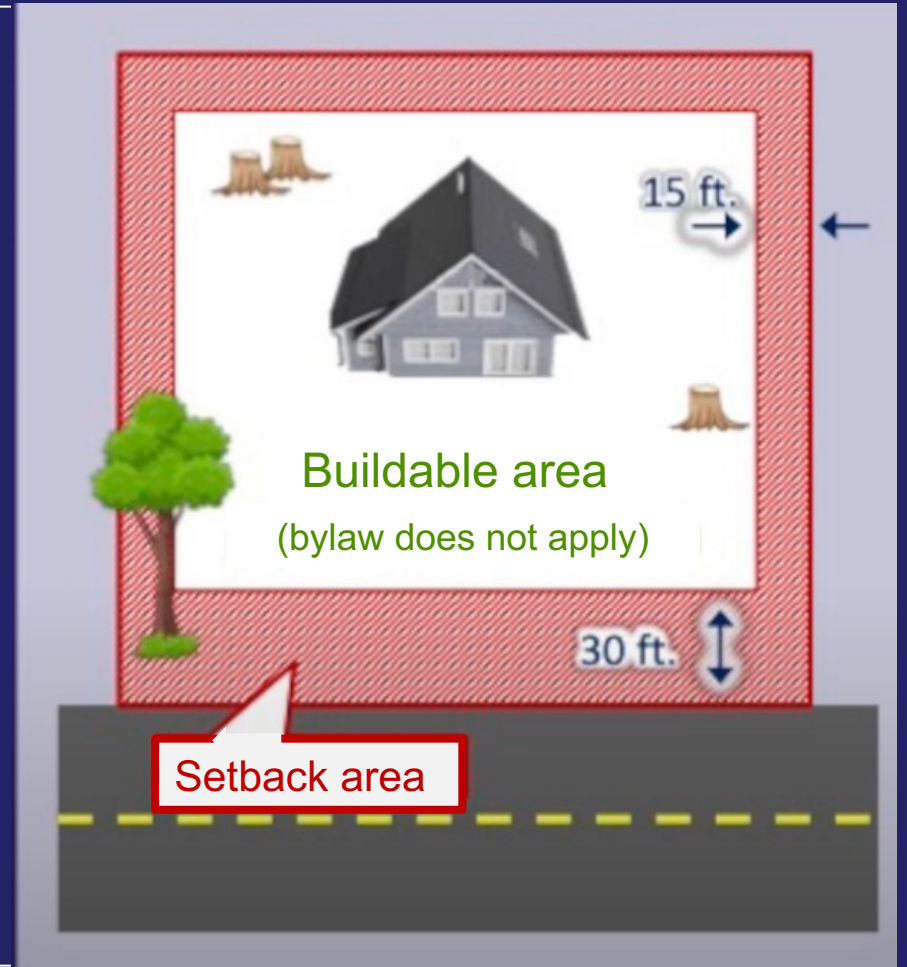
Amend Tree Bylaw: Tree Protection Plan

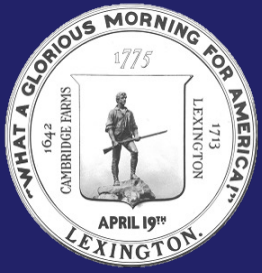


Lexington's Tree Bylaw section 120-8

Applies

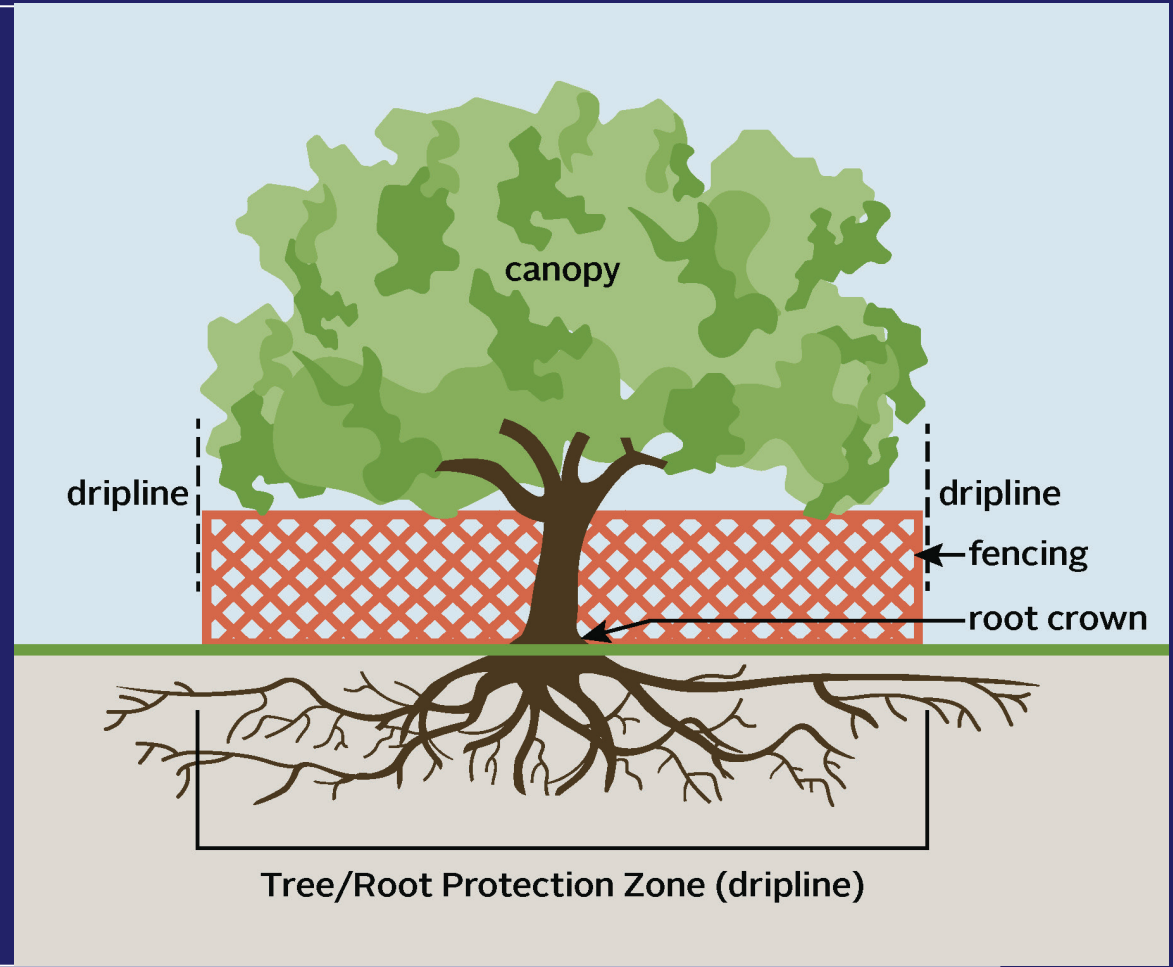
- during demolition or major construction
- to setback areas only
- to trees 6" diameter or larger in the setbacks ("protected trees")

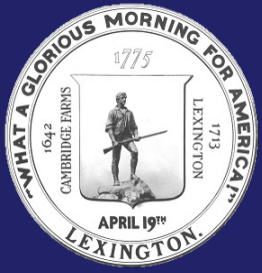




Protected Trees

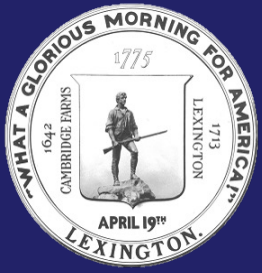
- No prohibitions
- Requires mitigation for removed protected trees
🌳 and/or 💰
- Requires that retained protected trees be protected from damage





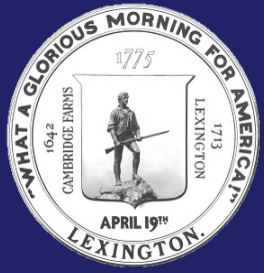
Conflicts with Building Codes and Practices

- Large homes on small lots
 - Foundation extends to setback line, with excavation into setback
 - Utilities
 - Stormwater retention systems
 - Construction material storage, including soils
 - Equipment access
-



Problems

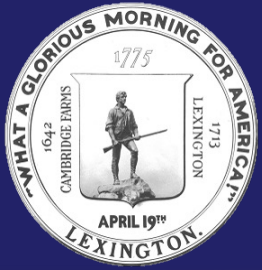
- Poor compliance
- Legitimate constraints posed by construction practices
- Builders don't have expertise in tree preservation practices
- Town trees
- Damage to mature trees (private and Town street trees)



Tree protections not installed







Fencing not installed at the drip line





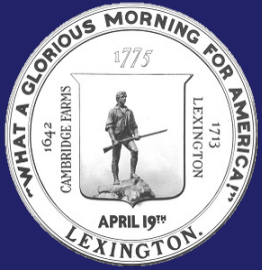
Fencing taken down or knocked down





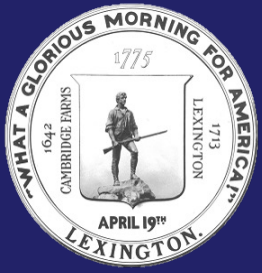
Material stored inside fencing



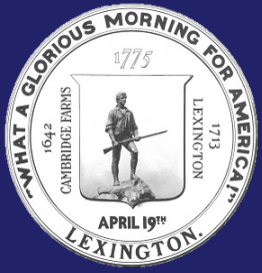


Trees in decline in years following construction



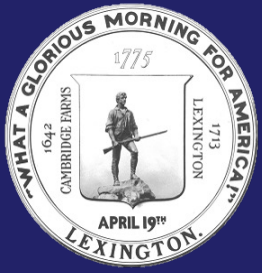


2 years later



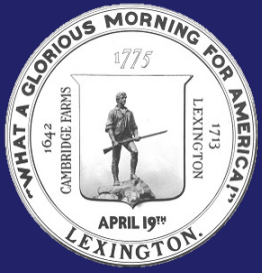
Solution: A Tree Protection Plan

- Bylaw Enforcement Working Group recommendation
 - Plan prepared by a certified arborist hired by property owner / builder
 - Expertise solicited at beginning of permit process
 - Provides concrete action plan to keep tree healthy
 - Root pruning, tunneling, mats to distribute weight, water, fertilizer, etc.
-



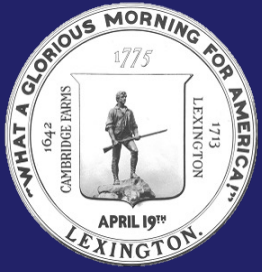
New Process

- Tree protection plan by certified arborist submitted with plot plan, for protected trees and trees in town right-of-way
 - Certified arborist notifies the Town that protections have been installed before site work may begin
 - Allows for encroachment on critical root zone if necessary
 - Protection remains in place until landscaping phase
 - If the tree dies within 12 months from CO, mitigation applies as if it had been removed.
-



Enforcement

- Currently:
 - Town may install protections and bill owner
 - Town may hire arborist and bill owner
 - Town may require larger replacement plantings
 - Town may impose fines
 - Add:
 - Tree Warden may issue stop work order for activities that violate tree protection plan, until that condition is corrected
-



Motion Summary

- Arborist-prepared Tree Protection Plan
- No site work until arborist attests that protective measures are in place; stay in place until landscaping begins
- Plan allows for carefully managed encroachment on critical root zone, if necessary
- 1 year survival
- Stop work order



Article 35: Mandatory Street Tree Planting When Mitigation is Due

Annual Town Meeting 2024



Article Motivation and Summary

- Motivation: Trees near streets and sidewalks contribute significantly to quality of life.





Article Motivation and Summary

- Motivation: Trees near streets and sidewalks contribute significantly to quality of life.
- Problem: There are 70-85 major residential construction projects each year in Lexington. Many of these projects remove a significant fraction of the trees on the property. Trees are rarely replanted in the front of the property, where they contribute most to the neighborhood.





Article Motivation and Summary

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- Problem: There are 70-85 major residential construction projects each year in Lexington. Many of these projects remove a significant fraction of the trees on the property. Trees are rarely replanted in the front of the property, where they contribute most to the neighborhood.
- Background: Regulations for new subdivisions (§175-7.6) require a developer to plant street trees, at their own expense.





Article Motivation and Summary

- Motivation: Trees near streets and sidewalks contribute significantly to quality of life.
 - Problem: There are 70-85 major residential construction projects each year in Lexington. Many of these projects remove a significant fraction of the trees on the property. Trees are rarely replanted in the front of the property, where they contribute most to the neighborhood.
 - Background: Regulations for new subdivisions (§175-7.6) require a developer to plant street trees, at their own expense.
 - Proposal: We propose that individual properties under development should also be required to plant trees in the front of the property, if they have removed protected trees from the property and if conditions on the site allow. Credit would be given for this planting.
-





Tree Bylaw Overview (§120)

- **GOAL:** To minimize the loss of Lexington's mature trees, and to encourage replanting of new trees when the loss of mature trees is unavoidable.

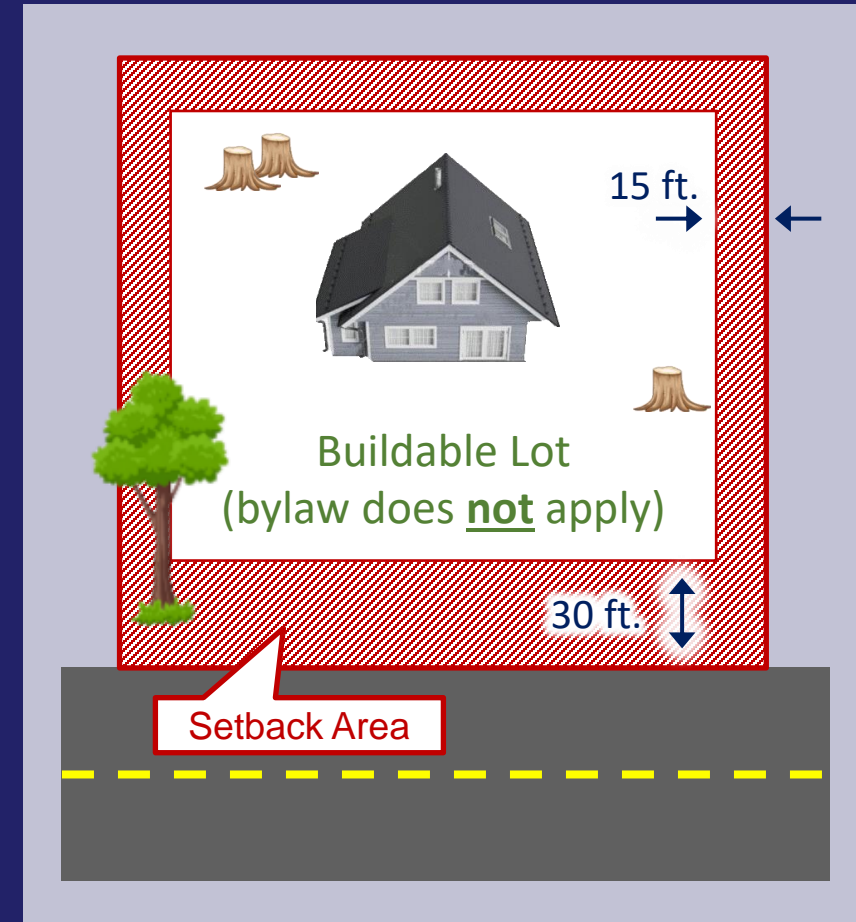
Two domains of the bylaw:

1. Town property and right of way
2. Site of a Major Construction Project



Tree Bylaw Overview (§120)

- **No prohibitions** on removing any trees, ever.
- All trees on the buildable lot may be removed at will.
- Trees in the setback area greater than 6" in diameter are deemed "*protected*".
- When *protected* trees are removed, the owner must mitigate by some combination of:
 1. Replanting trees
 2. Paying into the Tree Fund
- E.g., removing one 12"-diameter *protected* tree would require replanting one 3" shade tree OR paying \$2400.





Example of Replanting





Annual Town Meeting 2024







Annual Town Meeting 2024



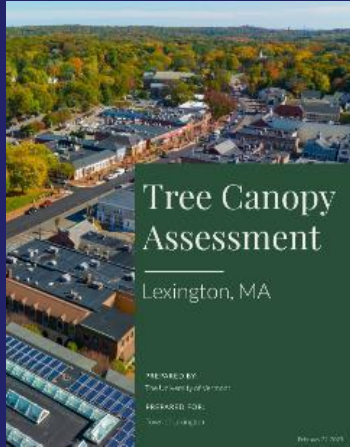
Annual Town Meeting 2024



Annual Town Meeting 2024



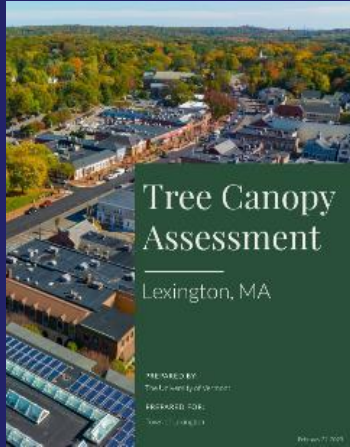
Lexington is Lacking Public Shade



- The recent Tree Canopy Assessment by UVM shows that Lexington has 60% tree coverage.
- However, most of our trees lie in deep reservoirs like conservation land and big back yards.
- Further analysis shows that many of our streets and sidewalks are **poorly shaded compared to Cambridge.**



Lexington is Lacking Public Shade



- The recent Tree Canopy Assessment by UVM shows that Lexington has 60% tree coverage.
- However, most of our trees lie in deep reservoirs like conservation land and big back yards.
- Further analysis shows that many of our streets and sidewalks are **poorly shaded compared to Cambridge**.

Typical* **Lexington** Neighborhood
60% Tree Canopy



➡
Extract trees
using 3D data



26% canopy
along street

Typical* **Cambridge** Neighborhood
25% Tree Canopy



➡
Extract trees
using 3D data



64% canopy
along street



Shaded Streets and Sidewalks

Lexington



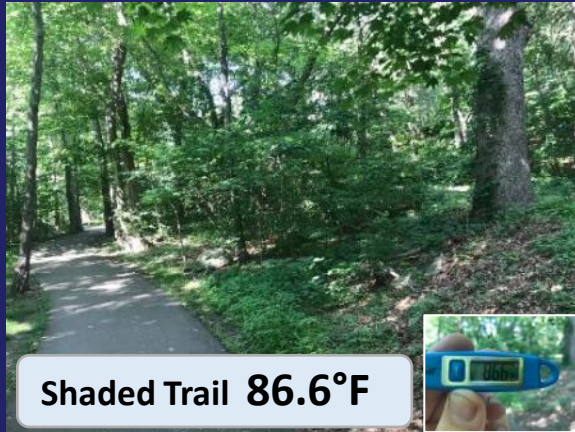
Cambridge



Same streets as on previous slide.



A Focus on Public Shade



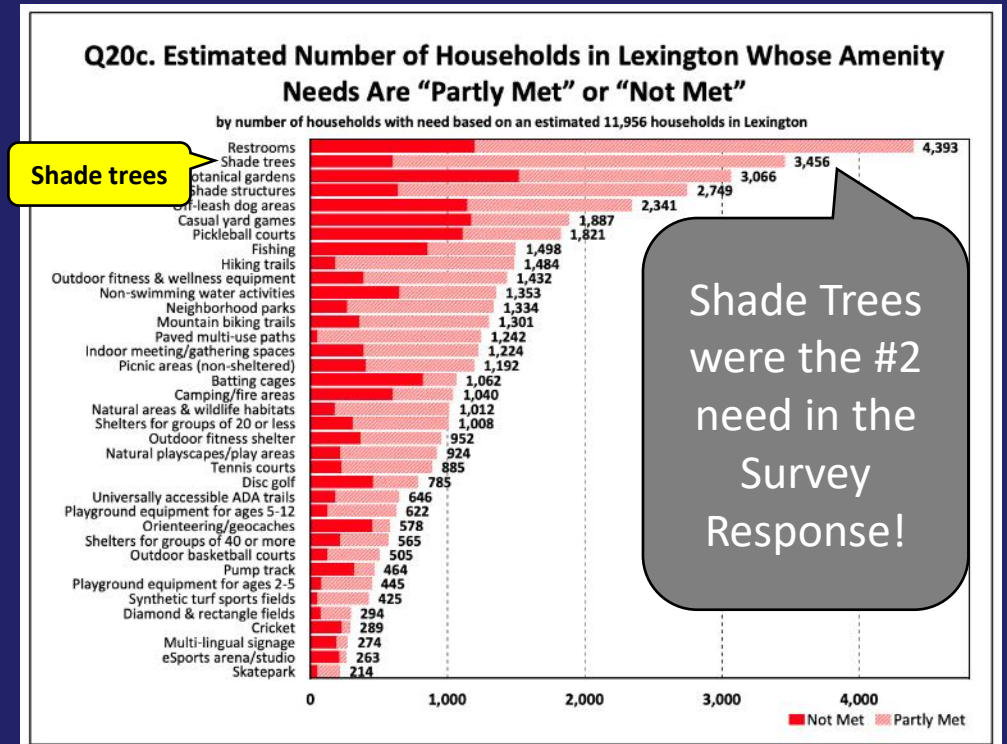
- The tree canopy can make a 30°F temperature difference on hot days, dramatically impacting quality of life in public spaces.



Lexington Residents Want Shade Trees

2022 Lexington Open Space and Recreation Plan

- Residents tell us that we need more shade trees. The Open Space and Recreation Plan identified shade trees as the #2 need in our recreation space.
- Public shade is not only about parks. It is about neighborhoods too.
- This amendment is focused on getting trees planted in the front setback, where they have the greatest impact on our street and sidewalks.



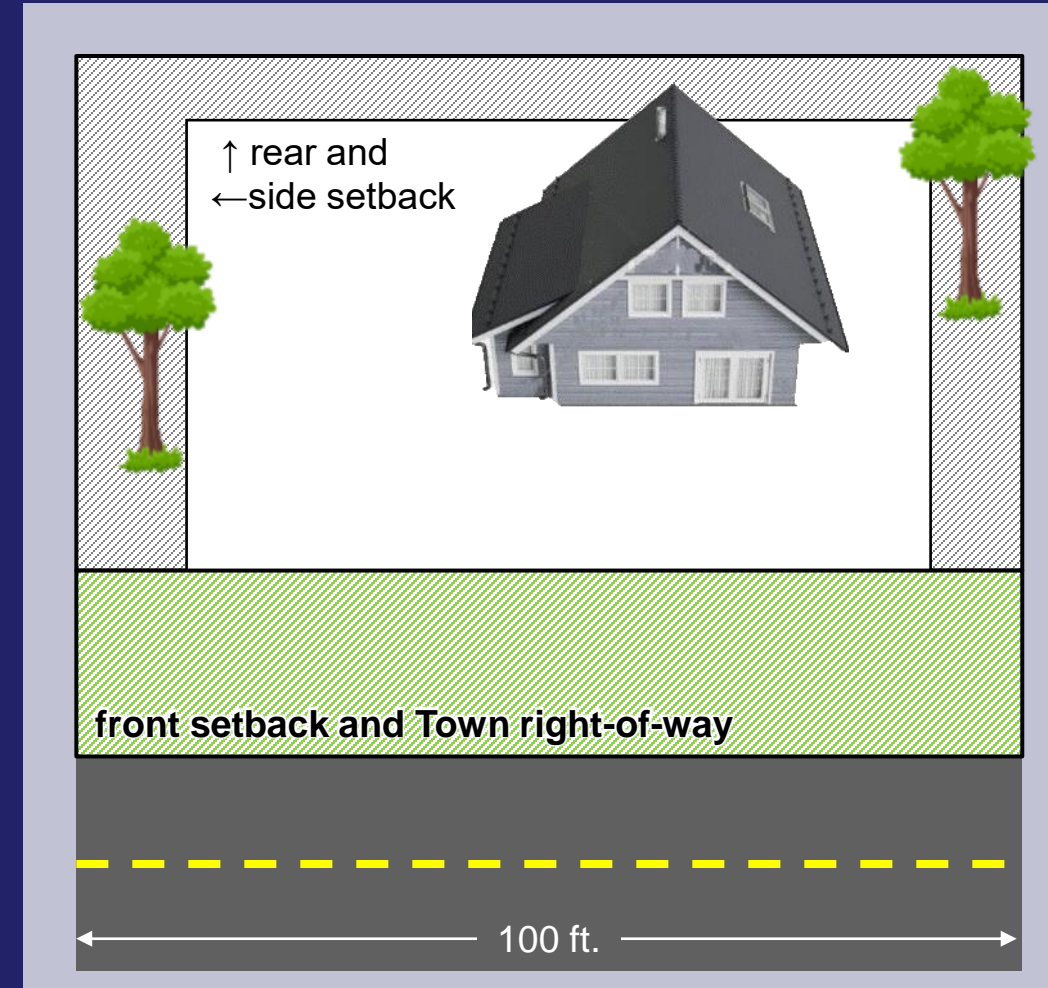


Proposed Amendment



Proposed Amendment

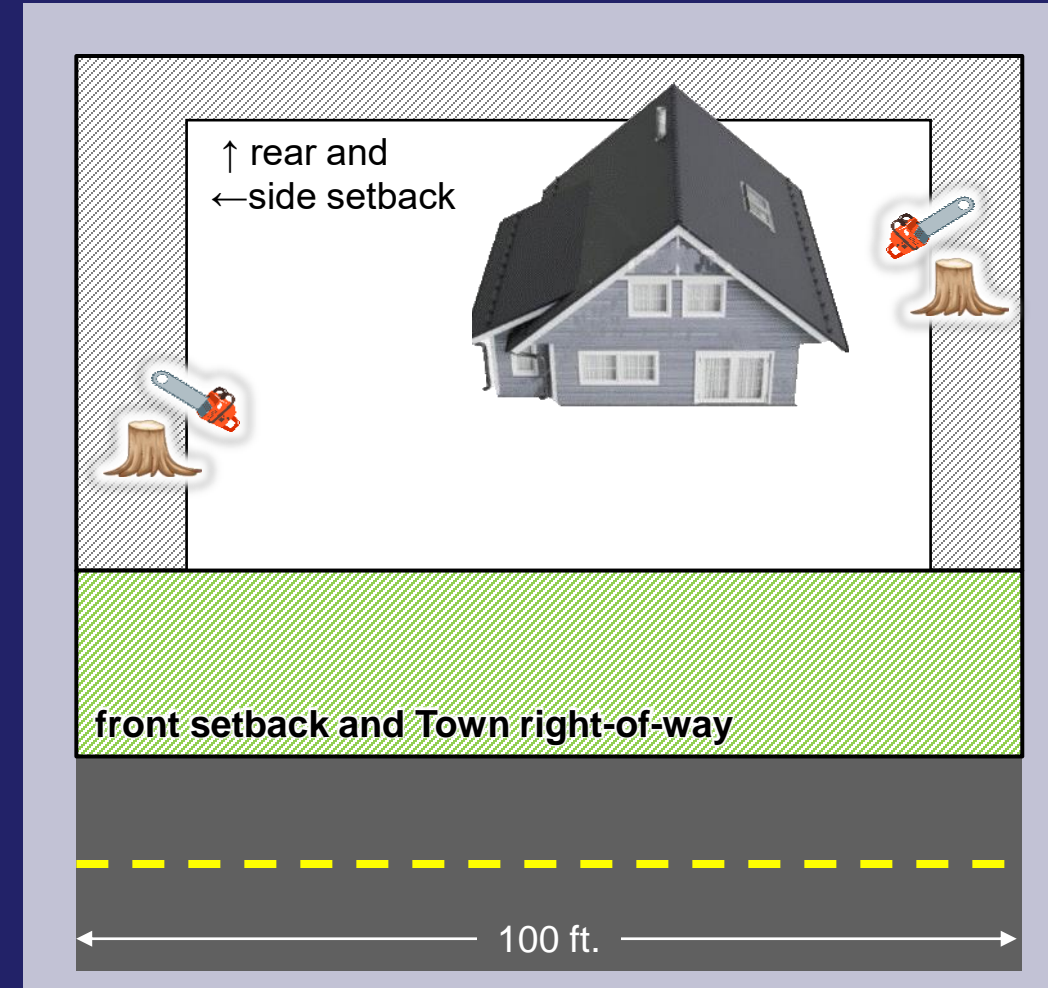
- Replanting would only be required if protected trees are removed from the setback.





Proposed Amendment

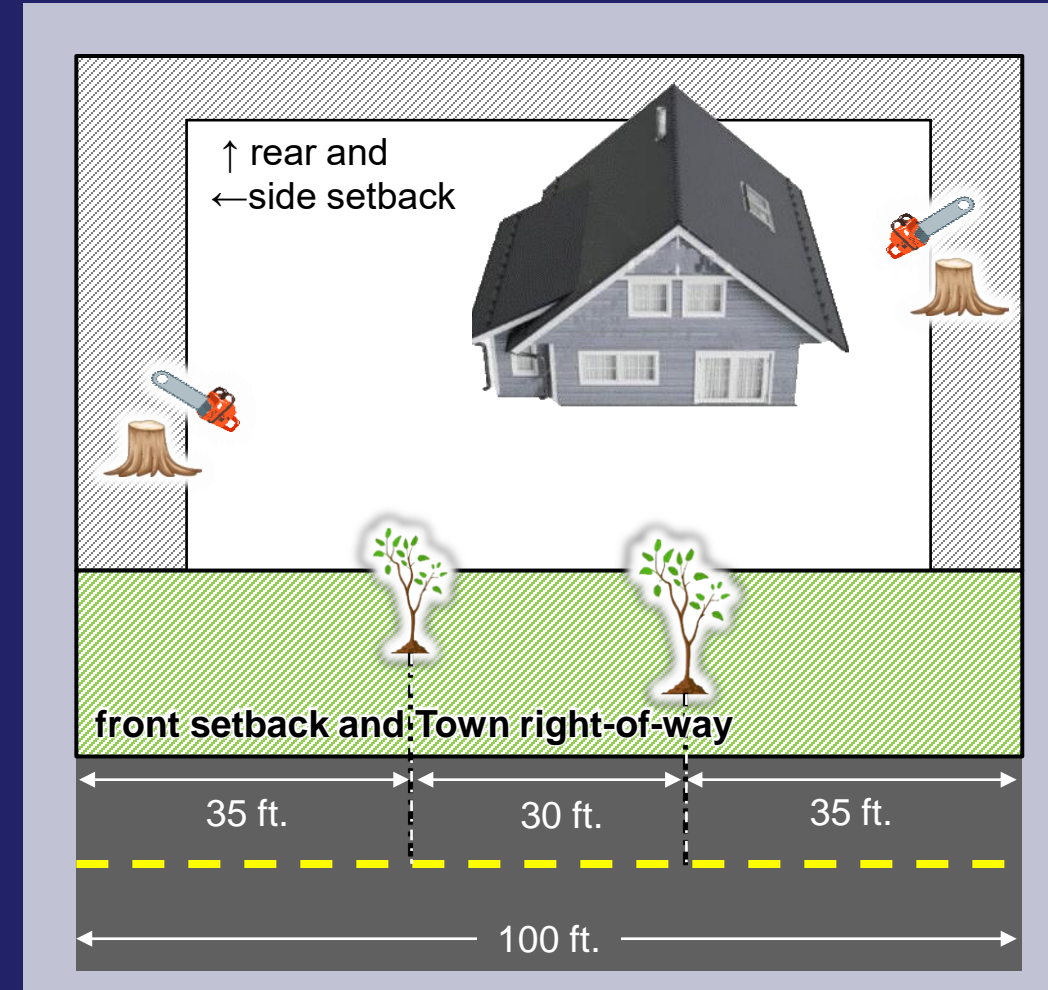
- Replanting would only be required if protected trees are removed from the setback.





Proposed Amendment

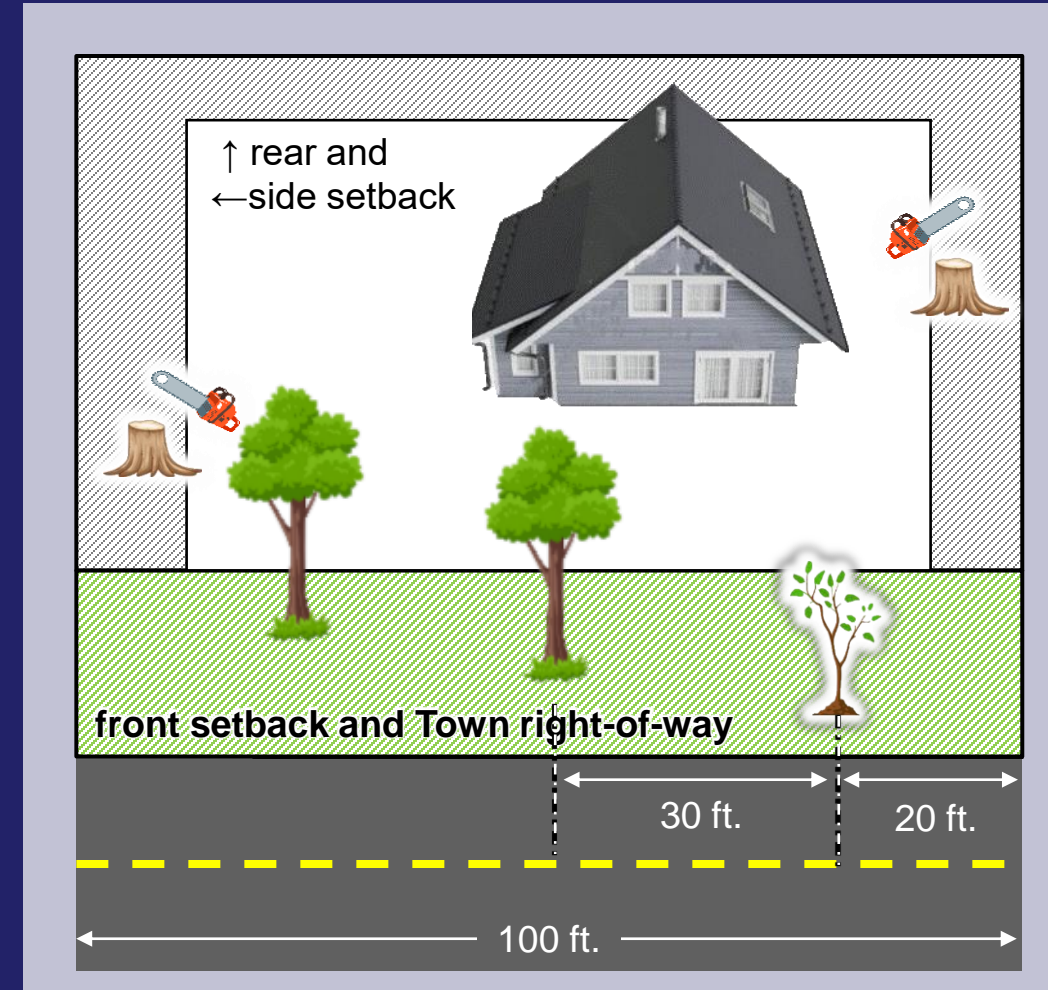
- Replanting would only be required if protected trees are removed from the setback.
- Replanting should allow no more than a gap of 35 ft. between trees or to the property boundary.





Proposed Amendment

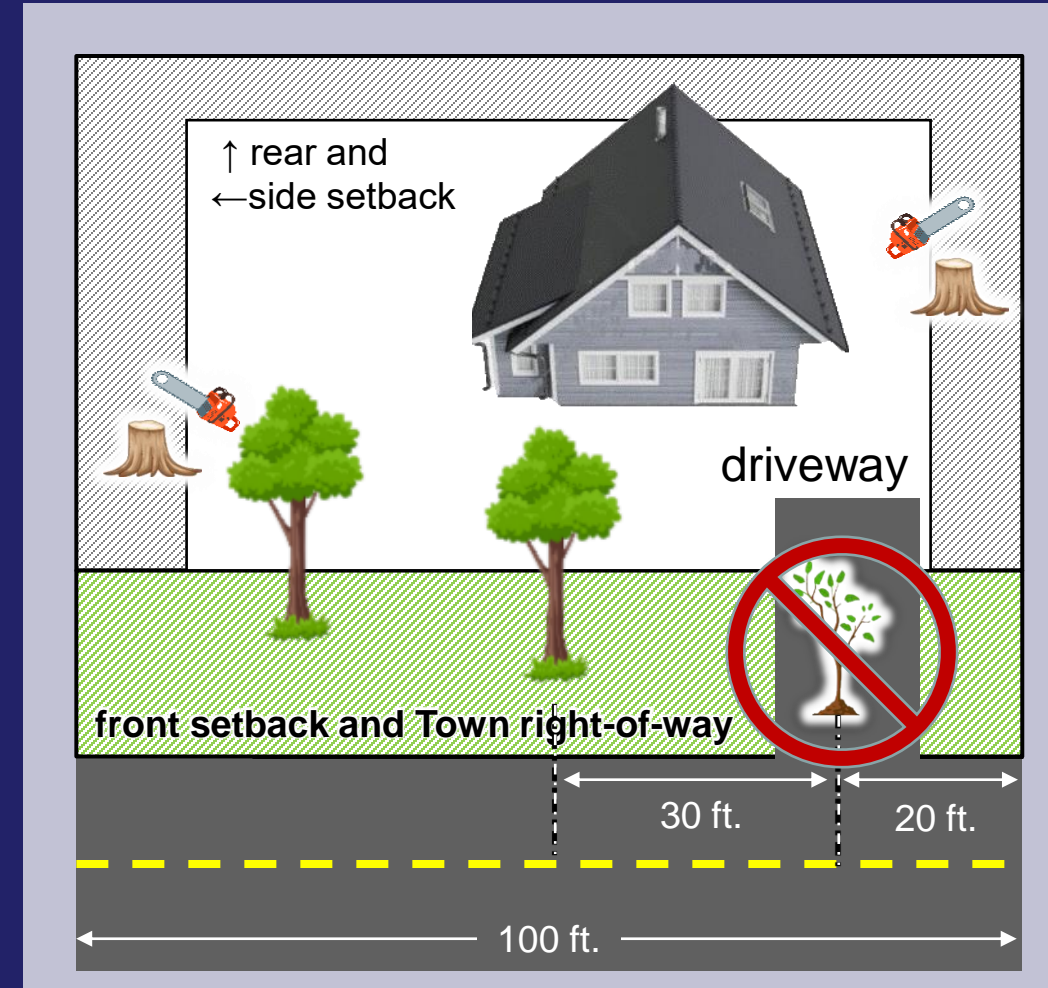
- Replanting would only be required if protected trees are removed from the setback.
- Replanting should allow no more than a gap of 35 ft. between trees or to the property boundary.
- Pre-existing trees count toward achieving this goal.





Proposed Amendment

- Replanting would only be required if protected trees are removed from the setback.
- Replanting should allow no more than a gap of 35 ft. between trees or to the property boundary.
- Pre-existing trees count toward achieving this goal.
- Replanting is not required when suitable planting sites are unavailable due, for example, to the location of a driveway or utilities.





Guidelines for Suitable Planting Sites

- Guidelines for what constitutes a suitable planting site were written by the Tree Committee and the DPW, and approved by the Select Board.
- This would serve as the basis for exemptions due to conditions of the site, and could be updated if needed.



Lexington Tree Committee Recommendations for Tree Planting

A collaborative effort of the Tree Committee and Department of Public Works

Approved December 12, 2019

Item to be Measured	Size or Distance
Tree pit size	at least 3' x 6' or 16 square feet with minimum width of 3'
Distance from curb edge, where street has curb	30"
Distance from adjacent trees	15'-40', varies with species
Distance from street intersections	20'
Distance from driveways	5'
Distance from fire hydrants	5'
Distance from underground utility lines	5'
Distance from gas or water valve	5'
Height of mature trees under utility lines	30' maximum
Distance from street lights	10', varies with species
Distance from utility poles	5'
Distance from stop sign	20'
Distance from traffic signs	Depends on sightline requirements
Distance to opposite obstructions	5'

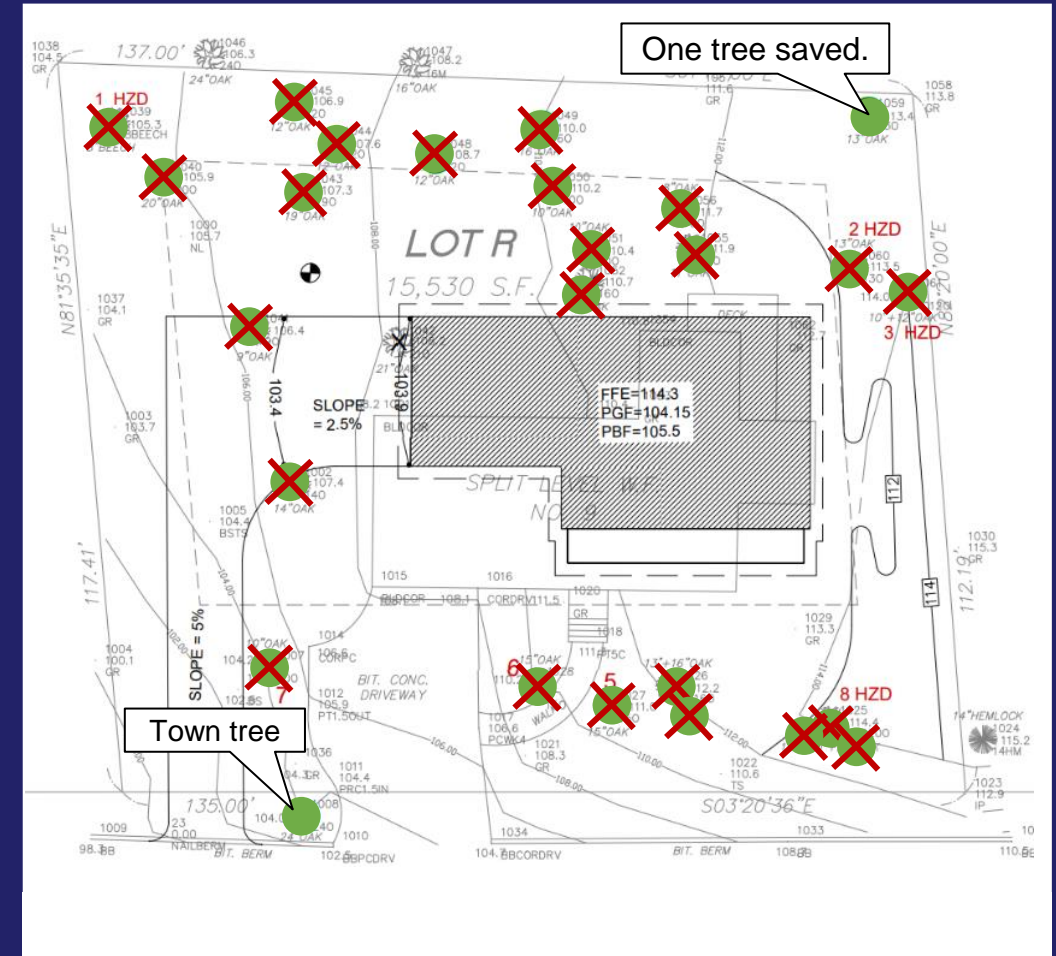
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Example



- 24 of 26 trees were removed on this property that was completed in May 2023.

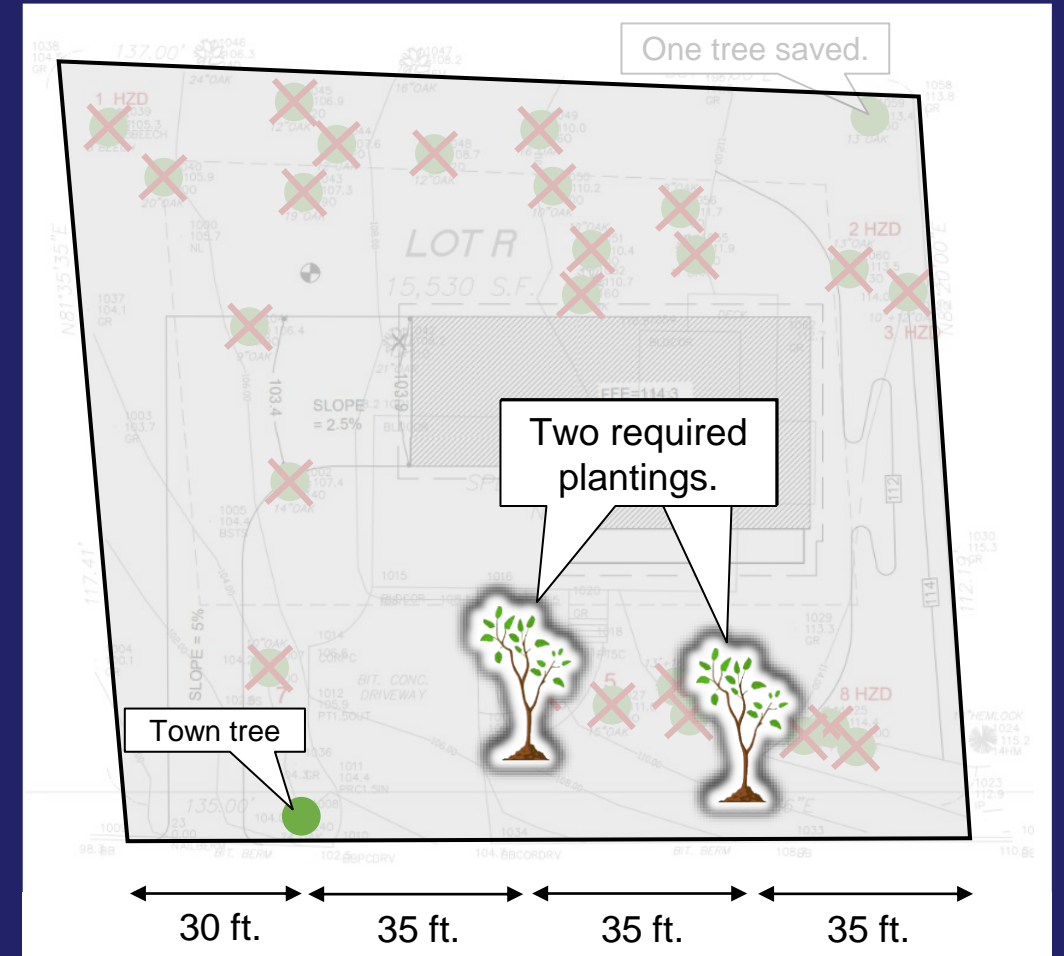




Example



- 24 of 26 trees were removed on this property that was completed in May 2023.
- With 135 ft. of street frontage, and one Town tree remaining in the right-of-way, the owner would need to plant two trees (if there exist suitable planting sites).





Summary

- Street trees contribute greatly to quality of life in our neighborhoods, but we are losing many to development.
- We already require street tree planting in our new subdivisions, at the builder's expense.
- We propose to require street tree planting for individual properties under development:
 - only when protected trees are removed
 - only when suitable planting sites exist
 - with greater flexibility than for our subdivisions
 - with monetary credit given

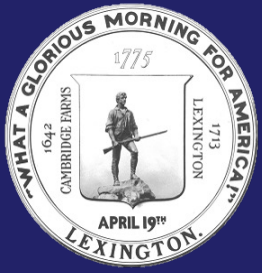


Annual Town Meeting



Spring 2024

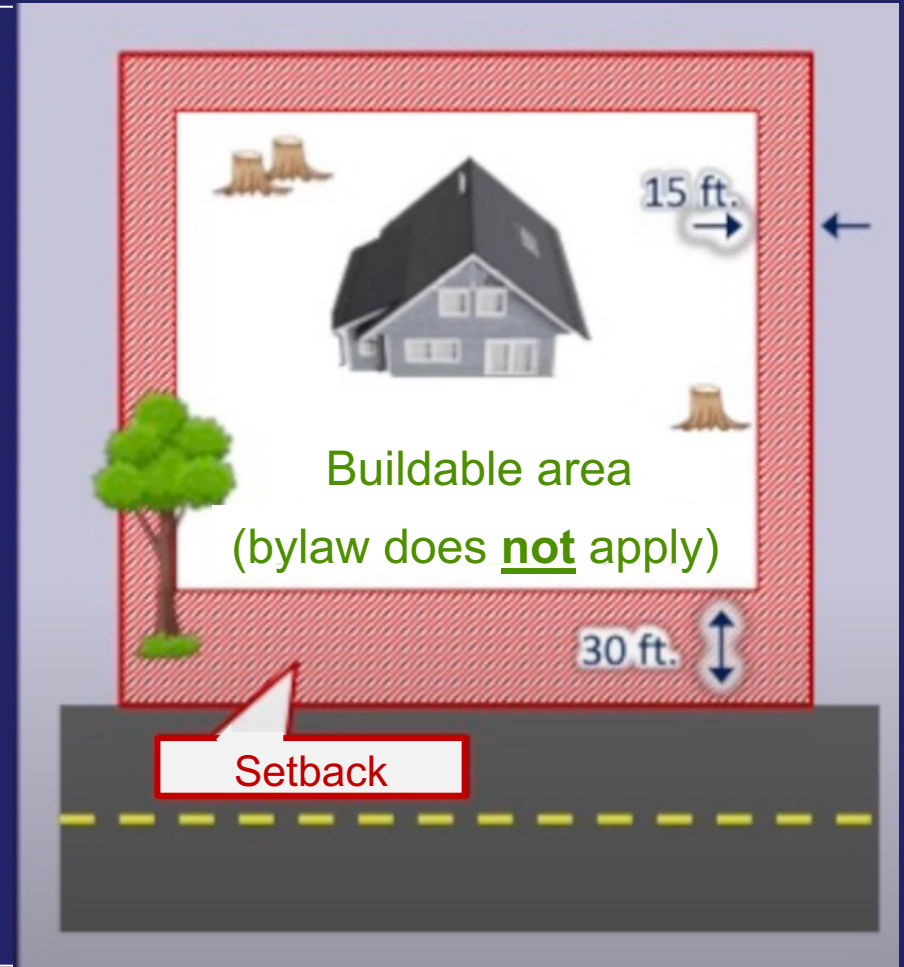
Article 36

Amend Tree Bylaw: Exemptions



Lexington's Tree Bylaw

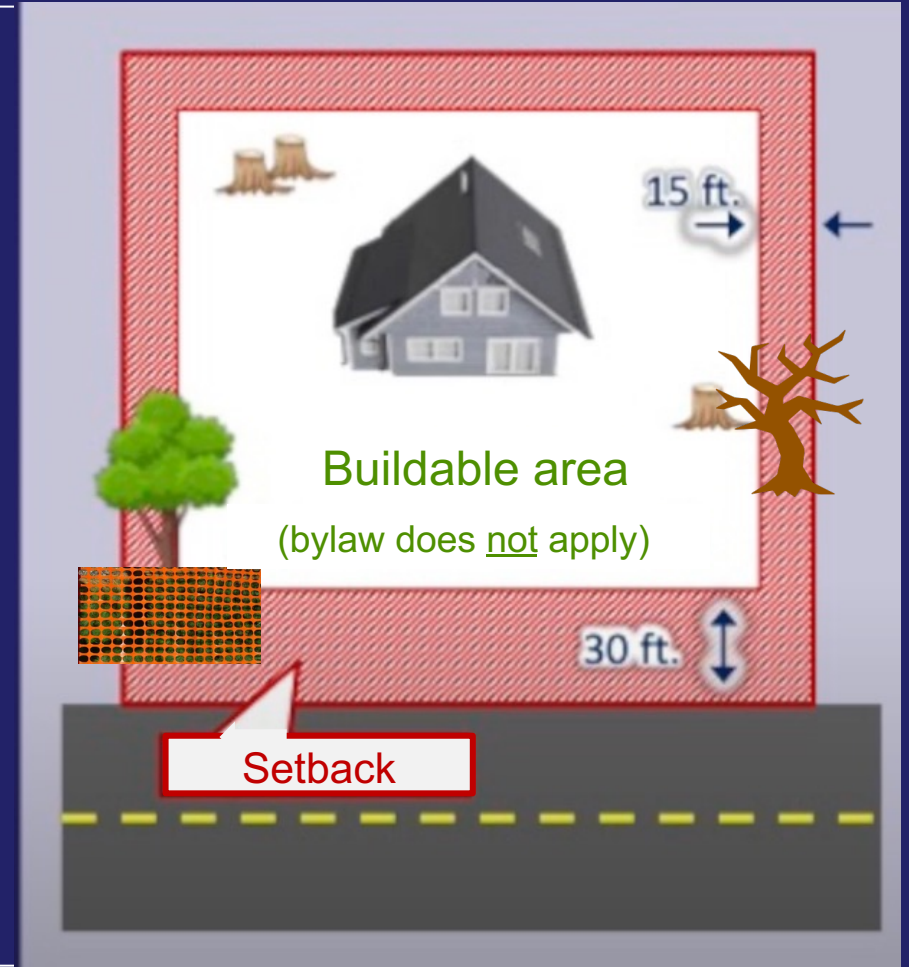
- Applies to major construction or demolition
- Applies to trees 6" diameter or larger in the setbacks ("protected trees")
- Requires permit fee and mitigation for removed protected trees:  

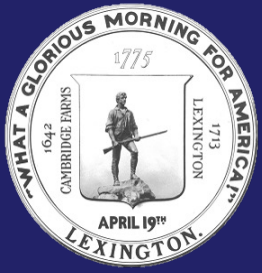




Lexington's Tree Bylaw

- Protected trees left on site must be physically protected from damage
- Protected trees that are hazardous as determined by the Tree Warden are exempt from permit fees or mitigation

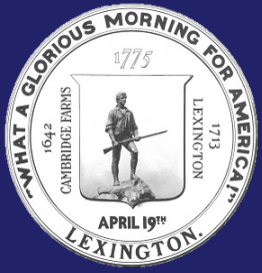




Hazardous tree

- Has a structural defect that poses a high risk of failure or fracture
- That failure has the potential to cause an unacceptable degree of injury to people, damage to property, or disruption
- Risk cannot be mitigated by pruning or other corrective measures





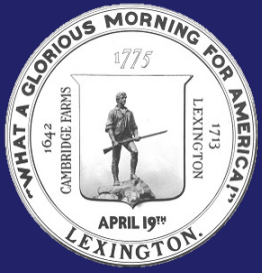
What's not working

- Bylaw does not set a standard for what degree of risk warrants exemption from permit fees and mitigation
- Time-consuming process for Town staff
- Some evade inspections



New Process for Construction

- Applicant hires certified arborist to assess tree
 - Arborist submits ISA Tree Risk Assessment Form showing overall tree risk rating of high or extreme, with photo and affidavit
 - Tree may be removed without any mitigation required
 - If tree is removed without that paperwork, permit fees and mitigation are required
 - Adds consistency and eases load on Tree Warden
-



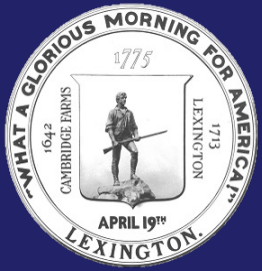
Invasive Tree Species

- An invasive or alien species is an introduced species to an environment that becomes overpopulated and harms its new environment
- MA Dept. of Agricultural Resources Prohibited Plant list
- Import, sale or purchase banned



Exemptions for Invasive Tree Species

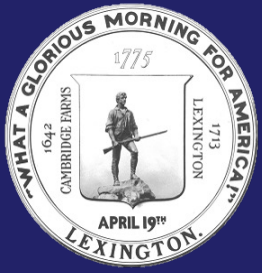
- Exemption for invasive tree species was removed from the tree bylaw in 2010
 - Some invasive trees can be managed, and do not have to be removed
 - Not all trees listed on MA Prohibited Plant List will be exempt from mitigation requirements
-



Motivation for this amendment

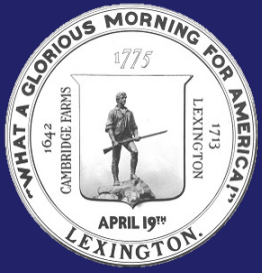
- *Ailanthus altissima*
(Tree of Heaven)
- Host for spotted lanternfly





Exemptions for Invasive Tree Species

- Reinstates exemptions for certain invasive trees
 - List of exempted trees in regulations
 - DPW and Tree Committee propose regulations
 - Approved by Select Board
 - Regulations give flexibility to respond to changing information
 - Intent is to NOT exempt Norway maple or black locust
-



Motion Summary

- Creates process for hazard tree exemptions for properties undergoing construction
 - Certified arborist
 - ISA Basic Tree Risk Assessment Form
 - High or Extreme overall risk
 - Restores exemption for invasive trees
 - Species specified in regulations or bylaw itself
 - Tree of Heaven, *Ailanthus altissima*
-

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Board Member Updates

PRESENTER:

**ITEM
NUMBER:**

SUMMARY:

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/13/2024

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Review of Meeting Minutes: Draft 2/28/24

PRESENTER:

**ITEM
NUMBER:**

SUMMARY:

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/13/2024

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Upcoming Meetings: tentative: 6:00 pm Wed. 3/27, 6:00 pm Mon. 4/1, Wed. 4/3, Thur. 4/11

PRESENTER:

**ITEM
NUMBER:**

SUMMARY:

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/13/2024

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

The meeting will continue until all items are finished. The estimated adjournment time is 10:00 pm.

PRESENTER:

**ITEM
NUMBER:**

SUMMARY:

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/13/2024

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Members of the public can attend the meeting from their computer or tablet by clicking on the following link at the time of the meeting:

PRESENTER:

ITEM NUMBER:

SUMMARY:

Topic: Planning Board Meeting

Time: Mar 13, 2024 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/82824260244?pwd=G4vORbmVRCeFh04ZHkFbHdqJ6q35EQ.1>

Meeting ID: 828 2426 0244

Passcode: 196783

Dial by your location

- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 929 205 6099 US (New York)

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/13/2024