

# AGENDA

## Lexington Planning Board

**Wednesday, June 11, 2025**

**Remote on Zoom: [https://www.lexingtonma.gov/377/Access-](https://www.lexingtonma.gov/377/Access-Virtual-Meetings)**

**Virtual-Meetings**

**6:00 PM**

---

### **Development Administration**

1. **12 Summer Street - Approval Not Required (ANR)**  
ANR Plan to create two new non-buildable parcels from the two parcels at 12 Summer Street.
2. **287 & 295 Waltham Street - Special Residential Development**  
Public hearing for site plan review for a special residential development (continued from April 10 & May 28 (continued without discussion on May 28))

### **Board Administration**

1. **Public Hearing for Amendments to Planning Board's Zoning Regulations**  
Public hearing to amend various sections of the Planning Board's Zoning Regulations Chapter 176
2. **Board Member & Staff Updates**
3. **Review of Draft Meeting Minutes: 5/7 & 5/28**
4. **Upcoming Meetings**  
Wednesdays 6/25, 7/16, 8/13, 8/27

### **Adjourn**

1. **Adjourn – The meeting will continue until all items are finished. The estimated adjournment time is 8:00 pm.**

### **Zoom Details**

1. **Zoom Details - <https://www.lexingtonma.gov/377/Access-Virtual-Meetings>**  
**Topic: Planning's Zoom Meeting**  
**Time: Jun 11, 2025 06:00 PM Eastern Time (US and Canada)**  
**Join Zoom Meeting**  
**[https://lexingtonma.zoom.us/j/84899388099?](https://lexingtonma.zoom.us/j/84899388099?pwd=iyLQ5UEIIIIGcpIGs5MTdFwCJYUUFjW.1)**  
**[pwd=iyLQ5UEIIIIGcpIGs5MTdFwCJYUUFjW.1](https://lexingtonma.zoom.us/j/84899388099?pwd=iyLQ5UEIIIIGcpIGs5MTdFwCJYUUFjW.1)**

**Meeting ID: 848 9938 8099**



**Passcode: 897417**

---



Meeting broadcast by LexMedia



# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

12 Summer Street - Approval Not Required (ANR)

### **PRESENTER:**

Staff and Applicant

### **ITEM NUMBER:**

### **SUMMARY:**

ANR Plan to create non-buildable parcels. Two non-buildable parcels shown as lot 20 and 21 are to be conveyed to the abutter.

Application material here:

<https://lexingtonma.portal.opengov.com/records/98617>

Aerial View on MapGEO

### **SUGGESTED MOTION:**

Move to endorse the ANR Plan for 12 Summer Street submitted by Shelly Henderson.

*\*Board members please come to the office to sign the plan*

### **FOLLOW-UP:**

### **DATE AND APPROXIMATE TIME ON AGENDA:**

6/11/2025

### **ATTACHMENTS:**

Description	Type
❑ Cover Letter	Cover Memo
❑ ANR Plan	Exhibit







STAMSKI AND MCNARY, INC.

1000 Main Street  
Acton, Massachusetts 01720  
(978) 263-8585, FAX (978) 263-9883

PRINCIPALS

JOSEPH MARCH, P.E., P.L.S.  
GEORGE DIMAKARAKOS, P.E.

ASSOCIATE

JONATHAN BOLLEN, P.L.S.

November 25, 2024

Lexington Planning Board  
1625 Massachusetts Avenue  
Lexington, MA 02420

RE: ANR Plan 12 Summer Street

Members of the Board,

We have prepared an Approval not Required under the Subdivision Control Law plan for the property at 12 Summer Street. The plan divides lots 16 and 17, as shown on land court plan 23315 D, into lots 18, 19, 20, and 21. Title to lots 20 and 21 is to be transferred to the owner of the abutting property. No new lots available for the site of a building are created by this plan.

Sincerely,

Stamski and McNary, Inc.

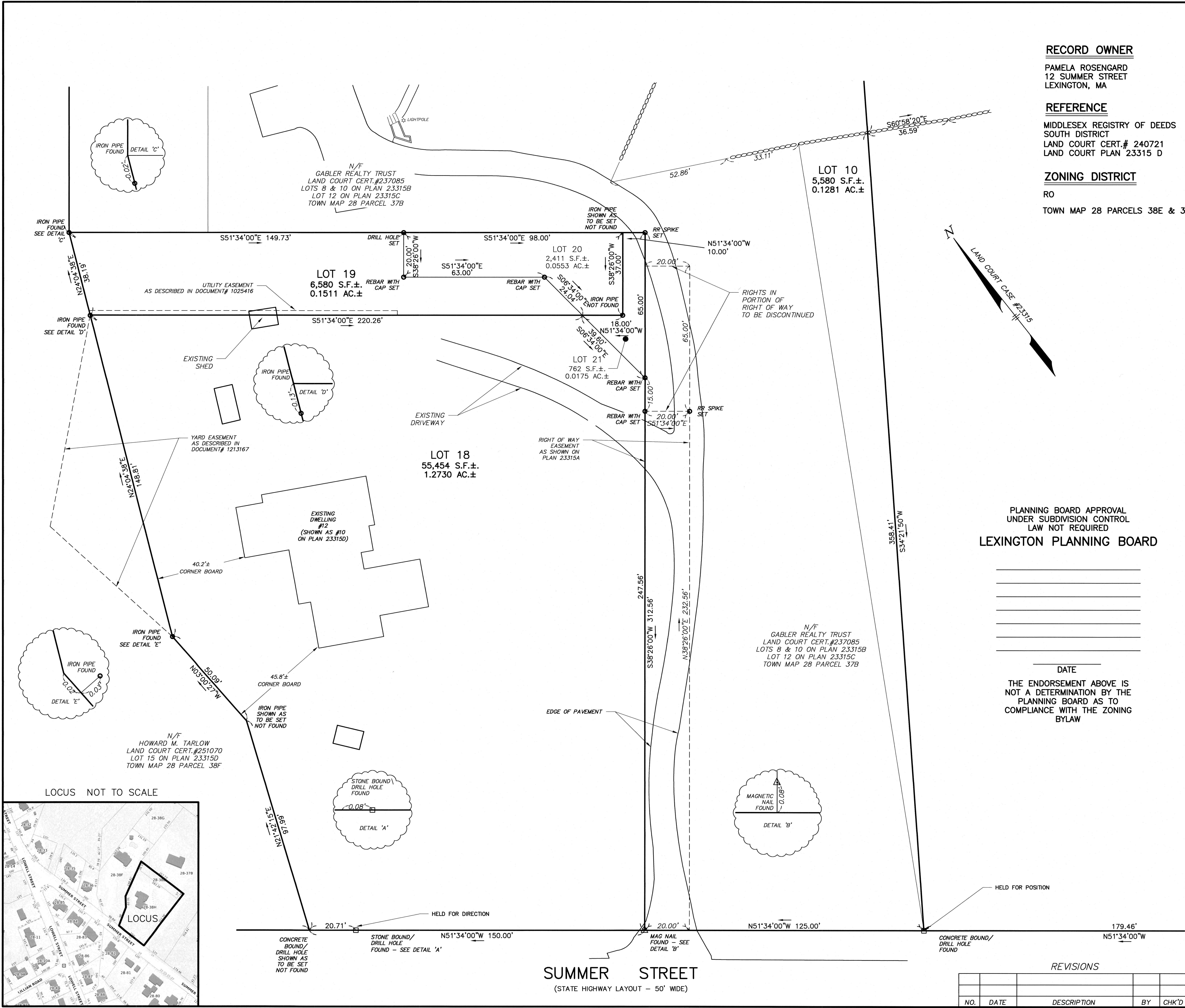


Jonathan D. Bollen, P.L.S.



Joseph March, P.E., P.L.S.





RECORD OWNER

PAMELA ROSENGARD  
12 SUMMER STREET  
LEXINGTON, MA

REFERENCE

MIDDLESEX REGISTRY OF DEEDS  
SOUTH DISTRICT  
LAND COURT CERT.# 240721  
LAND COURT PLAN 23315 D

ZONING DISTRICT

RO  
TOWN MAP 28 PARCELS 38E & 38H

NOTES:

- 1.) ALL TRAVERSE LINES WERE MEASURED WITH AN ELECTRONIC MEASURING INSTRUMENT. (ACCURACY = 2mm + 2ppm)
- 2.) PRECISION = 1 : 26,027 CLOSURE ERROR = 0.0374  
ERROR DIRECTION = N63°35'40"W
- 3.) THE MONUMENTS SHOW ON THIS PLAN WERE FOUND, AS SHOWN, ON SEPTEMBER 26, 2023 AND OCTOBER 8, 2024.
- 4.) IN ACCORDANCE WITH SECTION 2.1.3.4.7 OF THE 2006 LAND COURT MANUAL OF INSTRUCTIONS A COMPARISON WAS MADE BETWEEN MEASUREMENTS OF A BASELINE OF 451.74' MEASURED WITH THE SAME INSTRUMENT USED IN THE SURVEY AND MEASURED WITH A STEEL TAPE AND THE TWO MEASUREMENTS WERE IN AGREEMENT WITH EACH OTHER.
- 5.) IN ACCORDANCE WITH SECTION 2.1.3.4.8 OF THE 2006 LAND COURT MANUAL OF INSTRUCTIONS SECONDARY MEASUREMENTS WERE MADE TO VERIFY THE PRIMARY MEASUREMENTS.

"I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON SEPTEMBER 26, 2023

DATE 12/3/24  
REGISTERED PROFESSIONAL LAND SURVEYOR

"I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY."

DATE 12/3/24  
REGISTERED PROFESSIONAL LAND SURVEYOR

PLANNING BOARD APPROVAL  
UNDER 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  
BYLAW

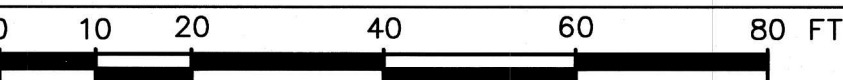
NOTES:

- 1) PARCELS 19, 20, & 21 CANNOT BE USED FOR THE SITE FOR A BUILDING, THEY ARE SHOWN FOR CONVEYANCE PURPOSES ONLY.

PLAN OF LAND  
LOCATED IN  
LEXINGTON, MASSACHUSETTS  
(MIDDLESEX COUNTY)  
No. 12 SUMMER STREET  
BEING A DIVISION OF LOTS 16 & 17  
SHOWN ON LAND COURT PLAN 23315-D  
(CREATING 4 LOTS)

SCALE: 1" = 20' DATE: NOVEMBER 20, 2024

PREPARED BY  
STAMSKI AND McNARY, INC  
1000 MAIN STREET ACTON, MA  
ENGINEERING - PLANNING - SURVEYING  
RESPONSIBLE SURVEYOR - JOSEPH MARCH No. 36384  
PHONE: (978) 263-8585



(6253.LC.ANR.WKSHEET.dwg) 12 Summer Street SM-6253



REVISIONS				
NO.	DATE	DESCRIPTION	BY	CHK'D



## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

#### **AGENDA ITEM TITLE:**

287 & 295 Waltham Street - Special Residential Development

#### **PRESENTER:**

Applicant: Lex Terrace LLC

#### **ITEM NUMBER:**

#### **SUMMARY:**

The applicant will present updated architectural plans since the April 10 meeting. Civil and landscape plans are forthcoming for a future meeting. The applicant will update the Board on progress since the April 10 meeting.

Material may be viewed (click file attachments): <https://lexingtonma.portal.opengov.com/records/100633>

Staff will provide comments and board members will discuss. The Chair will re-open the hearing for public comments. At the end of the discussion, the Board will continue the public hearing to a future meeting date.

Staff memo based on the architectural plan submission attached.

#### **SUGGESTED MOTION:**

Move to continue the public hearing to the Board's [July 16 or August 13 meeting] to allow time for the Applicant to submit revised material complete with civil plan and narrative responses.

*For July 16 please submit by June 23, or by July 21 for August 13 meeting.*

Move to accept the Applicant's request to extend the final action deadline to August 20, 2025.


#### **FOLLOW-UP:**

#### **DATE AND APPROXIMATE TIME ON AGENDA:**

6/11/2025



**ATTACHMENTS:**

Description		Type
	Architectural Plans	Exhibit
	Deadline Extension Request	Exhibit
	Staff Memo 2	Exhibit



# Lex Terrace Development

287 - 295 Waltham Street, Lexington, MA 02421

### Summary:

(Note: Colors in all renderings are computer generated. They may not exactly represent eventual building colors or texture. Additional information will be provided prior to building department approval.)

Lex Terrace is a residential development in the heart of Lexington. It will provide fifteen apartments to a city that will benefit from much needed housing.

The development will have five separate buildings. Three of the buildings will have townhouses, with each building having three independent housing units. Two of the building units will be multifamily housing, with ground floor of each being handicap accessible. All buildings will be sprinklered.

Each townhouse unit will have a covered garage, an open air car parking space, space for two, covered, bicycles per townhouse, and a basement with a greenhouse and composting capability within each townhouse.

Other provisions include guest parking spaces as well as provision for handicap parking.

The buildings are being built with energy efficiency and sustainability in mind, and in conformance with local and state building codes and statutes.



View Above: Buildings B & C with three housing units each. The grading shown are tentative. For accurate grading information see site plan.

Consultants:

Civil Engineer	HVAC & Plumbing
Mike Novak Patriot Engineering	Anup Khatra, P.E. Akal Engineering, Inc.
Fire protection	Landscape
Alex Riley, P.E. Jigsaw Lifesafety	Gary Larson



### Rear Walkway and Access to Second Egress



## Rear Walkway and Access to Second Egress



Sheet List				
Sheet Number	Sheet Name	Sheet Issue Date	Revision #	Included
A101	Cover Sheet	01/12/2025		
A102	Townhouse - Key Features	01/12/2025		
A103	Building - Townhouse Views	01/12/2025		
A104	Building "A" Option 1	05/04/25		
A105	Sections & GFA Building "A"	01/12/2025		
A106	Building A - Garage & First	01/12/2025		
A107	Building A - Second & Third Floor	01/12/2025		
A108	Building A, B, & C Rear Walkway - Option 1	01/12/2025		
A109	Building B Garage & First Plan	01/12/2025		
A110	Building B Second & Third Floor	01/12/2025		
A111	Building B Area Plan	01/12/2025		
A112	Building C Garage & First Plan	01/12/2025		
A113	Building C - Second & Third Floor	01/12/2025		
A114	Building C Area Plan	01/12/2025		
A121	Building "D" Ground & Second Floor	01/12/2025		
A122	Building "D" - Third floor & GFA Calc	01/12/2025		
A123	Building "D" - Elevation, Section, & Views	01/12/2025		
A124	Building "E" - Ground & Second Floor	01/12/2025		
A125	Building "E" - Third Floor & GFA Calculation	01/12/2025		
A126	Building "D" and "E" - Views	01/12/2025		
A-301	BUILDING SECTIONS Building "A"	04/25/25		
A-302	BUILDING SECTIONS, Elevation	04/25/25		
A-303	ROOF DETAILS	04/25/25		
A-304	PARTY WALL DETAILS	04/25/25		
A-401	WINDOW SCHEDULE AND DETAILS	04/25/25		
A-402	Not Included	04/25/25		
A-900	Building A - Plan, Section (Summary)	04/25/25		
S-101	FOUNDATION DETAILS	04/25/25		
SO-101	Site Plan	04/25/25		
SO-102	Site Views	04/25/25		
SO-103	Site - Additional Views	04/25/25		
SO-104	Site - Open Area Calculation	04/25/25		
SO-105	Site Plan - Option 1	04/25/25		

*Do Not Scale Drawings*

## Lex Terrace Development

287-295 Waltham Street, Lexington, MA 02421

Consultant: Architect  
Company: EcoHabitat, Inc.  
Contact: Javed Sultan, RA  
Address: 66 Middle Street, Lexington, MA 02421  
Phone: (781) 315 1105  
Email: Sultanj2012@gmail.com

[www.ecohab2.com](http://www.ecohab2.com)

Notes:

Drawings SO-01 thru SO-04 are preliminary and tentative, preliminary and not for construction. They have been developed by the architect for discussion purposes.

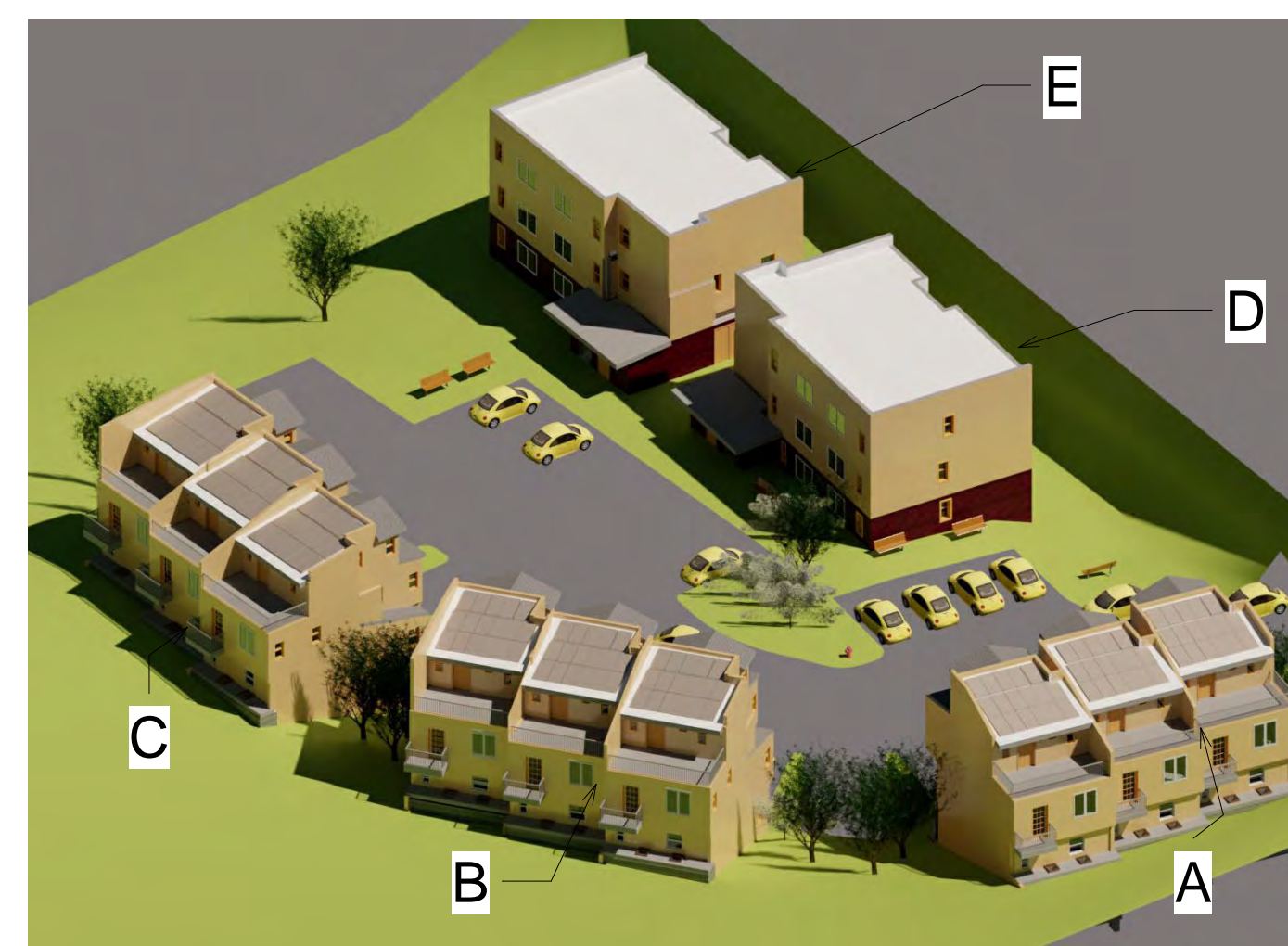
They have not been viewed, reviewed or vetted by either the civil engineer and/ or the landscape architect. Architect assumes all responsibility for these ideas and presentation.

*Note:*

Schematics (Revised 05-27-2025)  
**Not For Construction**

[illegible]

## Other Views Below



### Bird's Eye view of Five Buildings



### Rear Walkway and Access to Second Egress - Typical Building A, B & C

Owner:

**Lex Terrace, LLC**

9 Bushnell Drive  
Lexington, MA 02421

## Cover Sheet

Project Number	ECO-135
Date	05/29/2025
Drawn By	NS
Checked By	JS

A101

Scale	As indicated
-------	--------------



Lex Terrace Development

Single family and Multifamily Housing  
Key Features

- Nine single family housing units as townhouse development
- Sustainable design
- Two multi-family buildings, with three apartments in each
- Solar PV's on the roof to supplement grid electricity
- Facilities for car and bike parking
- Each townhouse with an enclosed Garage.
- Exterior Walls: Base, from grade to sill level, with veneer brick, on reinforced concrete foundation wall. Above sill level, fibrecement, hardi plank or equivalent, on wood frame structure. Fire resistant assembly. tSolar .
- Battery powerpack, for storage of solar pv electricity, and to reduce use of grid electricity during peak hours.

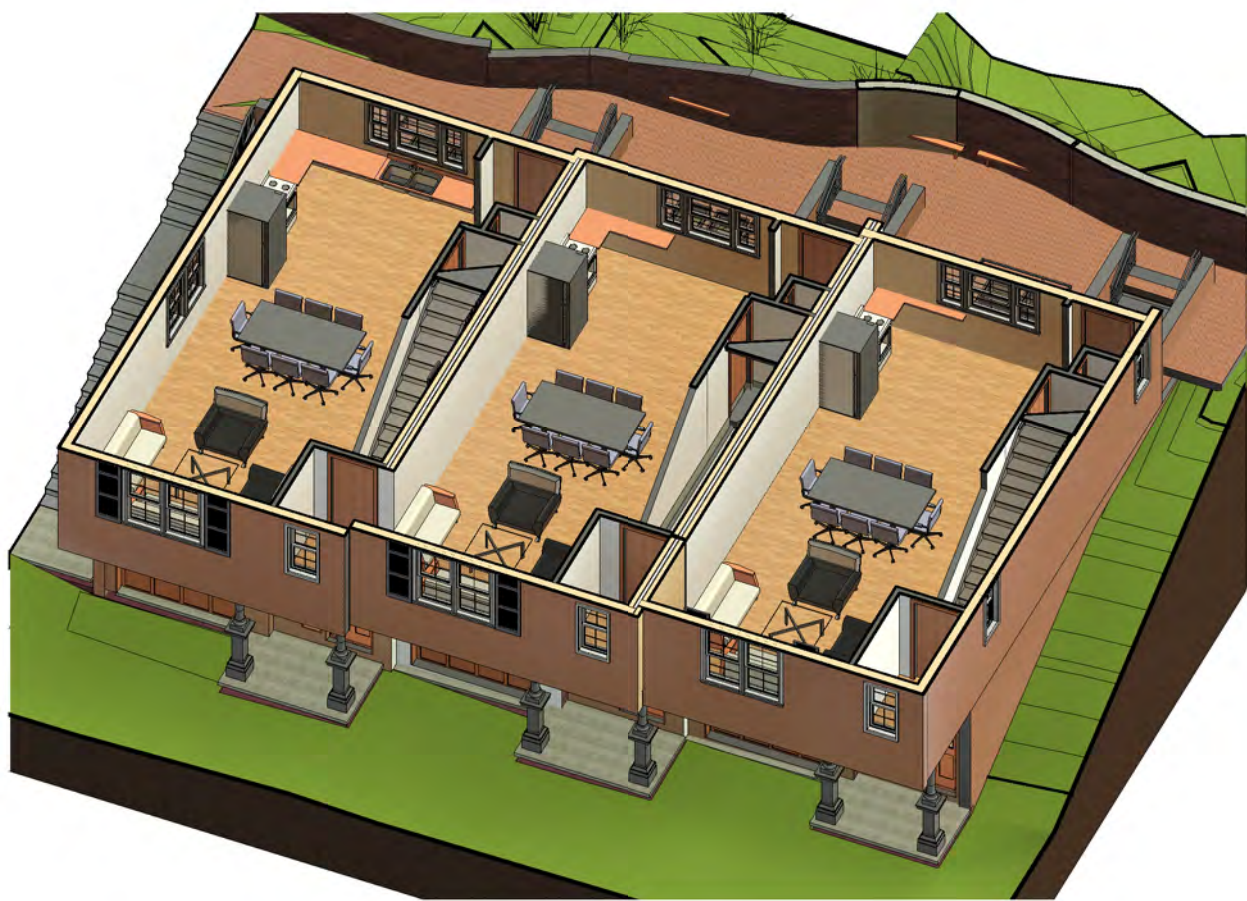
LEX Terrace GFA Calculation

	Garage Lvl (sf)	First Floor (sf)	Second Floor (sf)	Third Floor (sf)	Total (sf)	Max Allowed* (sf)
Building A	1,571	2,047	2,052	1,260	6,930	7,030
Building B	1,571	2,047	2,052	1,260	6,930	7,030
Building C	1,571	2,047	2,052	1,260	6,930	7,030
Building D	-	1,728	1,594	1,594	4,916	7,030
Building E	-	1,728	1,594	1,594	4,916	7,030
Total					30,622	31,400

Max Allowed \* = By Lexington Zoning By-Laws



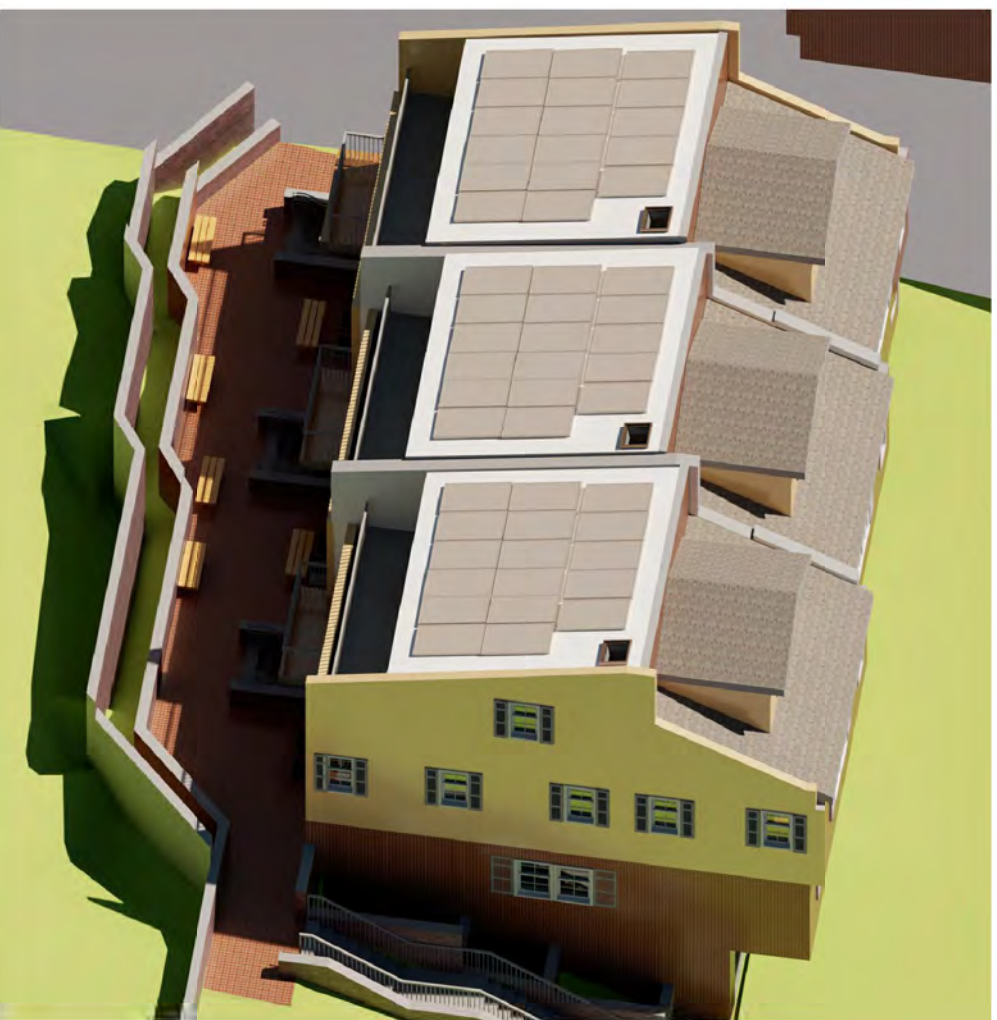
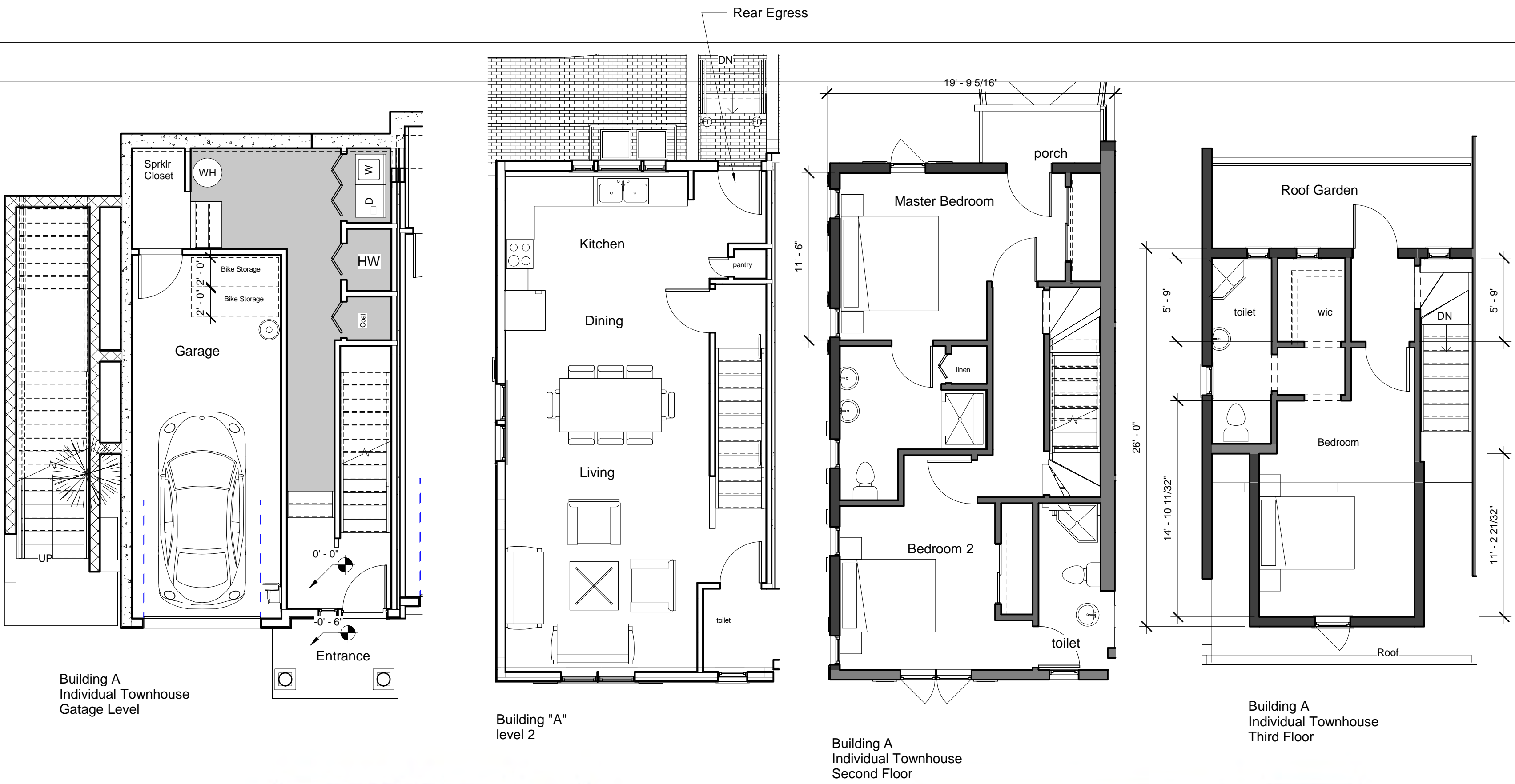
Building "A" - Front View



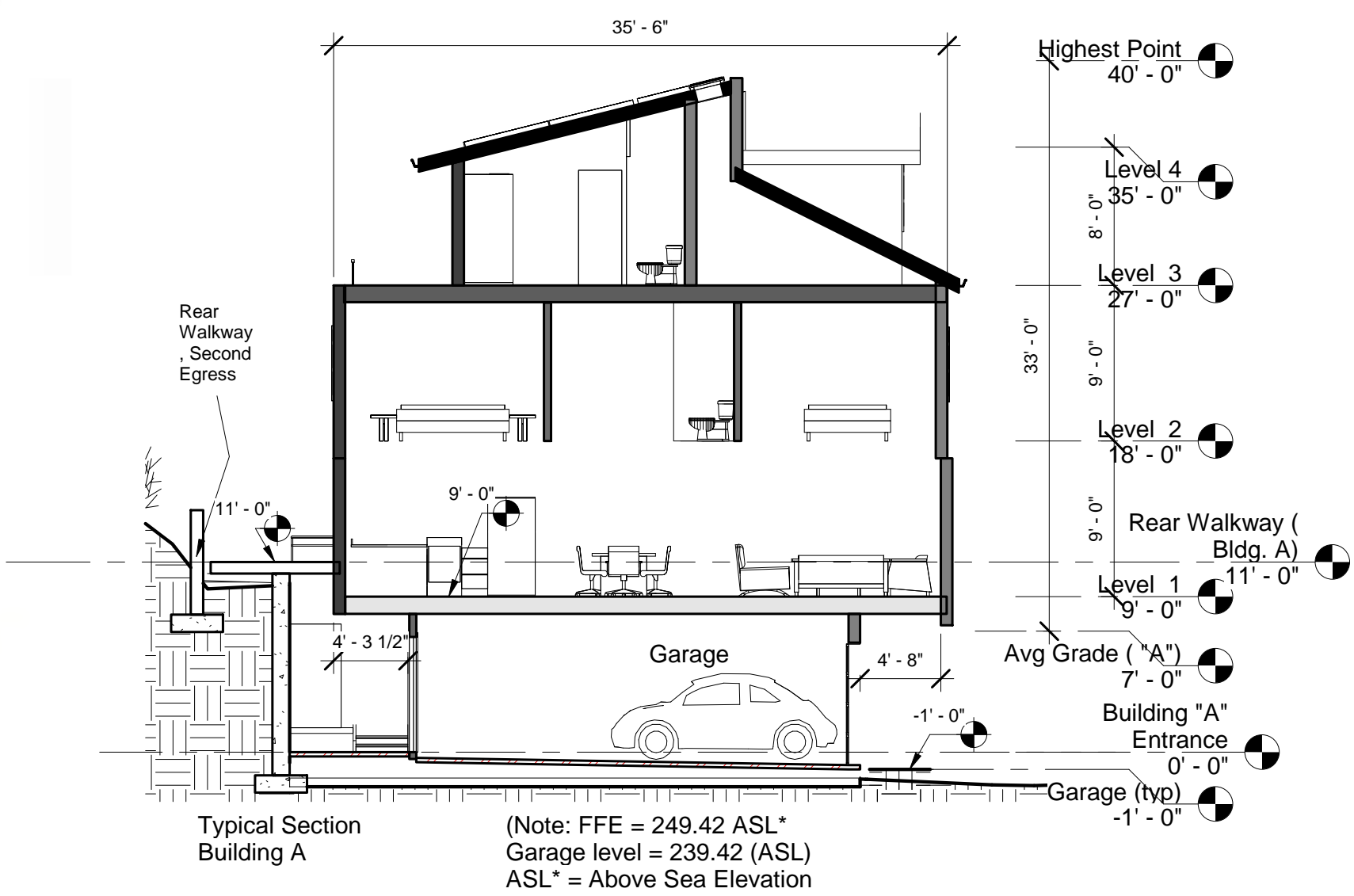
Cutout View - First Floor  
Building "A" Three Townhouses - Side by Side



Building "A" - Entrance View



Building "A" - Rear Egress ( Second Egress - Townhouses) - Bird's eye View (V1)  
(v1 = View 1)



Do Not Scale Drawings

Lex Terrace Development

287-295 Waltham Street, Lexington, MA 02421

Consultant: Architect  
Company: EcoHabitat, Inc.  
Contact: Javed Sultan, RA  
Address: 66 Middle Street, lexington, MA 02421  
Phone: (781) 315 1105  
Email: Sultanj2012@gmail.com  
www.ecohab2.com

Notes:

Drawings SO-01 thru SO-04 are preliminary and tentative, preliminary and not for construction. They have been developed by the architect for discussion purposes.

They have not been viewed, reviewed or vetted by either the civil engineer and/ or the landscape architect. Architect assumes all responsibility for these ideas and presentation.

Note:

Schematics (Revised 05-27-2025)  
Not For Construction

No.	Description	Date

Owner:

Lex Terrace, LLC

9 Bushnell Drive  
Lexington, MA 02421

Townhouse - Key  
Features

Project Number	ECO-135
Date	05/29/2025
Drawn By	NS
Checked By	JS

A102

Scale As indicated



Lex Terrace Development



Building "A" - Orthographic View - North Facade  
(Site Grading Not Shown)



Building "A" Rear Walkway with Rear Egress and Canopy.  
Typical for Buildings A, B, & C



Building "A" - Rear View  
(Site Grading Not Shown)



Side Entrance - Building "A"



Rear Egress View - Building "A"



Building "A" Front Elevation

Do Not Scale Drawings

Lex Terrace Development

287-295 Waltham Street, Lexington, MA 02421

Consultant: Architect  
Company: EcoHabitat, Inc.  
Contact: Javed Sultan, RA  
Address: 66 Middle Street, Lexington, MA 02421  
Phone: (781) 315 1105  
Email: Sultanj2012@gmail.com  
www.ecohab2.com

Notes:

Drawings SO-01 thru SO-04 are preliminary and tentative, preliminary and not for construction. They have been developed by the architect for discussion purposes.

They have not been viewed, reviewed or vetted by either the civil engineer and/ or the landscape architect. Architect assumes all responsibility for these ideas and presentation.

Note:  
Schematics (Revised 05-27-2025)  
Not For Construction

No.	Description	Date

Owner:  
**Lex Terrace, LLC**  
  
9 Bushnell Drive  
Lexington, MA 02421

Building - Townhouse Views

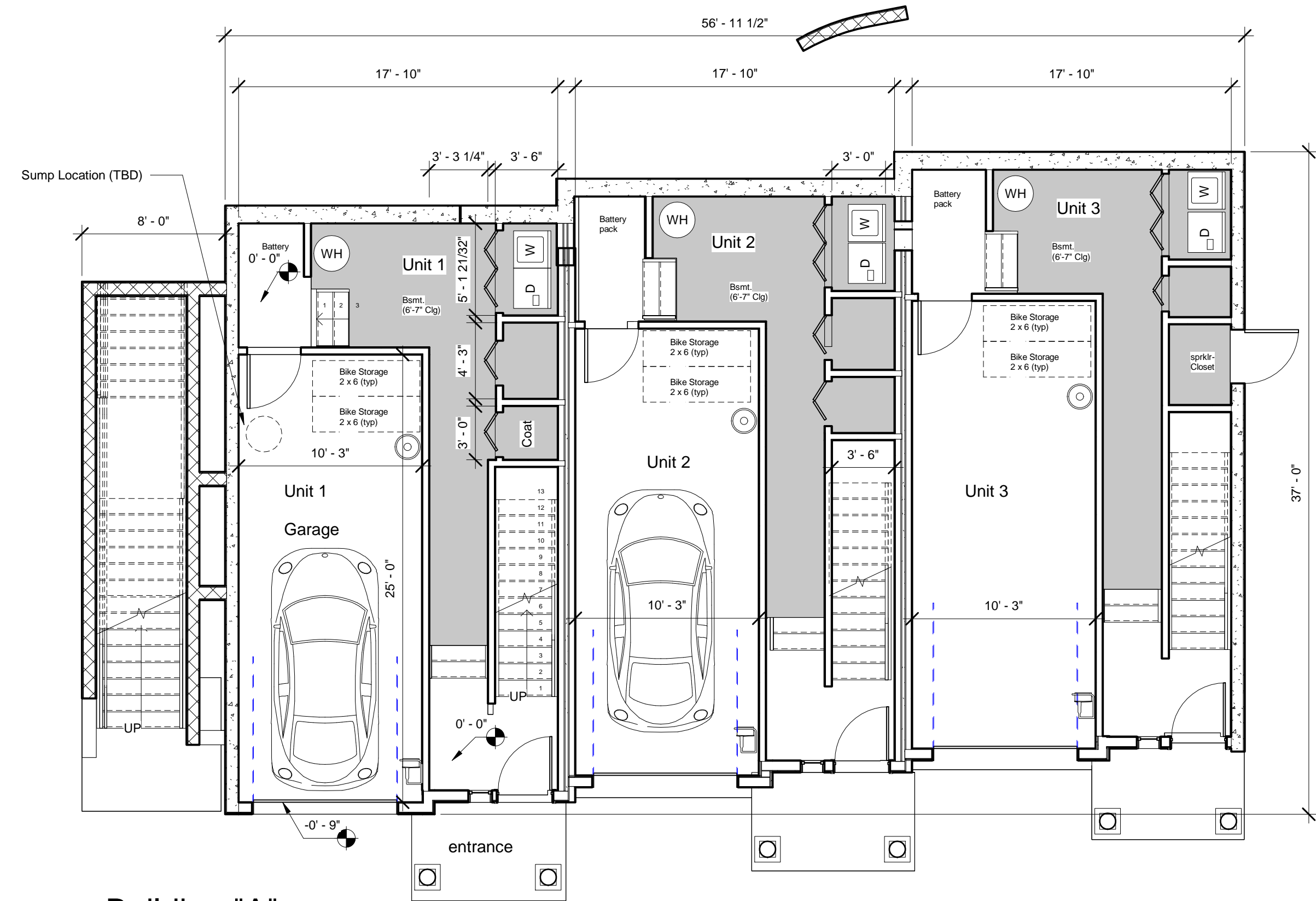
Project Number	ECO-135
Date	05/29/2025
Drawn By	Author
Checked By	Checker

A103

Scale



Lex Terrace Development



Building "A"

Basement  
Building A = 2,136 sf  
Crawl Area = -564 sf  
GFA = 1,572 sf



Front Perspective  
Building "A"



Rear Walkway - Second Egress  
Building A



Side Elevation (East View)  
Building A

Do Not Scale Drawings

Lex Terrace Development

287-295 Waltham Street, Lexington, MA 02421

Consultant: Architect  
Company: EcoHabitat, Inc.  
Contact: Javed Sultan, RA  
Address: 66 Middle Street, Lexington, MA 02421  
Phone: (781) 315 1105  
Email: Sultanj2012@gmail.com  
www.ecohab2.com

Notes:

Drawings SO-01 thru SO-04 are preliminary and tentative, preliminary and not for construction. They have been developed by the architect for discussion purposes.  
They have not been viewed, reviewed or vetted by either the civil engineer and/ or the landscape architect. Architect assumes all responsibility for these ideas and presentation.

Note:  
Schematics (Revised 05-27-2025)  
Not For Construction

No.	Description	Date

Owner:  
**Lex Terrace, LLC**  
  
9 Bushnell Drive  
Lexington, MA 02421

Building "A" Option 1

Project Number	ECO-135
Date	05/29/2025
Drawn By	Author
Checked By	Checker

A104

Scale 3/16" = 1'-0"

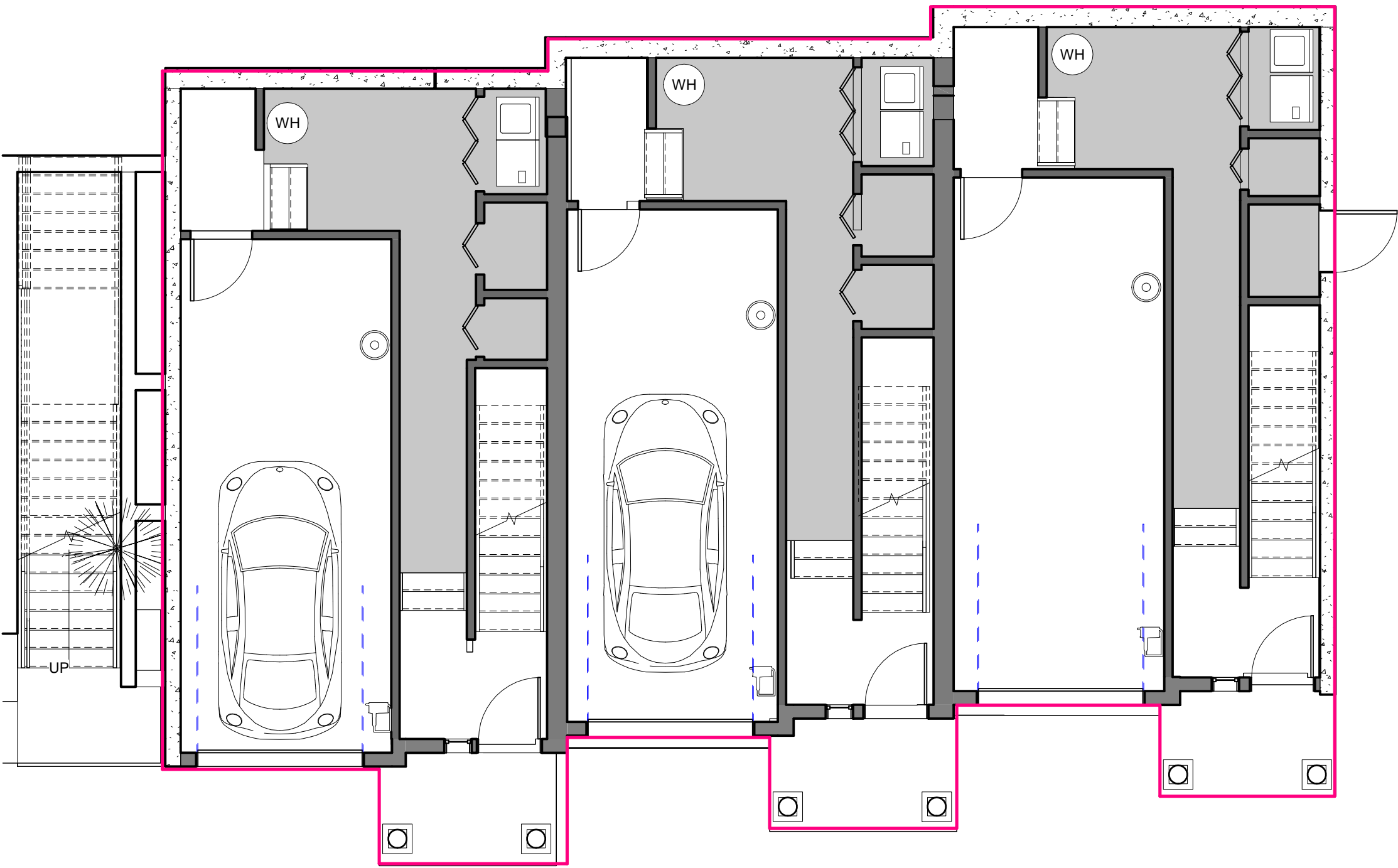


Lex Terrace Development

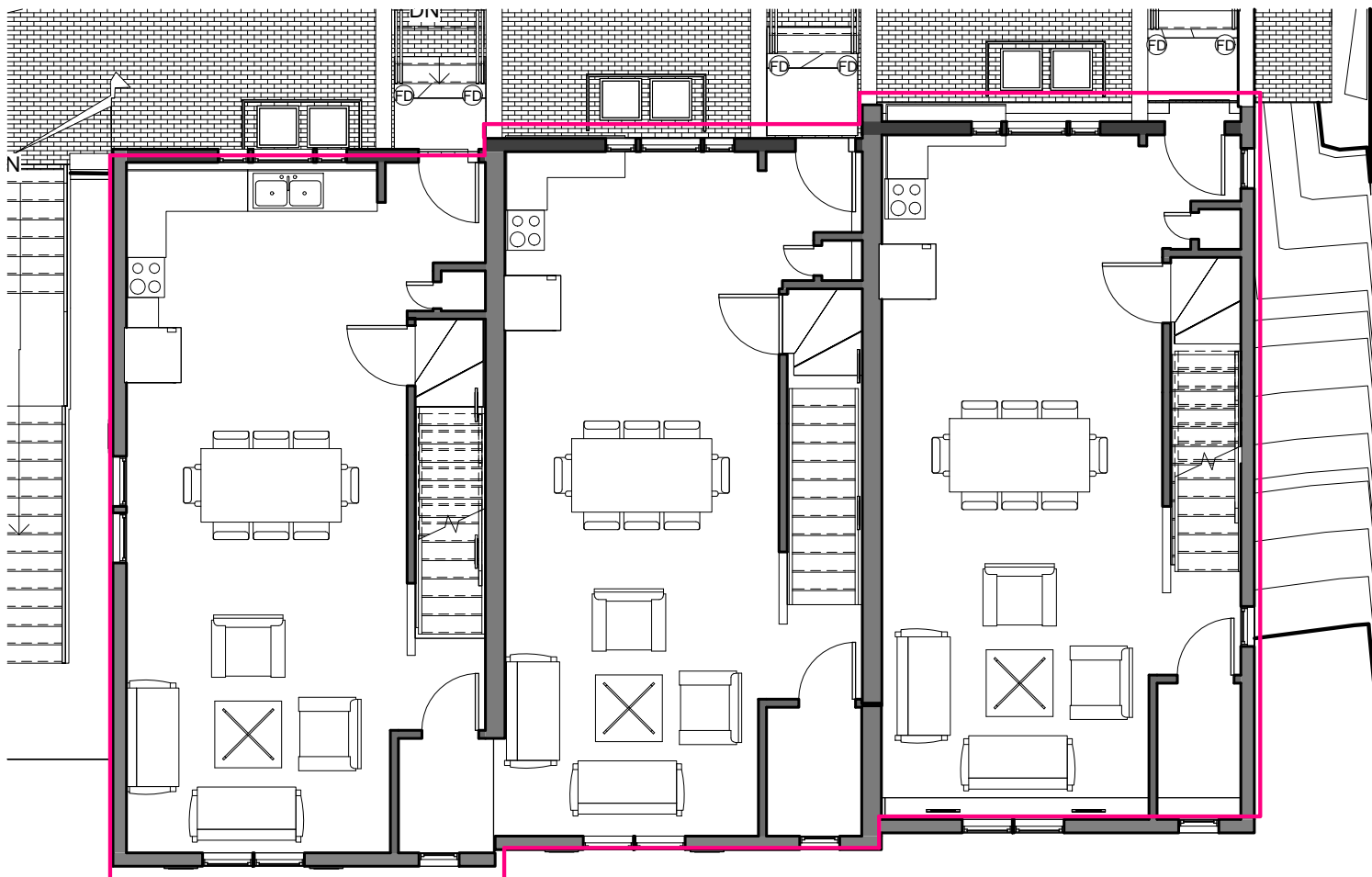
LEX Terrace GFA Calculation

	Garage Lvl (sf)	First Floor (sf)	Second Floor (sf)	Third Floor (sf)	Total (sf)	Max Allowed* (sf)
Building A	1,571	2,047	2,052	1,260	6,930	7,030
Building B	1,571	2,047	2,052	1,260	6,930	7,030
Building C	1,571	2,047	2,052	1,260	6,930	7,030
Building D	-	1,728	1,594	1,594	4,916	7,030
Building E	-	1,728	1,594	1,594	4,916	7,030
Total					30,622	31,400

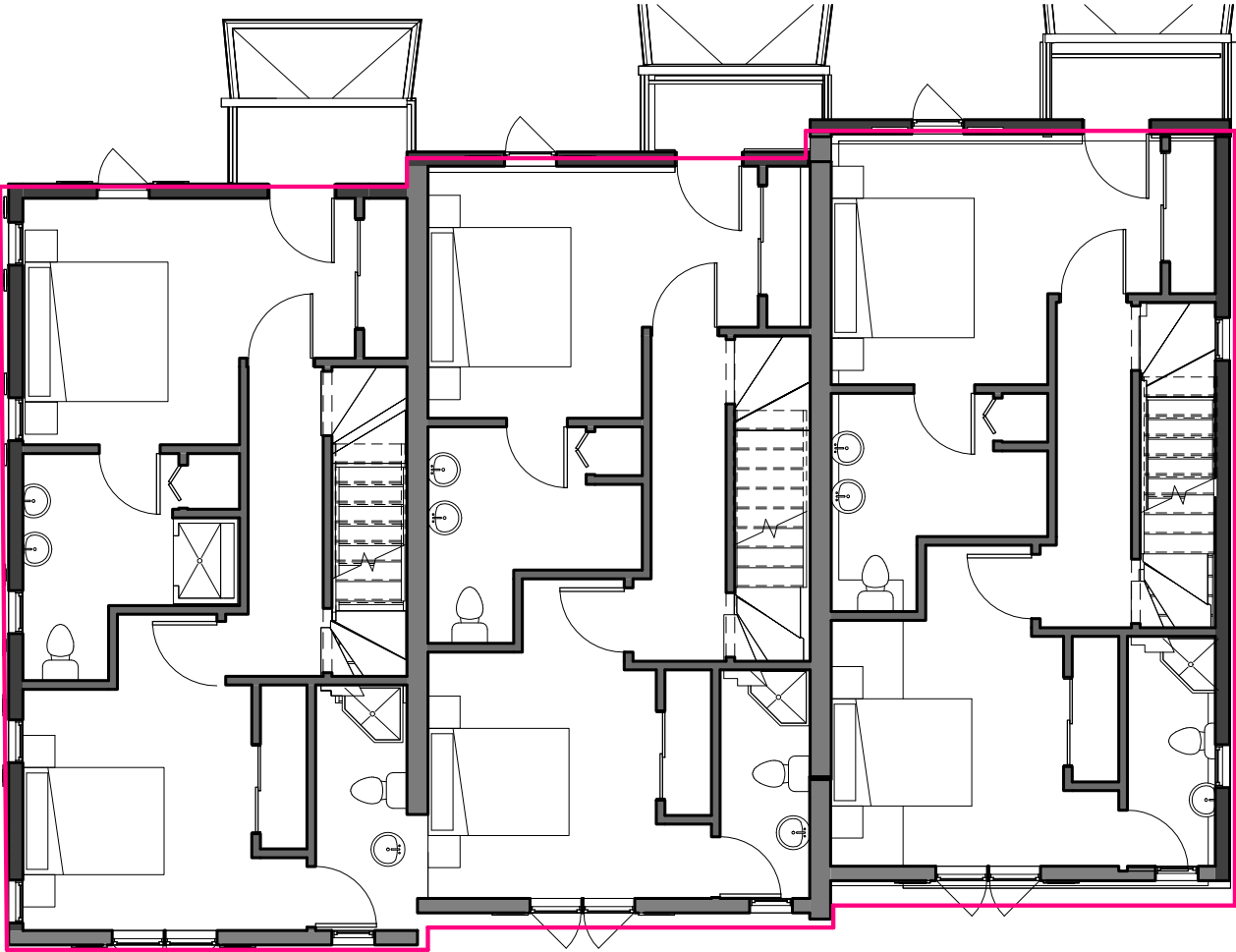
Max Allowed \* = By Lexington Zoning By-Laws



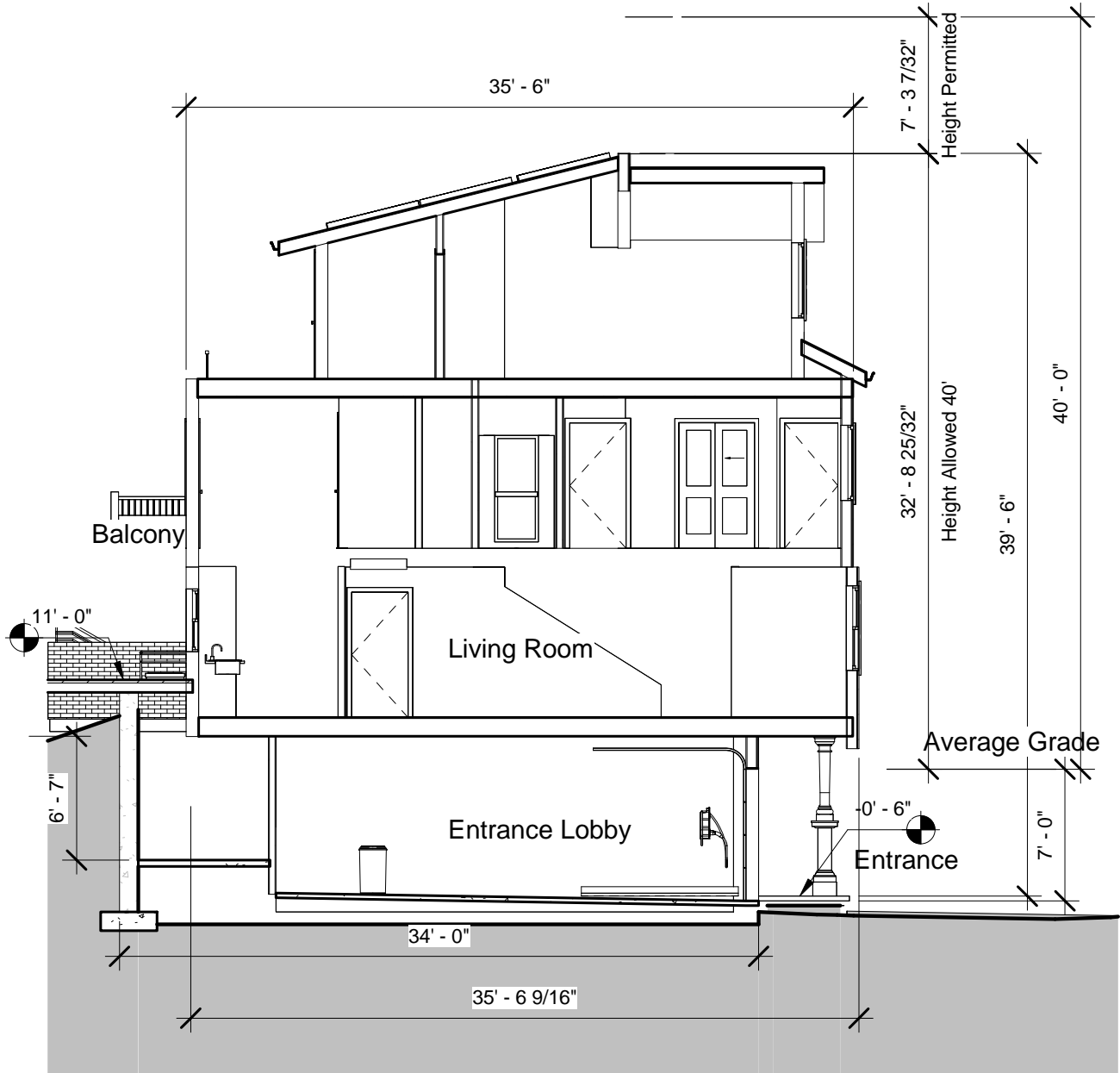
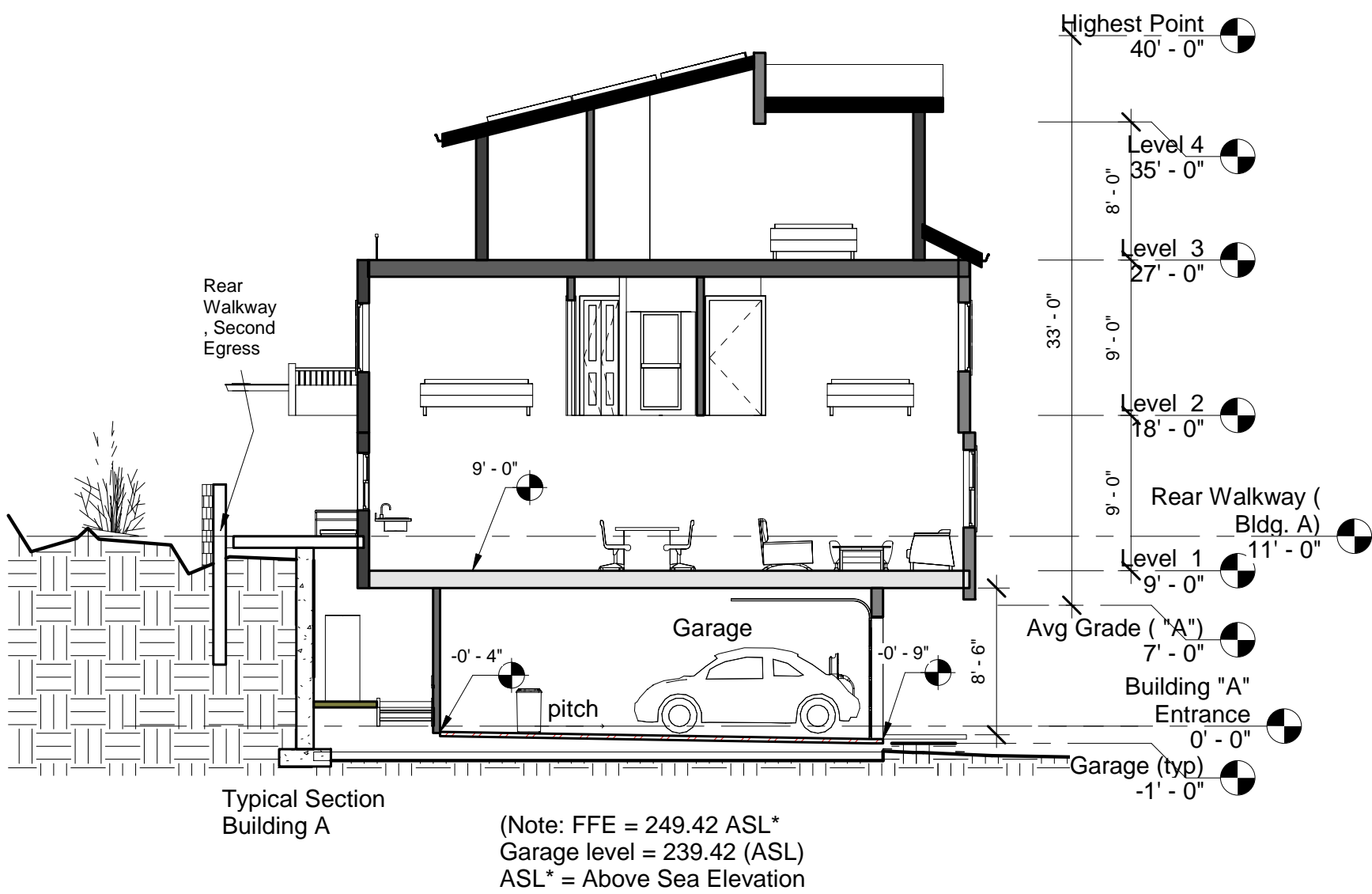
Garage Floor (Basement)  
Level 0  
Building "A"  
  
Gross  
Crawl Space  
GFA  
2,065 sf  
-565 sf  
1,510 sf



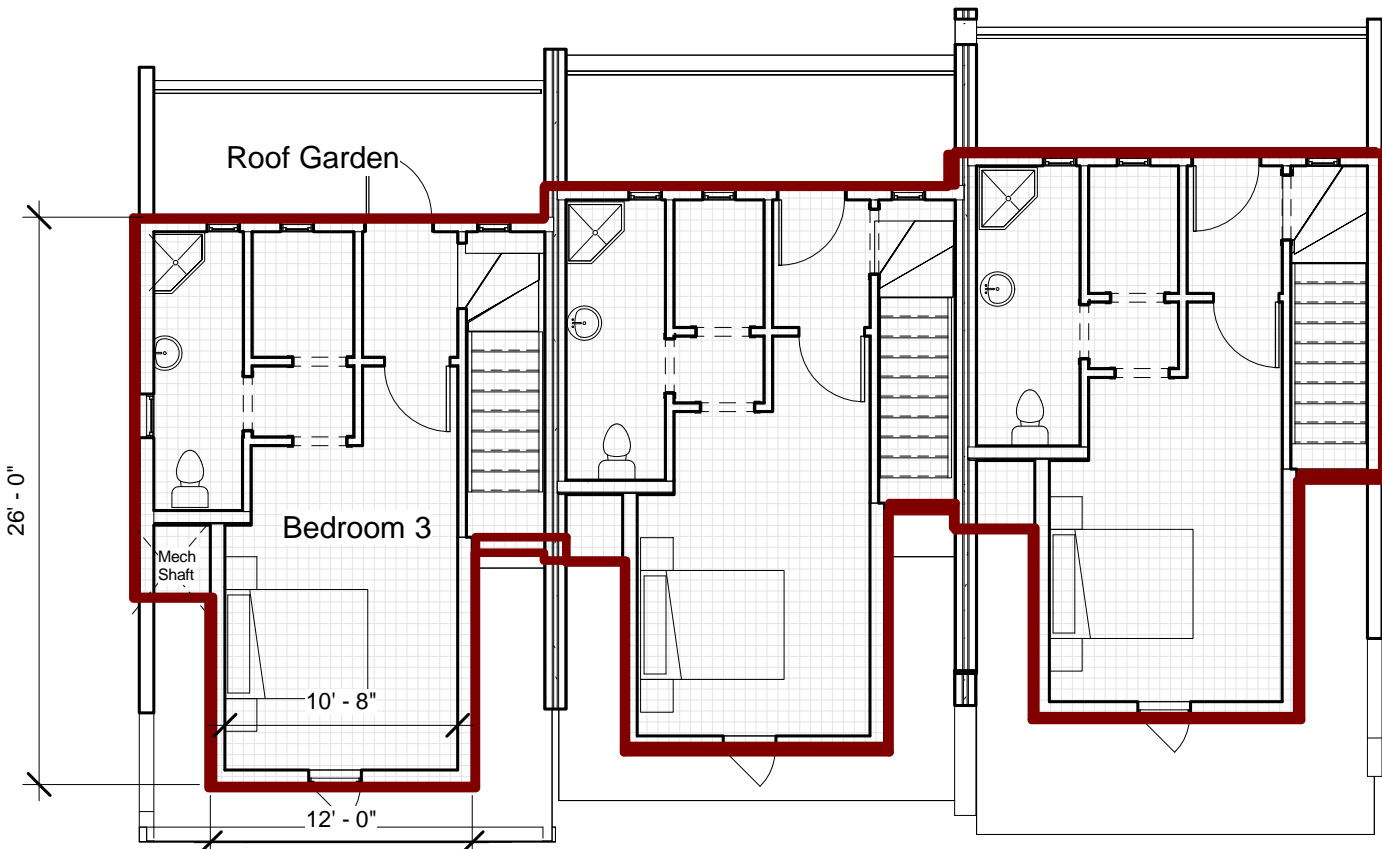
Level 1  
GFA 2,050 sf



Level 2  
GFA 2,084 sf



Typical Section  
Building A



Third Floor (L3)  
Building "A"  
GFA Calc = 1,270 sf

Do Not Scale Drawings

Lex Terrace Development

287-295 Waltham Street, Lexington, MA 02421

Consultant: Architect  
Company: EcoHabitat, Inc.  
Contact: Javed Sultan, RA  
Address: 66 Middle Street, Lexington, MA 02421  
Phone: (781) 315 1105  
Email: Sultanj2012@gmail.com  
  
www.ecohab2.com

Notes:

Drawings SO-01 thru SO-04 are preliminary and tentative, preliminary and not for construction. They have been developed by the architect for discussion purposes.  
  
They have not been viewed, reviewed or vetted by either the civil engineer and/ or the landscape architect. Architect assumes all responsibility for these ideas and presentation.

Note:  
Schematics (Revised 05-27-2025)  
Not For Construction

No.	Description	Date

Owner:  
**Lex Terrace, LLC**  
  
9 Bushnell Drive  
Lexington, MA 02421

Sections & GFA  
Building "A"

Project Number	ECO-135
Date	05/29/2025
Drawn By	Author
Checked By	Checker

**A105**  
Scale As indicated



Lex Terrace Development

Do Not Scale Drawings

Lex Terrace Development

287-295 Waltham Street, Lexington, MA 02421

Consultant: Architect  
Company: EcoHabitat, Inc.  
Contact: Javed Sultan, RA  
Address: 66 Middle Street, Lexington, MA 02421  
Phone: (781) 315 1105  
Email: Sultanj2012@gmail.com  
www.ecohab2.com

Notes:

Drawings SO-01 thru SO-04 are preliminary and tentative, preliminary and not for construction. They have been developed by the architect for discussion purposes.

They have not been viewed, reviewed or vetted by either the civil engineer and/ or the landscape architect. Architect assumes all responsibility for these ideas and presentation.

Note:

Schematics (Revised 05-27-2025)  
Not For Construction

No.	Description	Date

Owner:

Lex Terrace, LLC

9 Bushnell Drive  
Lexington, MA 02421

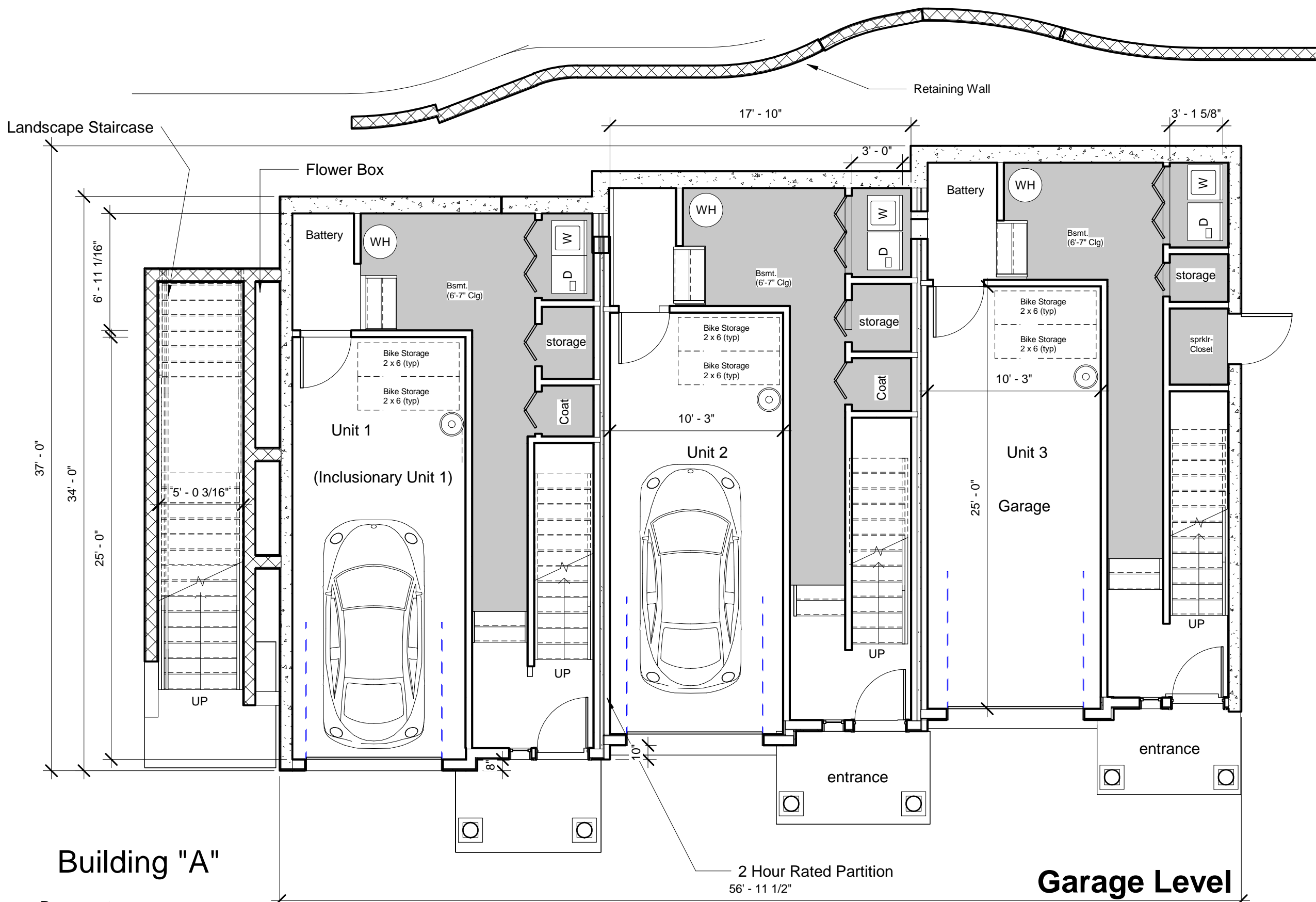
Building A - Garage &  
First

Project Number	ECO-135
Date	05/29/2025
Drawn By	Author
Checked By	Checker

A106

Scale	3/16" = 1'-0"
-------	---------------

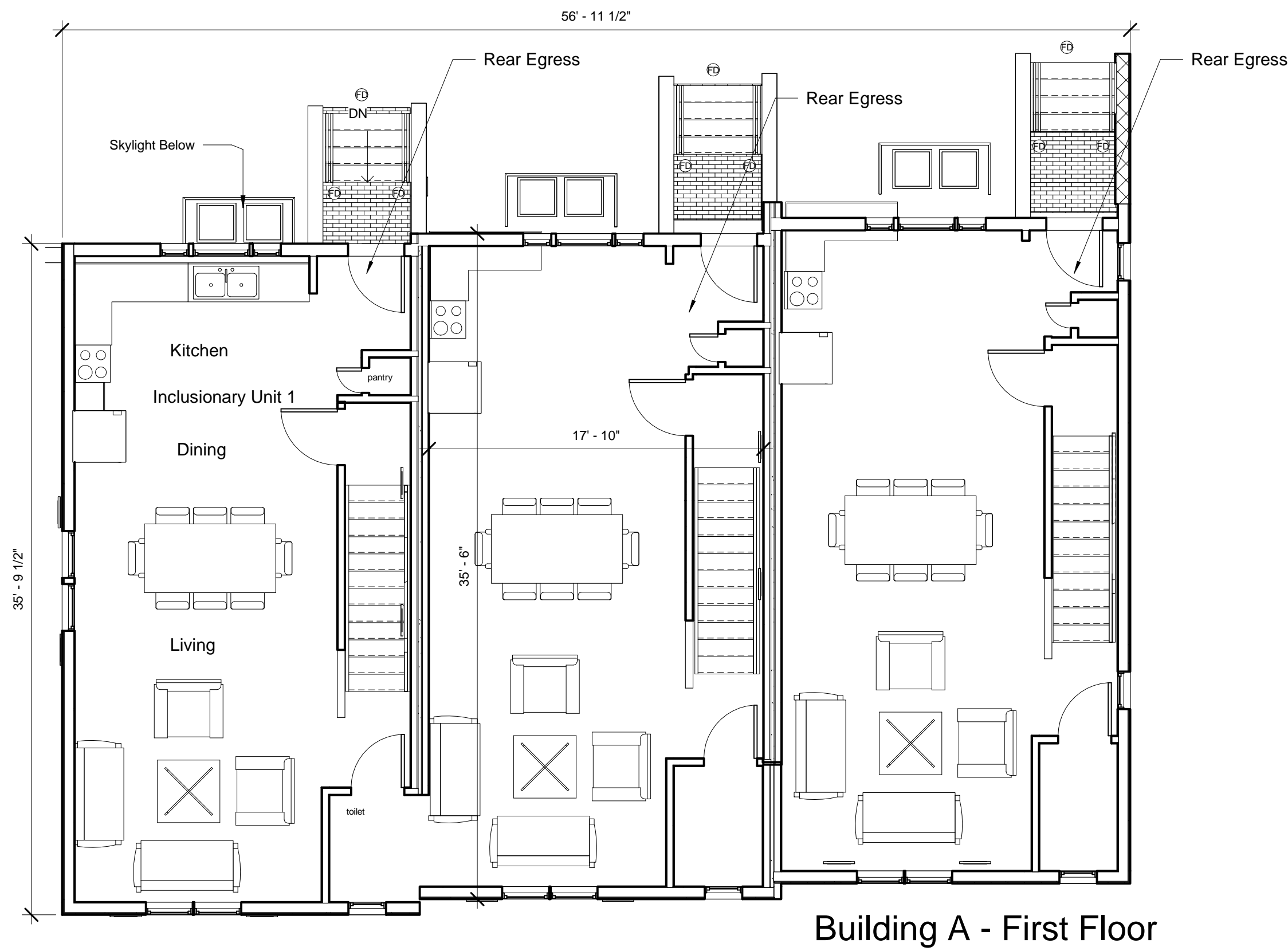
6/1/2025 9:56:58 PM



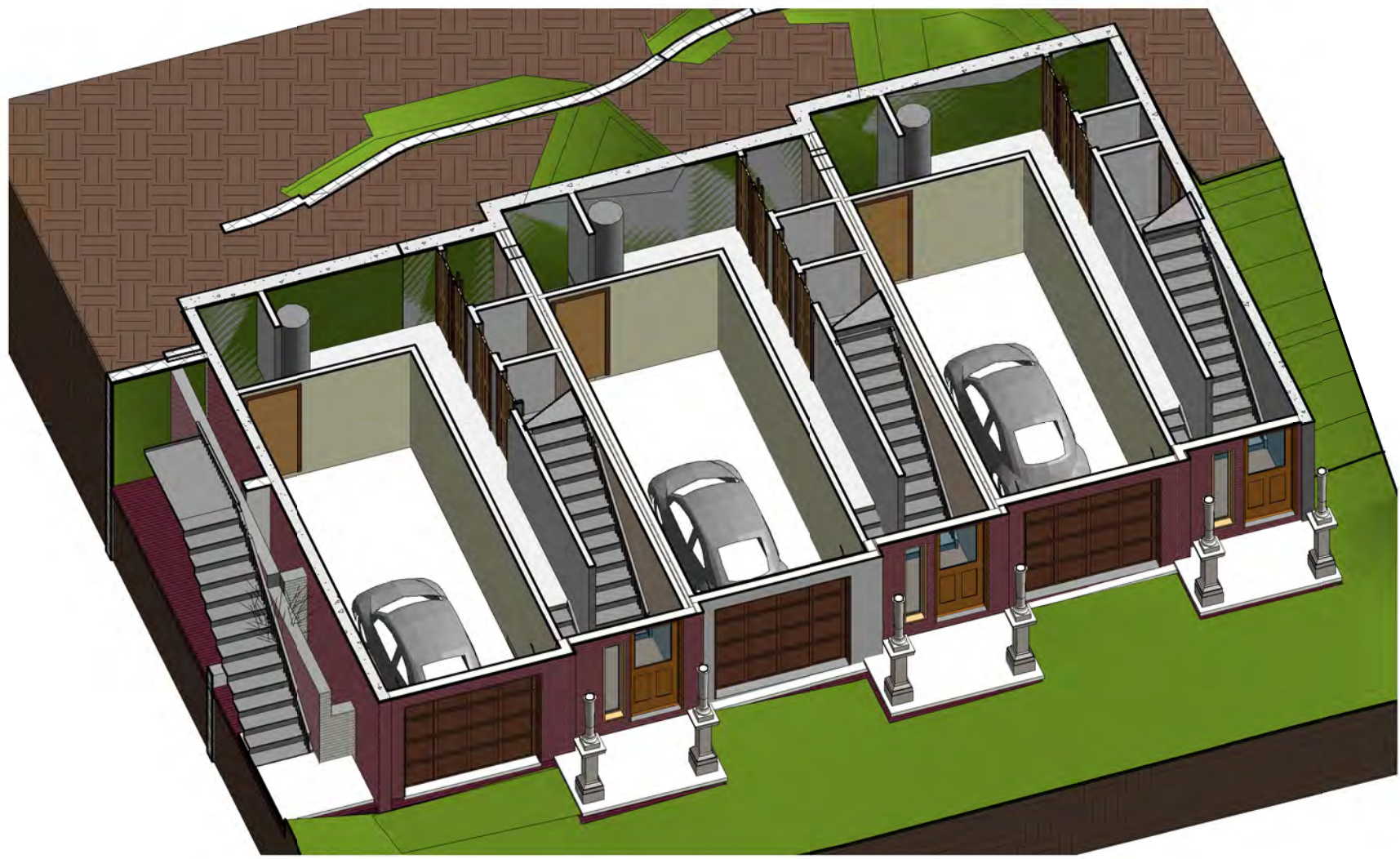
Building "A"

Basement  
Building A = 2,102 sf  
Crawl Area = 546 sf  
GFA = 1,556 sf

Garage Level



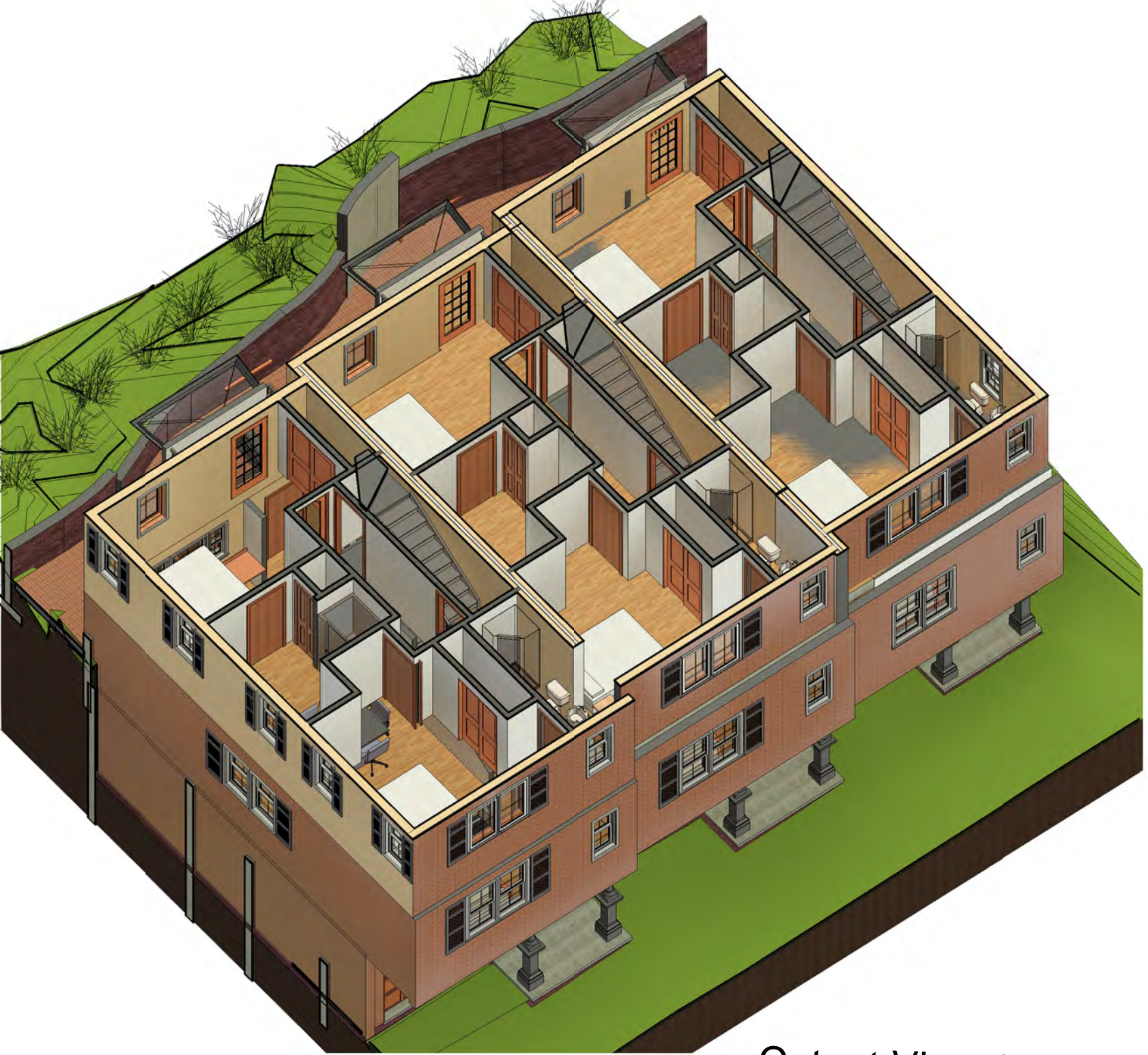
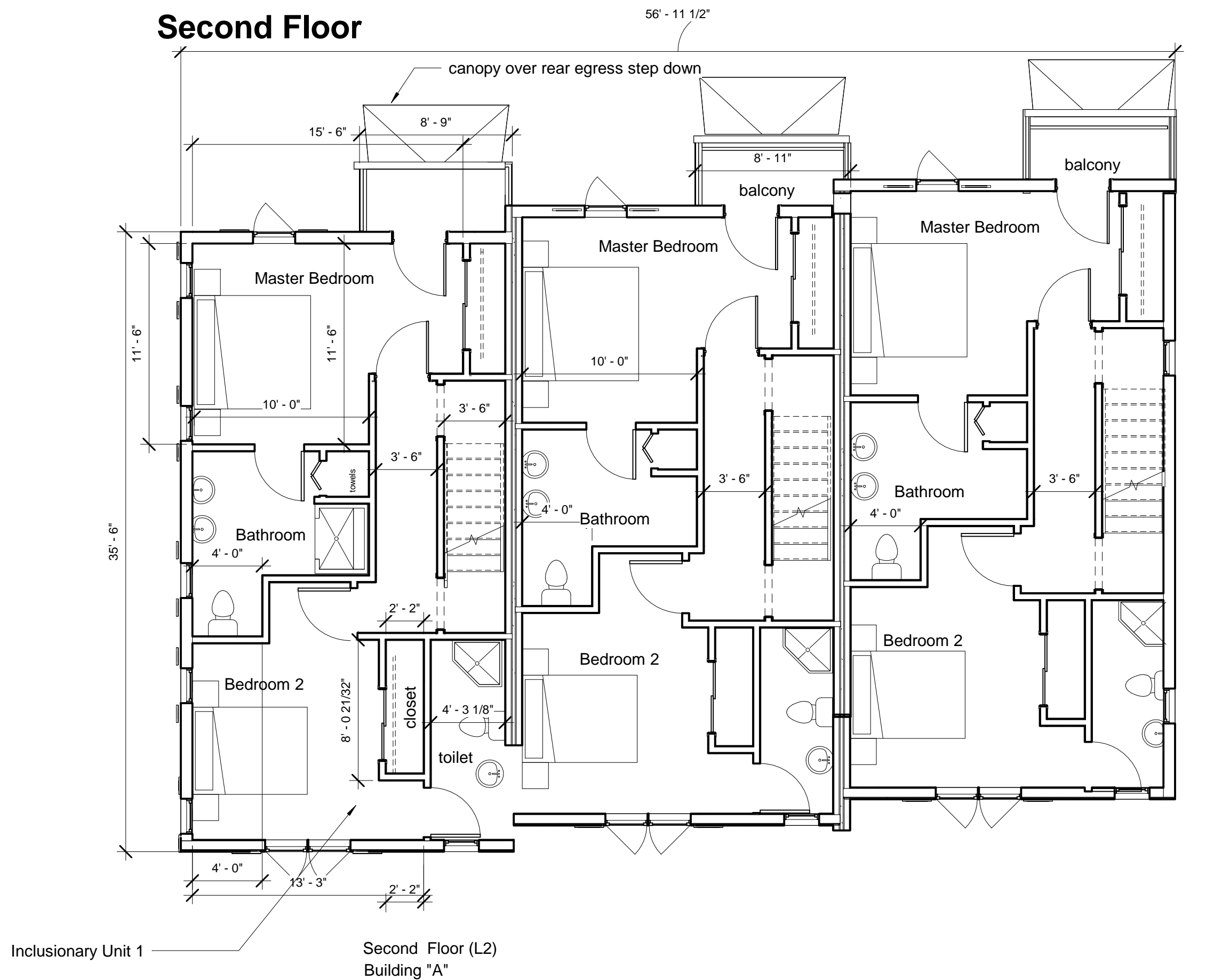
Building A - First Floor



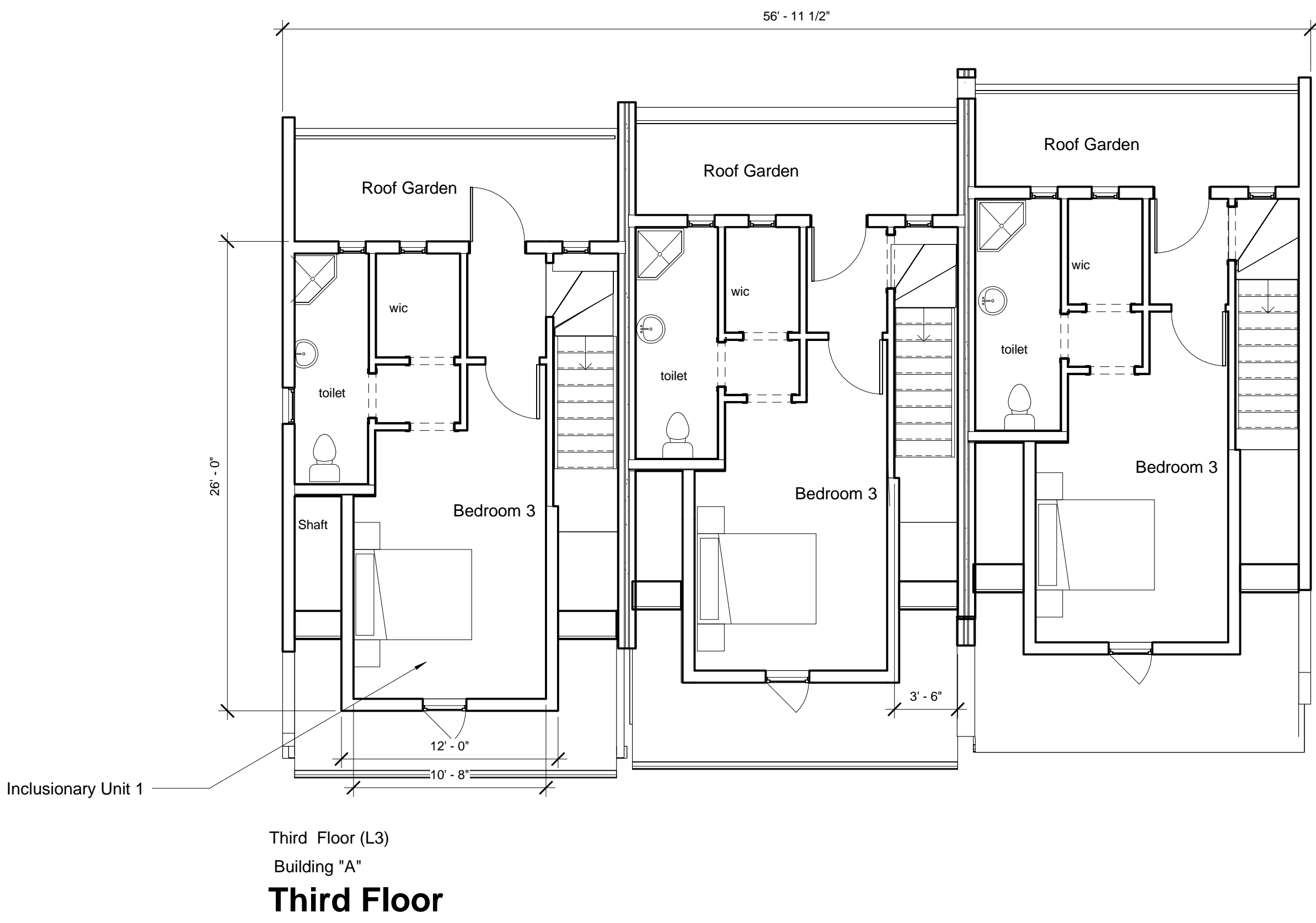
First Floor - Cutout View



Lex Terrace Development



Cutout View 2nd Floor



Cutout View - 3rd Floor

Do Not Scale Drawings

Lex Terrace Development

287-295 Waltham Street, Lexington, MA 02421

Consultant: Architect  
Company: EcoHabitat, Inc.  
Contact: Javed Sultan, RA  
Address: 66 Middle Street, Lexington, MA 02421  
Phone: (781) 315 1105  
Email: Sultanj2012@gmail.com  
www.ecohab2.com

Notes:

Drawings SO-01 thru SO-04 are preliminary and tentative, preliminary and not for construction. They have been developed by the architect for discussion purposes.

They have not been viewed, reviewed or vetted by either the civil engineer and/ or the landscape architect. Architect assumes all responsibility for these ideas and presentation.

Note:

Schematics (Revised 05-27-2025)  
**Not For Construction**

No.	Description	Date

Owner:  
**Lex Terrace, LLC**  
  
*9 Bushnell Drive  
Lexington, MA 02421*

**Building A - Second & Third Floor**

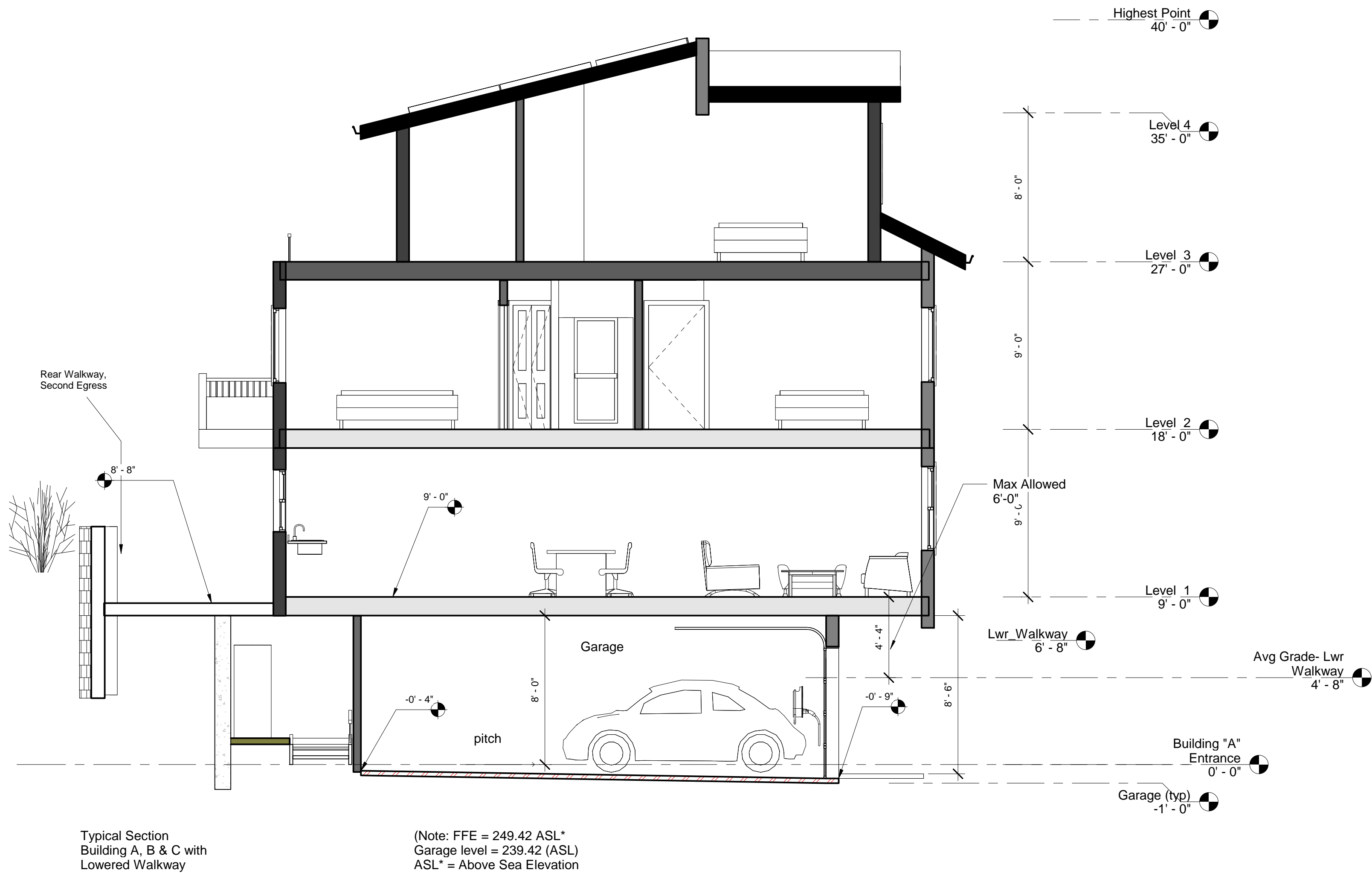
Project Number	ECO-135
Date	05/29/2025
Drawn By	Author
Checked By	Checker

A107

Scale 3/16" = 1'-0"



Lex Terrace Development



Do Not Scale Drawings

Lex Terrace Development

287-295 Waltham Street, Lexington, MA 02421

Consultant: Architect  
Company: EcoHabitat, Inc.  
Contact: Javed Sultan, RA  
Address: 66 Middle Street, Lexington, MA 02421  
Phone: (781) 315 1105  
Email: Sultanj2012@gmail.com  
www.ecohab2.com

Notes:

This is an option, that the architect is investigating.

At this point It has not been reviewed or vetted by the civil engineer. In this option we will lower the rear walkway, to below the first floor so we can avoid a step down when we use the secondary egress on the first floor.

We anticipate the average natural grade (ANG) to drop to around 4 feet 6 inches from seven feet.

The allowable limit for the Basement to be considered a Basement is a maximum height difference of 6 feet from the average natural grade. The ANG will need to be confirmed by the licensed land surveyor.

Note:  
Schematics (Revised 05-27-2025)  
Not For Construction

No.	Description	Date

Owner:

Lex Terrace, LLC

9 Bushnell Drive  
Lexington, MA 02421

Building A - Rear  
Walkway - Option 1

Project Number	ECO-135
Date	05/27/2025
Drawn By	Author
Checked By	Checker

A108

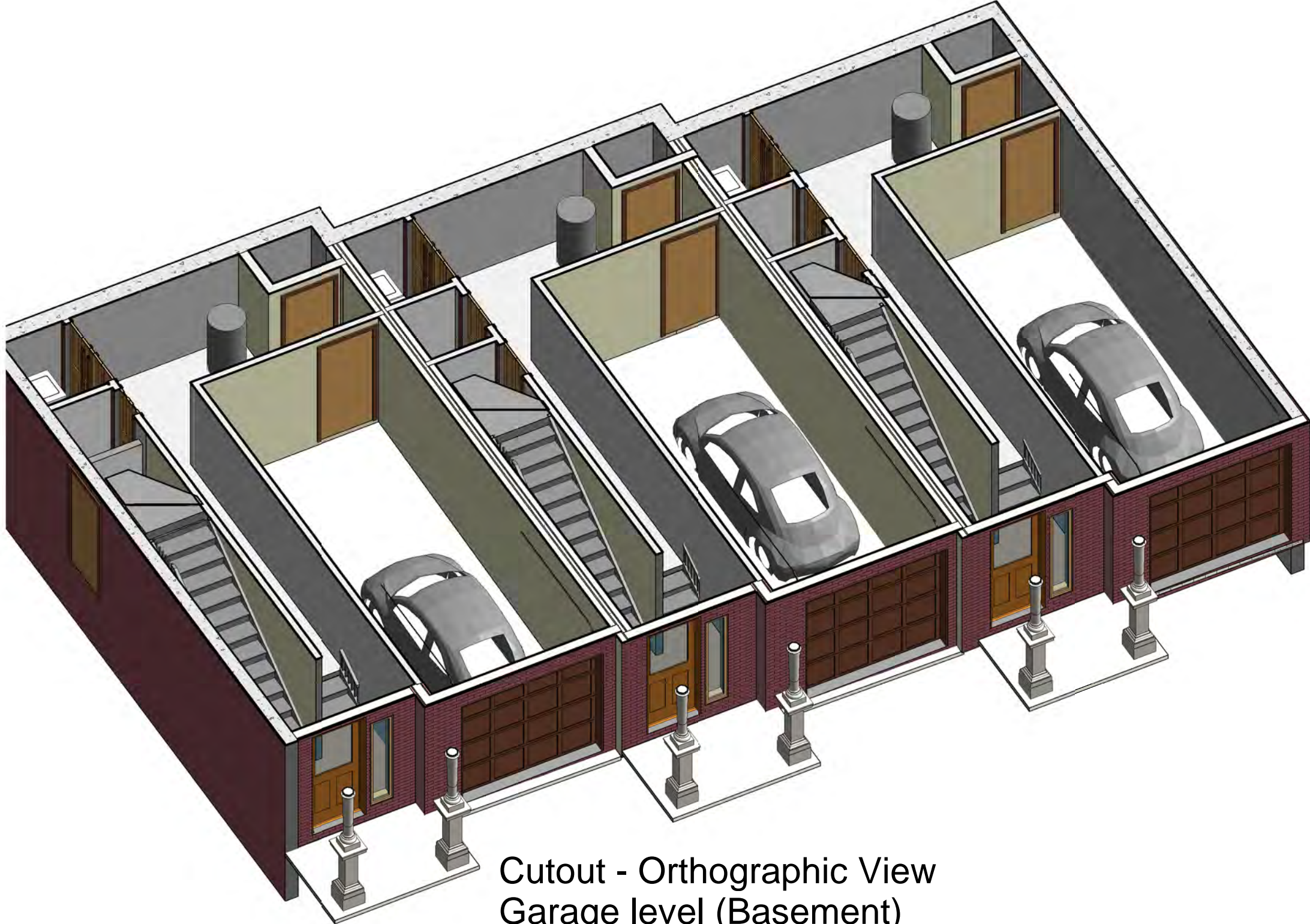
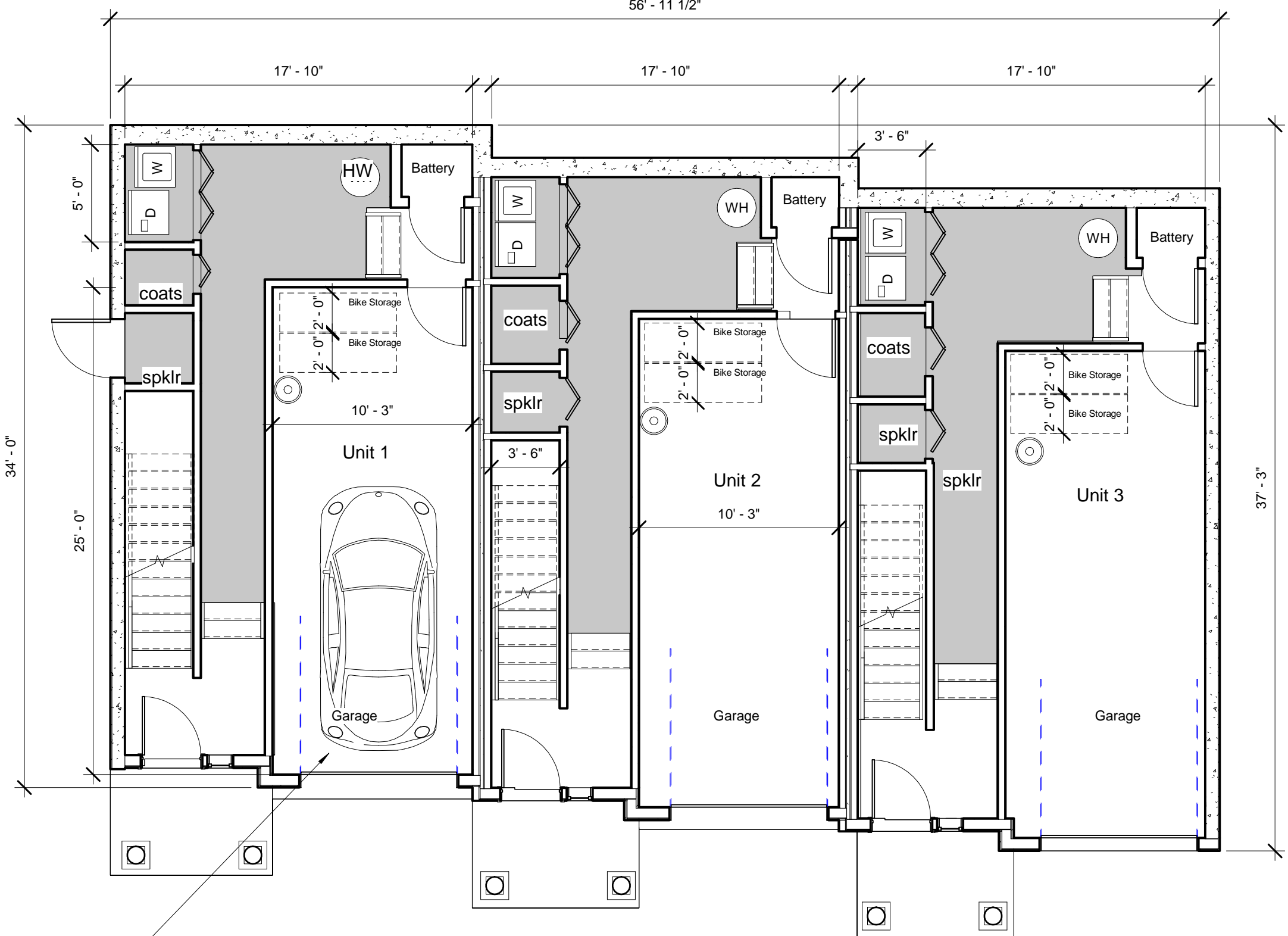
Scale	1/4" = 1'-0"
-------	--------------

5/26/2025 4:23:32 PM

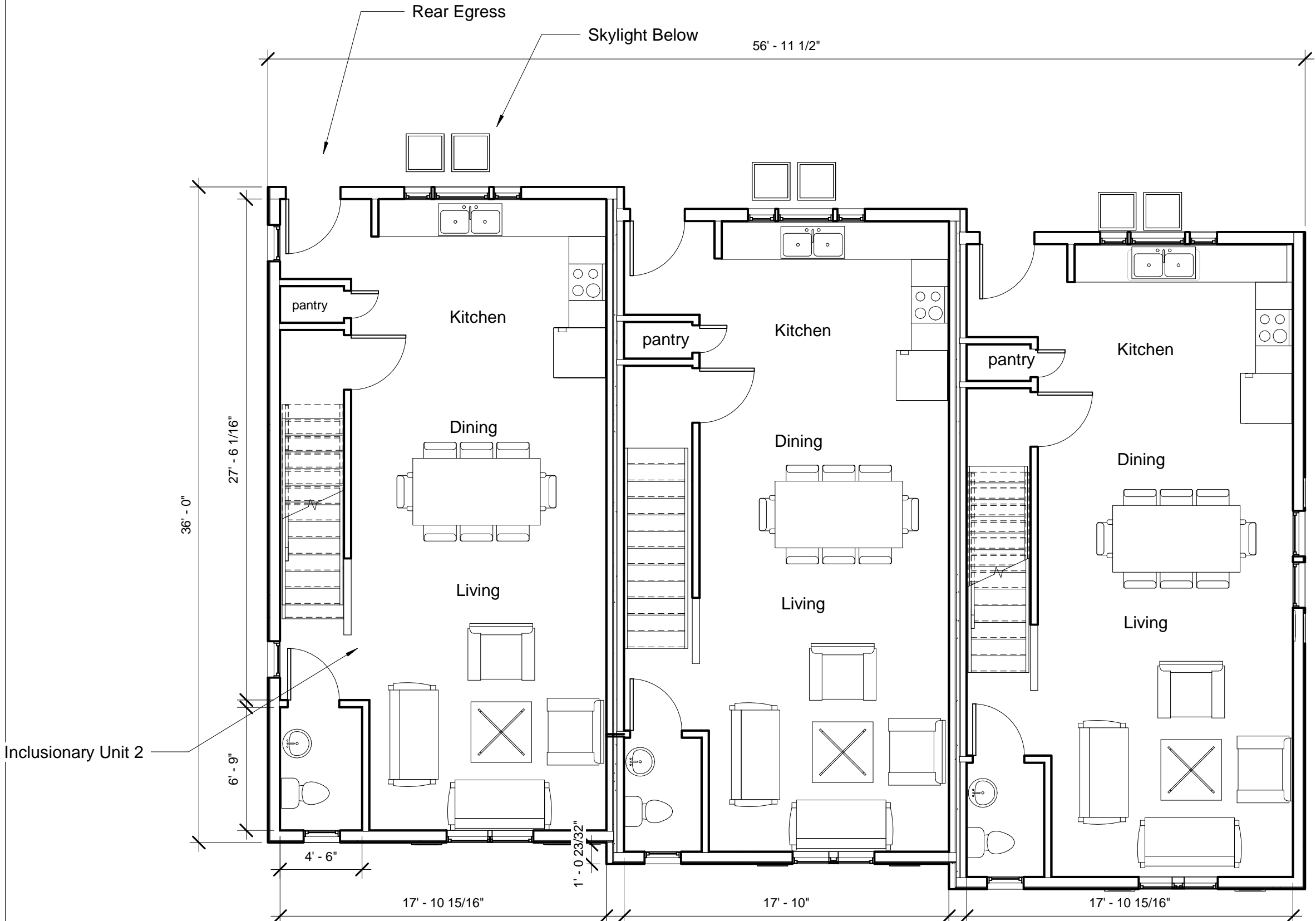


# Lex Terrace Development

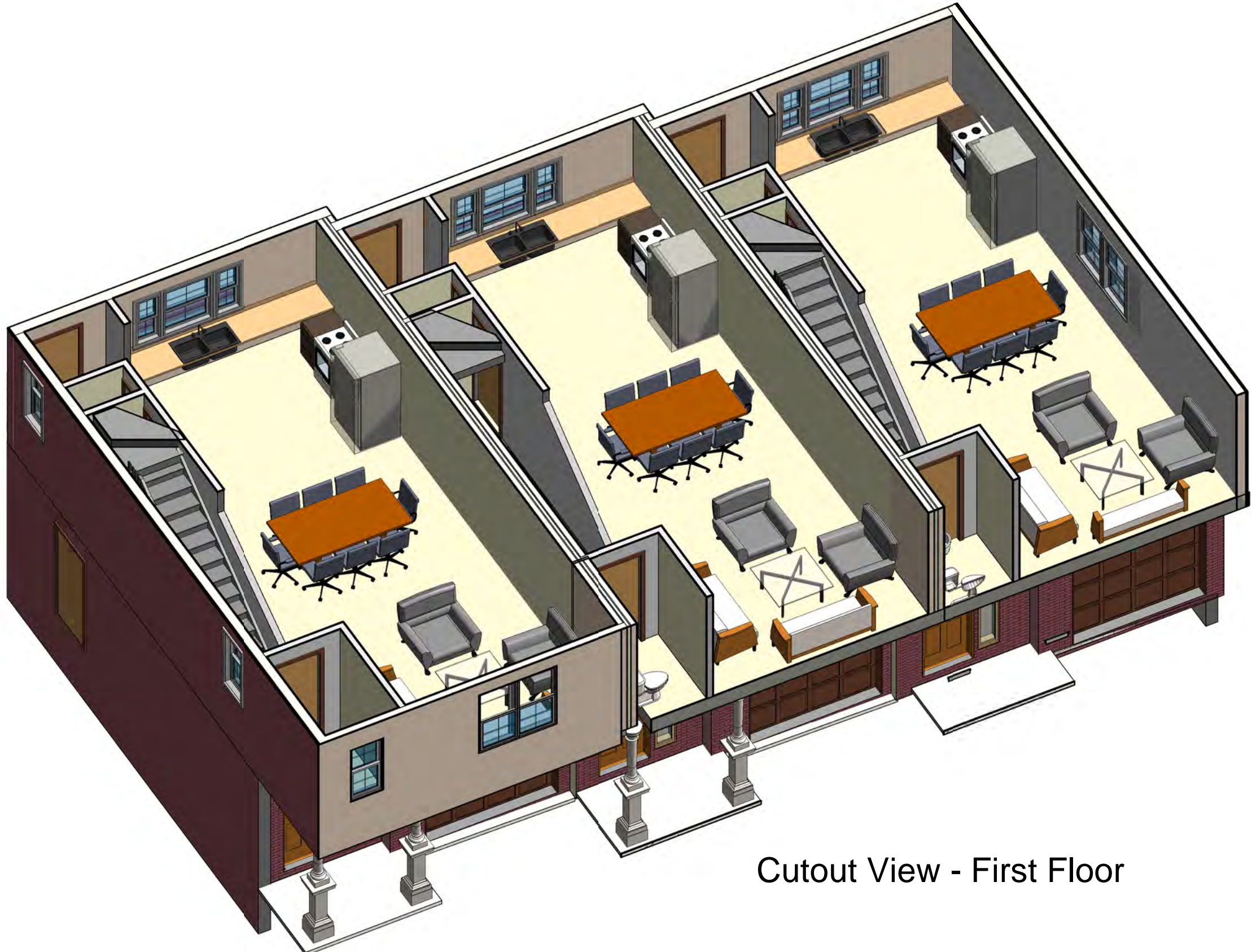
## Garage Level - Building E



### Cutout - Orthographic View Garage level (Basement)



## First Floor - Building B



## Cutout View - First Floor

## Do Not Scale Drawings

## Lex Terrace Development

287-295 Waltham Street, Lexington, MA 02421

Consultant: Architect  
Company: EcoHabitat, Inc.  
Contact: Javed Sultan, RA  
Address: 66 Middle Street, Lexington, MA 02421  
Phone: (781) 315 1105  
Email: Sultanj2012@gmail.com

[www.ecohab2.com](http://www.ecohab2.com)

## Notes

Drawings SO-01 thru SO-04 are preliminary and tentative, preliminary and not for construction. They have been developed by the architect for discussion purposes.

They have not been viewed, reviewed or vetted by either the civil engineer and/ or the landscape architect. Architect assumes all responsibility for these ideas and presentation.

**Note:**

Schematics (Revised 05-27-2025)  
**Not For Construction**

[illegible]

Owner

**Lex Terrace, LLC**

9 Bushnell Drive  
Lexington, MA 02421

## Building B Garage & First Plan

Project Number ECO-135

Date 05/29/2025

Drawn By \_\_\_\_\_ Author \_\_\_\_\_

Checked By	Checker
------------	---------

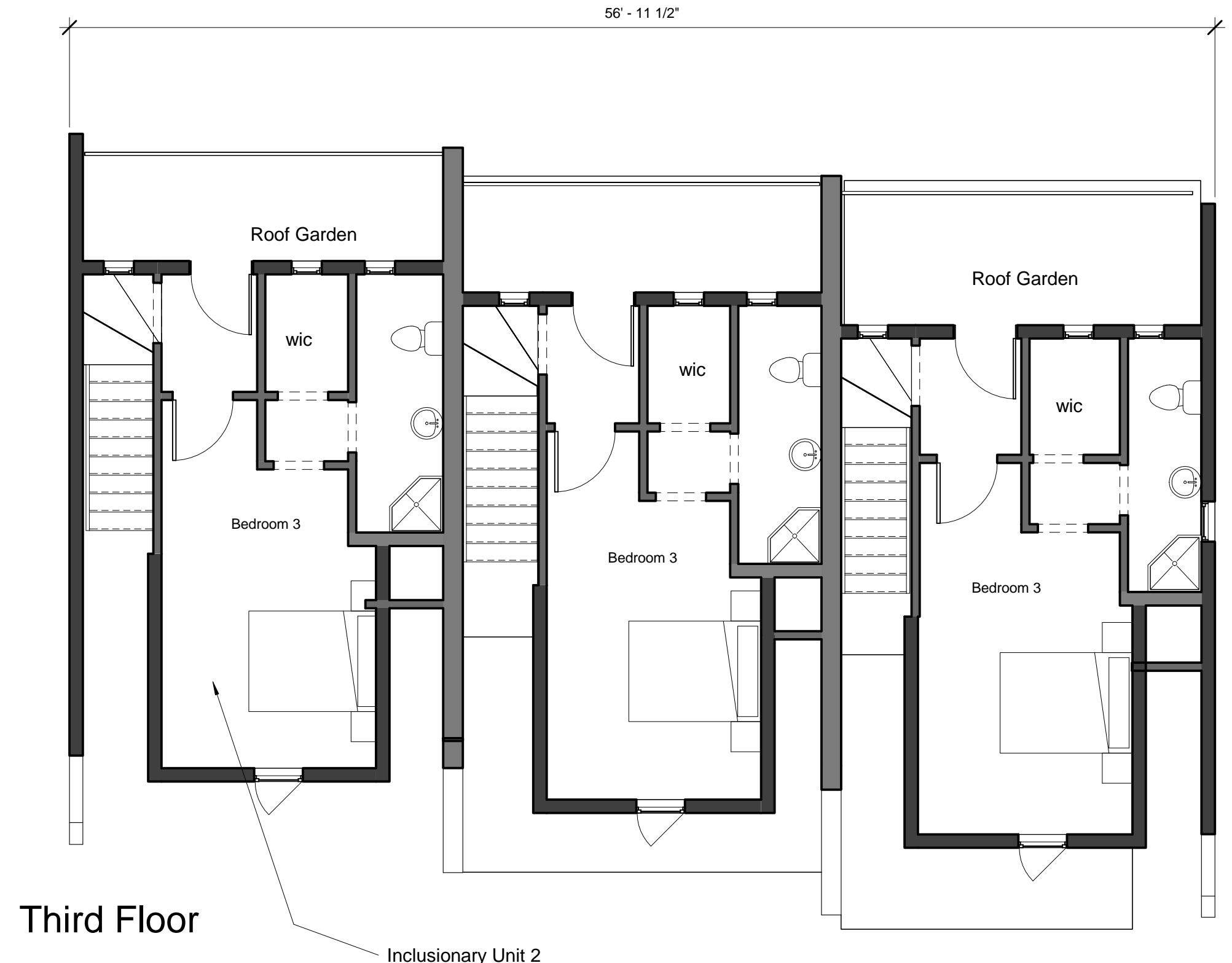
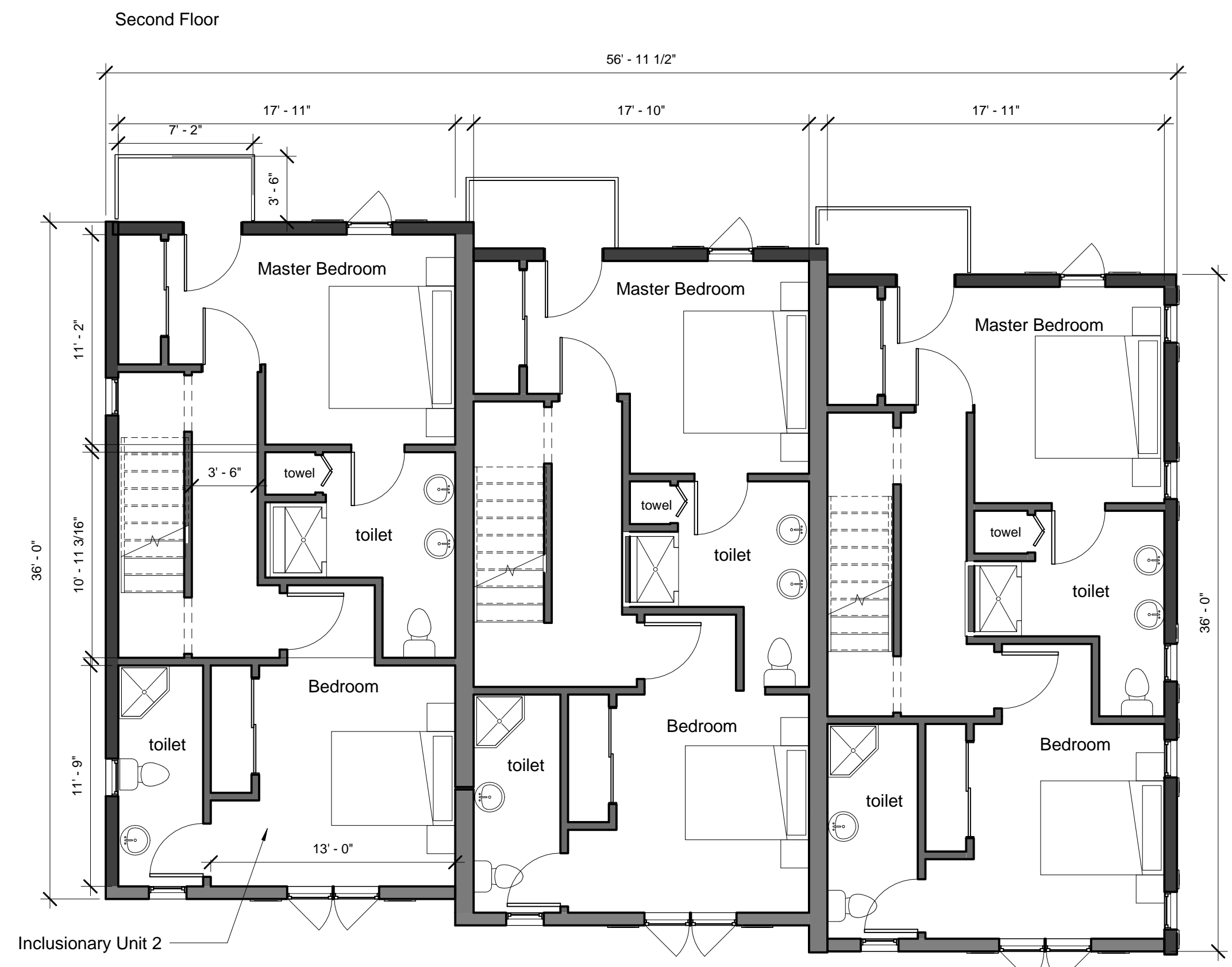
# A109

Scale  $3/16" = 1'-0"$

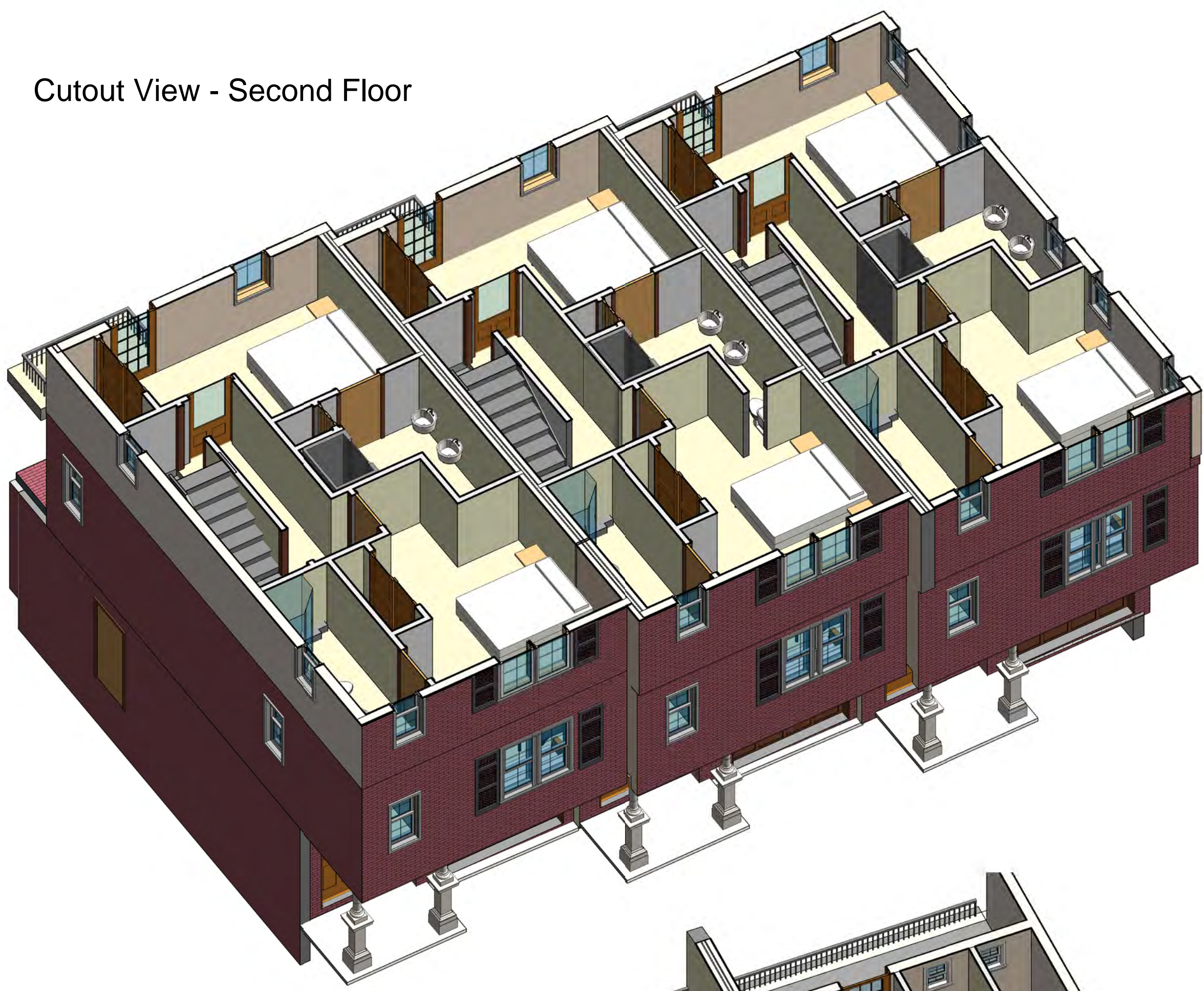
3/1/2023 9:37:03 PM



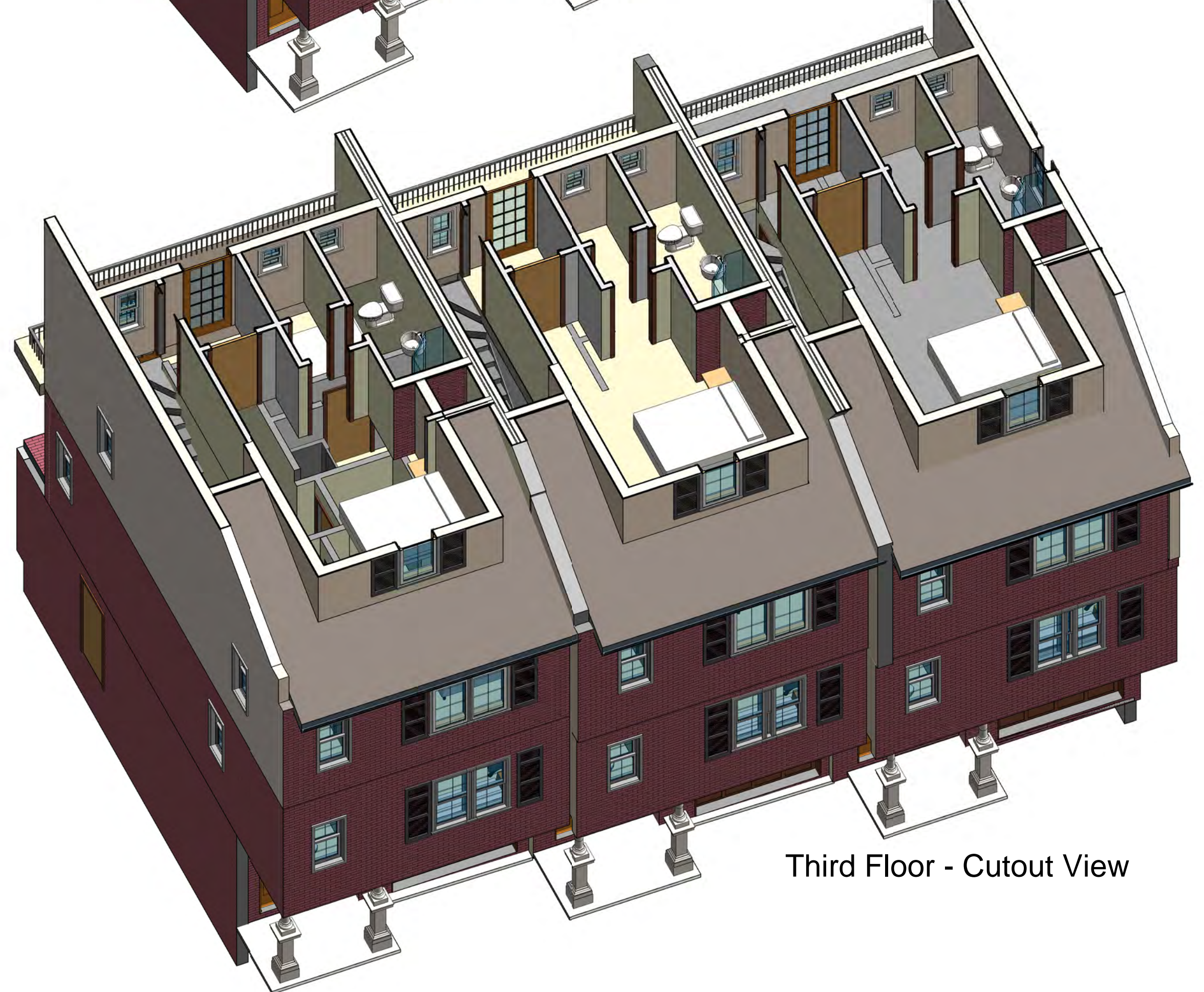
Lex Terrace Development



Cutout View - Second Floor



Third Floor - Cutout View



Cutout - Orthographic View - Third Floor

Do Not Scale Drawings

Lex Terrace Development

287-295 Waltham Street, Lexington, MA 02421

Consultant: Architect  
Company: EcoHabitat, Inc.  
Contact: Javed Sultan, RA  
Address: 66 Middle Street, Lexington, MA 02421  
Phone: (781) 315 1105  
Email: Sultanj2012@gmail.com  
www.ecohab2.com

Notes:  
  
Drawings SO-01 thru SO-04 are preliminary and tentative, preliminary and not for construction. They have been developed by the architect for discussion purposes.  
  
They have not been viewed, reviewed or vetted by either the civil engineer and/ or the landscape architect. Architect assumes all responsibility for these ideas and presentation.

Note:  
Schematics (Revised 05-27-2025)  
**Not For Construction**

No.	Description	Date

Owner:  
**Lex Terrace, LLC**  
  
*9 Bushnell Drive  
Lexington, MA 02421*

**Building B Second & Third Floor**

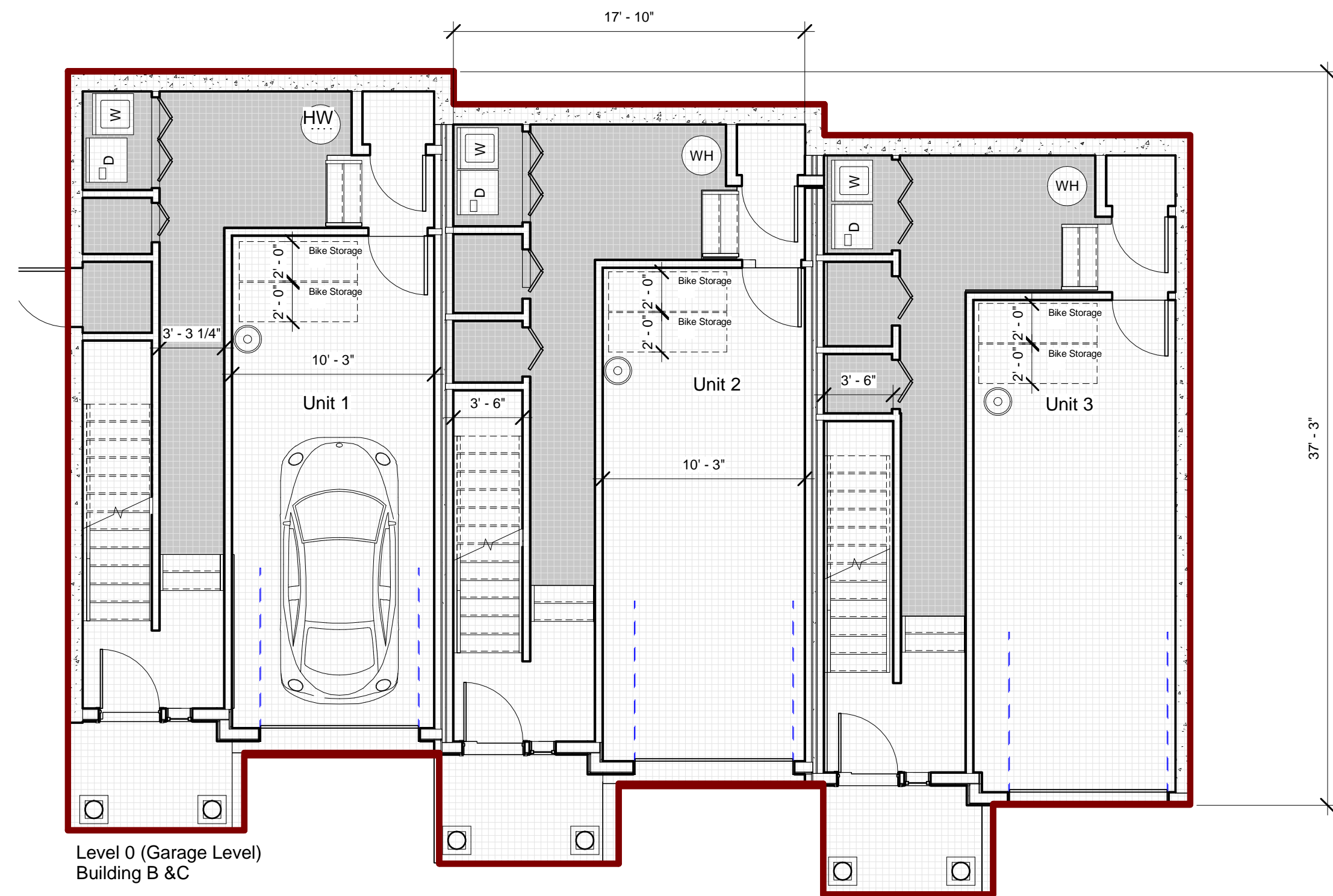
Project Number	ECO-135
Date	05/29/2025
Drawn By	Author
Checked By	Checker

**A110**  
Scale 3/16" = 1'-0"

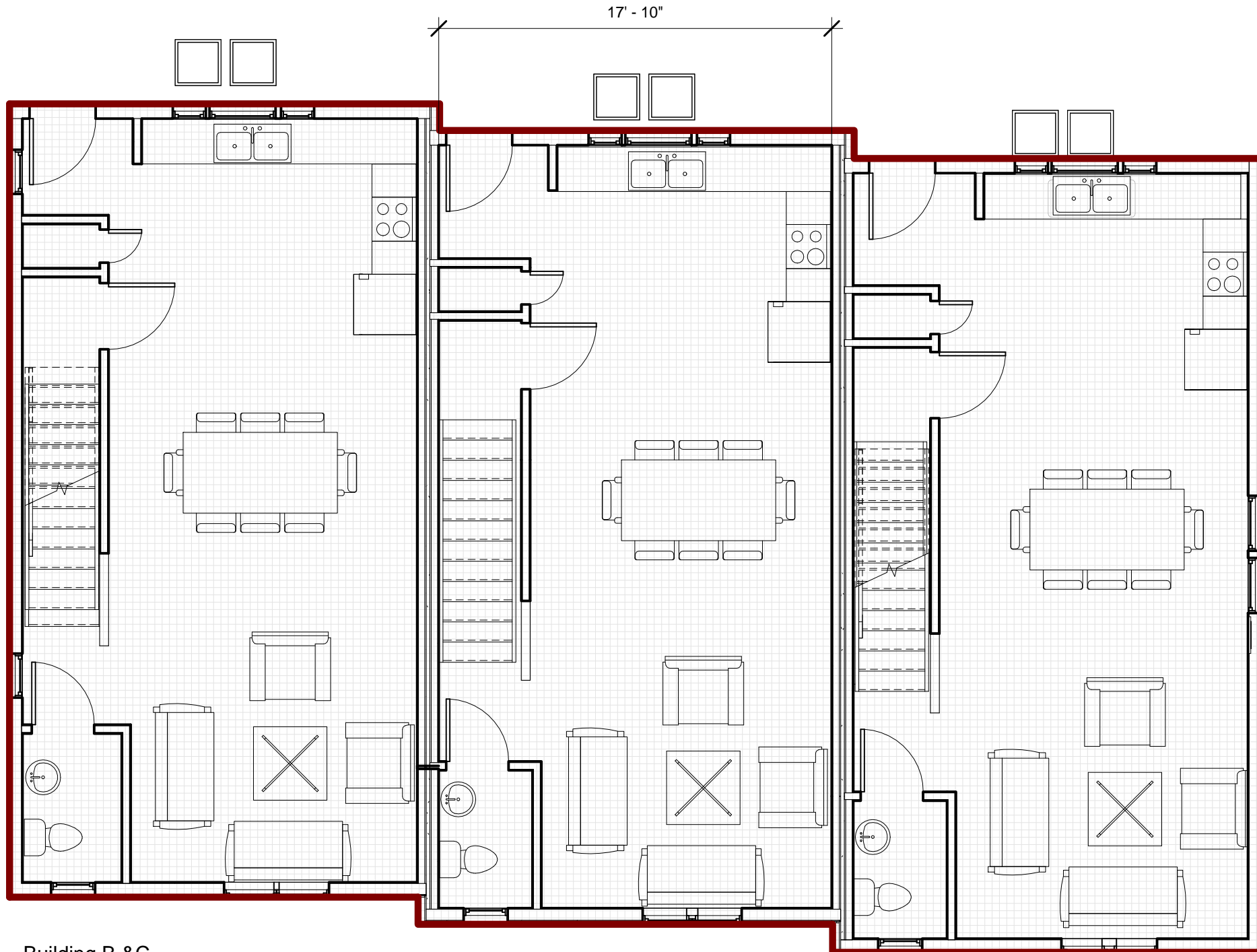
6/1/2025 9:57:08 PM



Lex Terrace Development



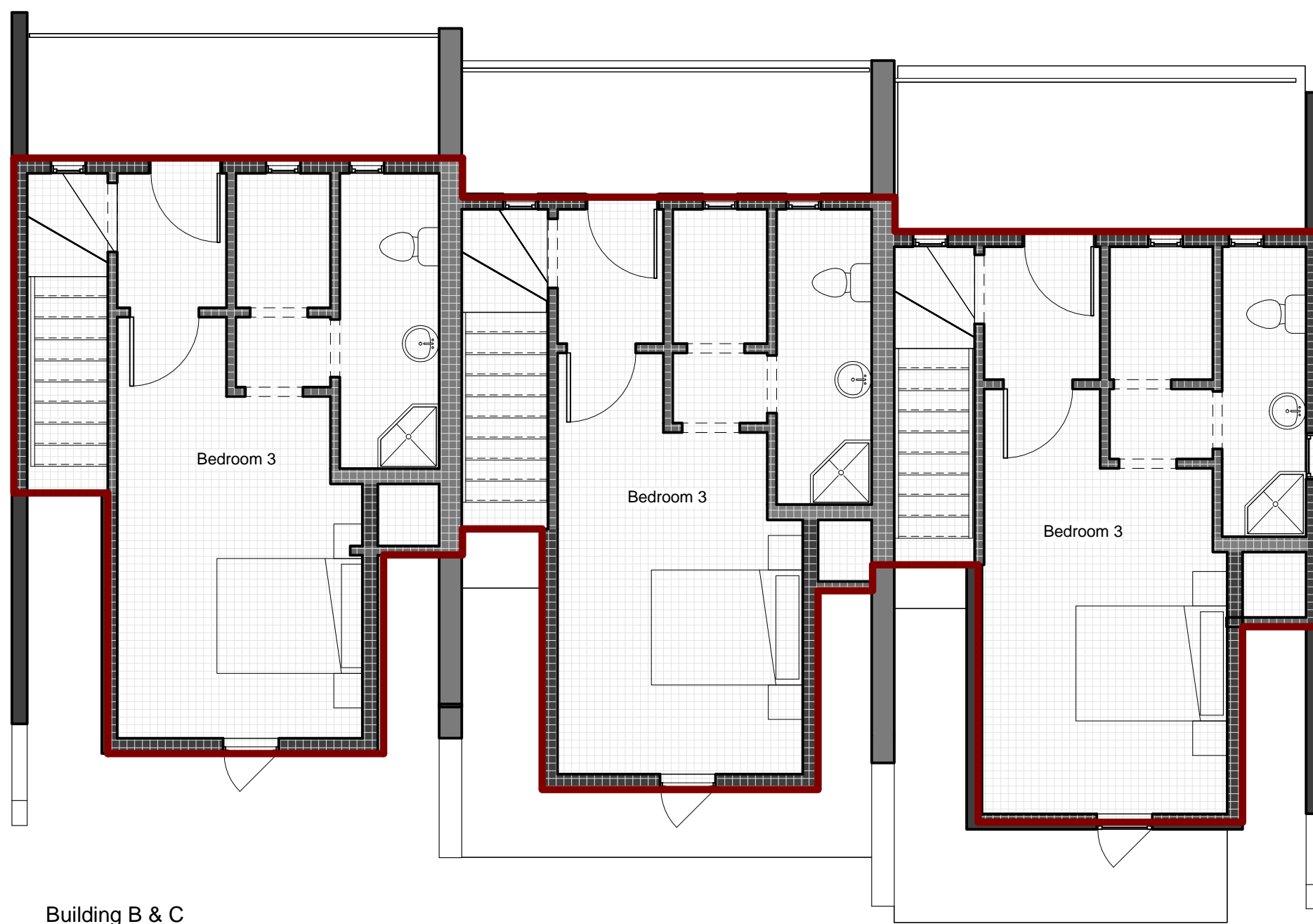
Level 0 (Garage Level)  
Building B & C  
GFA = 2,072 sf  
Crawl Space = 501 sf  
Net GFA = 1,571 sf



Building B & C  
Level 1  
GFA = 2,047



Building B & C  
Level 2  
GFA = 2,052 sf



Building B & C  
Level 3  
GFA = 1,260

Do Not Scale Drawings

Lex Terrace Development

287-295 Waltham Street, Lexington, MA 02421

Consultant: Architect  
Company: EcoHabitat, Inc.  
Contact: Javed Sultan, RA  
Address: 66 Middle Street, Lexington, MA 02421  
Phone: (781) 315 1105  
Email: Sultanj2012@gmail.com  
www.ecohab2.com

Notes:

Drawings SO-01 thru SO-04 are preliminary and tentative, preliminary and not for construction. They have been developed by the architect for discussion purposes.  
  
They have not been viewed, reviewed or vetted by either the civil engineer and/ or the landscape architect. Architect assumes all responsibility for these ideas and presentation.

Note:  
Schematics (Revised 05-27-2025)  
**Not For Construction**

No.	Description	Date

Owner:  
**Lex Terrace, LLC**  
  
9 Bushnell Drive  
Lexington, MA 02421

Building B Area Plan

Project Number	ECO-135
Date	05/29/2025
Drawn By	Author
Checked By	Checker

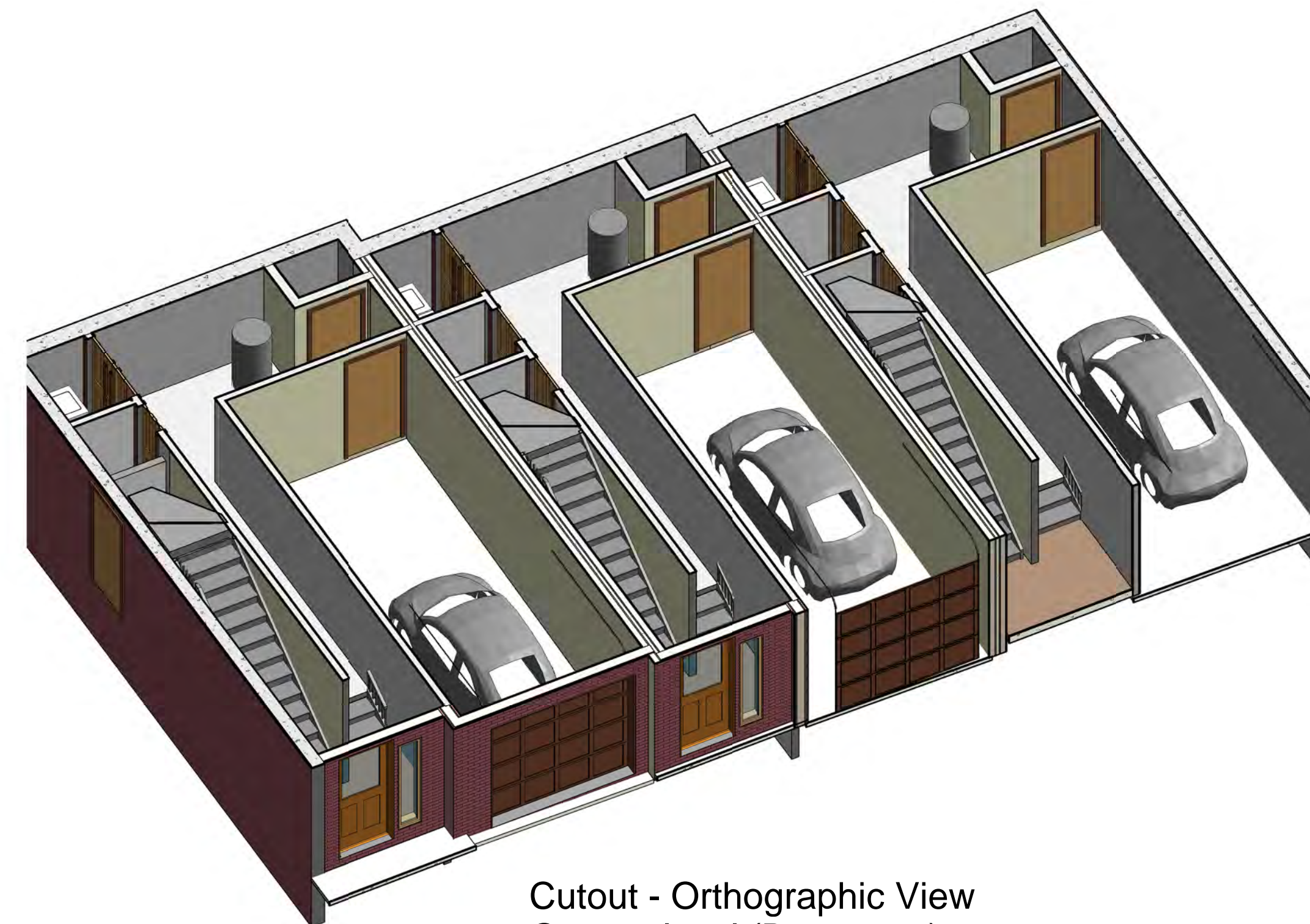
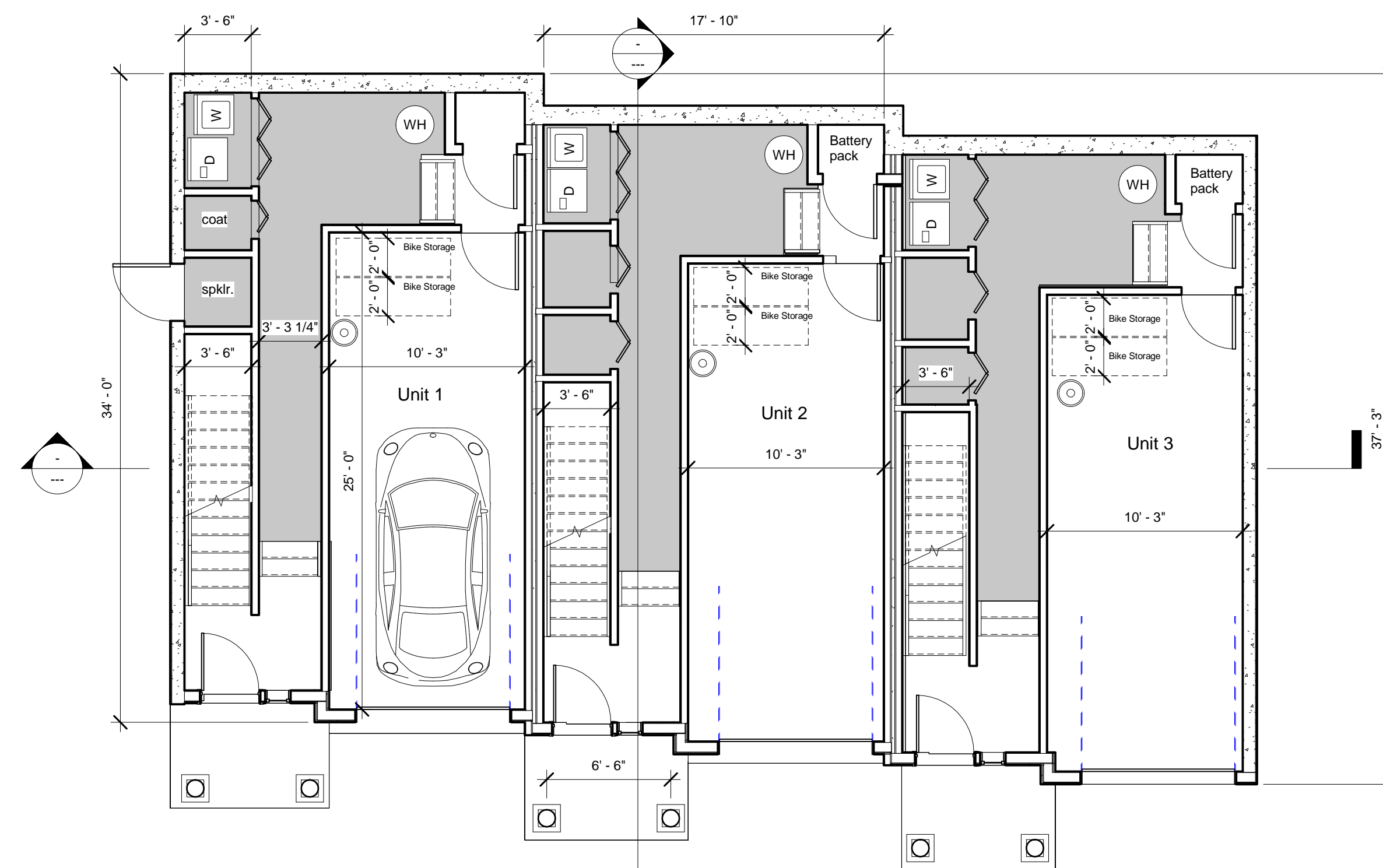
A111

Scale 3/16" = 1'-0"

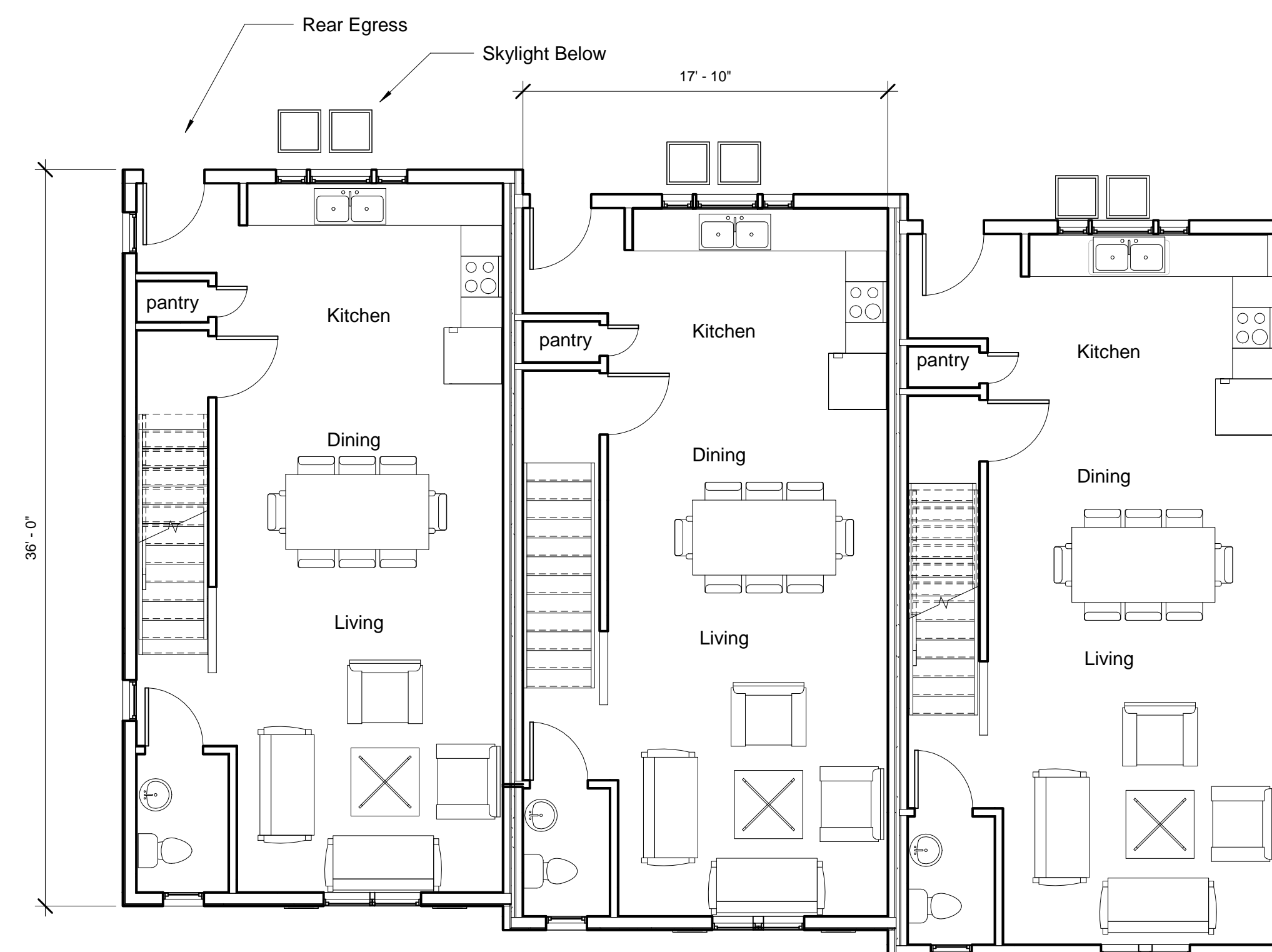


# Lex Terrace Development

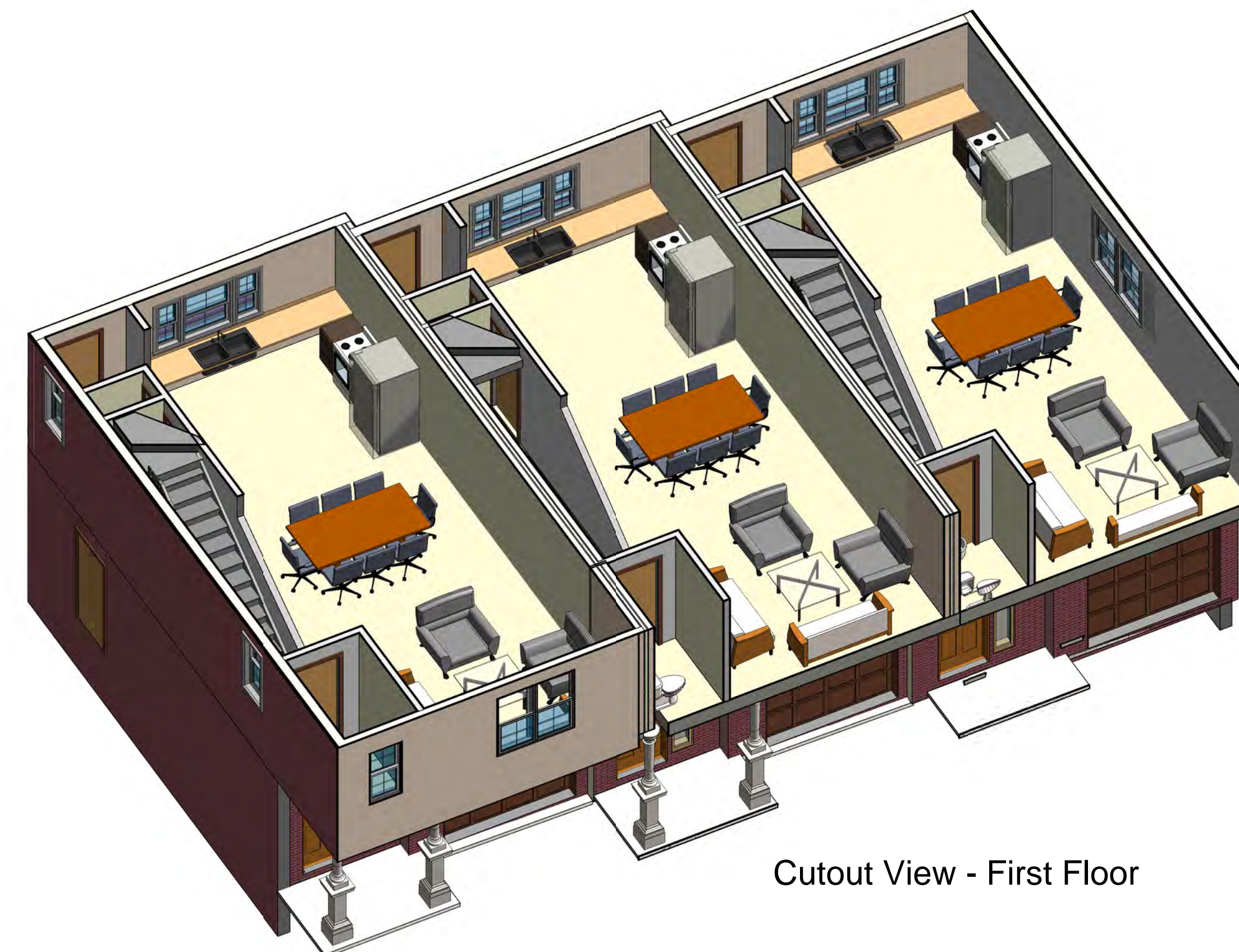
Garage Level - Building C



Cutout - Orthographic View  
Garage level (Basement)



First Floor  
Building C



### Cutout View - First Floor

*Do Not Scale Drawings*

## Lex Terrace Development

287-295 Waltham Street, Lexington, MA 02421

Consultant: Architect  
Company: EcoHabitat, Inc.  
Contact: Javed Sultan, RA  
Address: 66 Middle Street, Lexington, MA 02421  
Phone: (781) 315 1105  
Email: Sultanj2012@gmail.com

[www.ecohab2.com](http://www.ecohab2.com)

Notes:

Drawings SO-01 thru SO-04 are preliminary and tentative, preliminary and not for construction. They have been developed by the architect for discussion purposes.

They have not been viewed, reviewed or vetted by either the civil engineer and/ or the landscape architect. Architect assumes all responsibility for these ideas and presentation.

*Note:*

Schematics (Revised 05-27-2025)  
**Not For Construction**

[illegible]

Owner:

Lex Terrace, LLC

9 Bushnell Drive  
Lexington, MA 02421

### Building C Garage & First Plan

Project Number	ECO-135
----------------	---------

Date	05/29/2025
------	------------

Drawn By	Author
----------	--------

Checked By	Checker	Σ
------------	---------	---

A112

Scale	3/16" = 1'-0"
-------	---------------

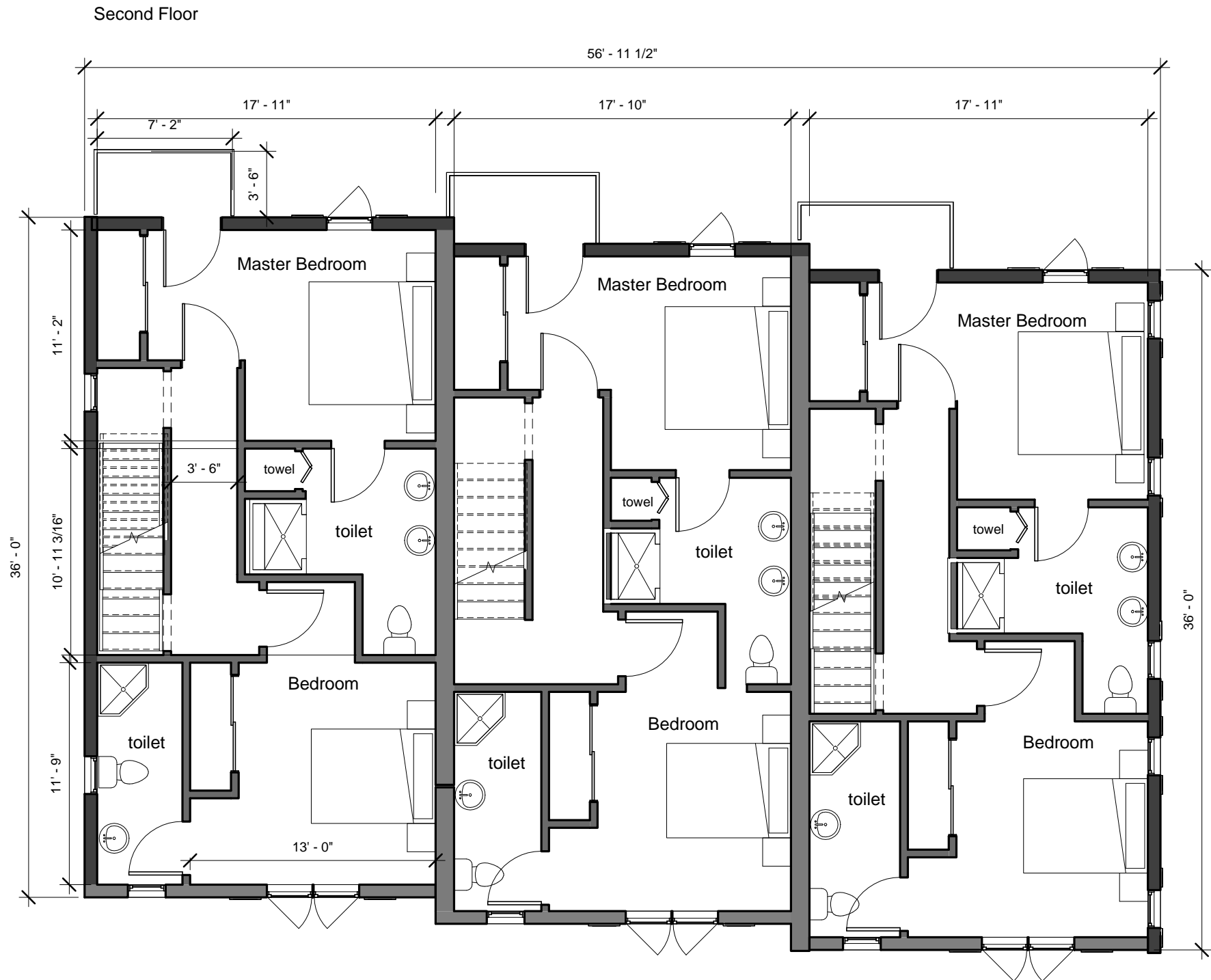
3/1/2023 9:37:11 PM



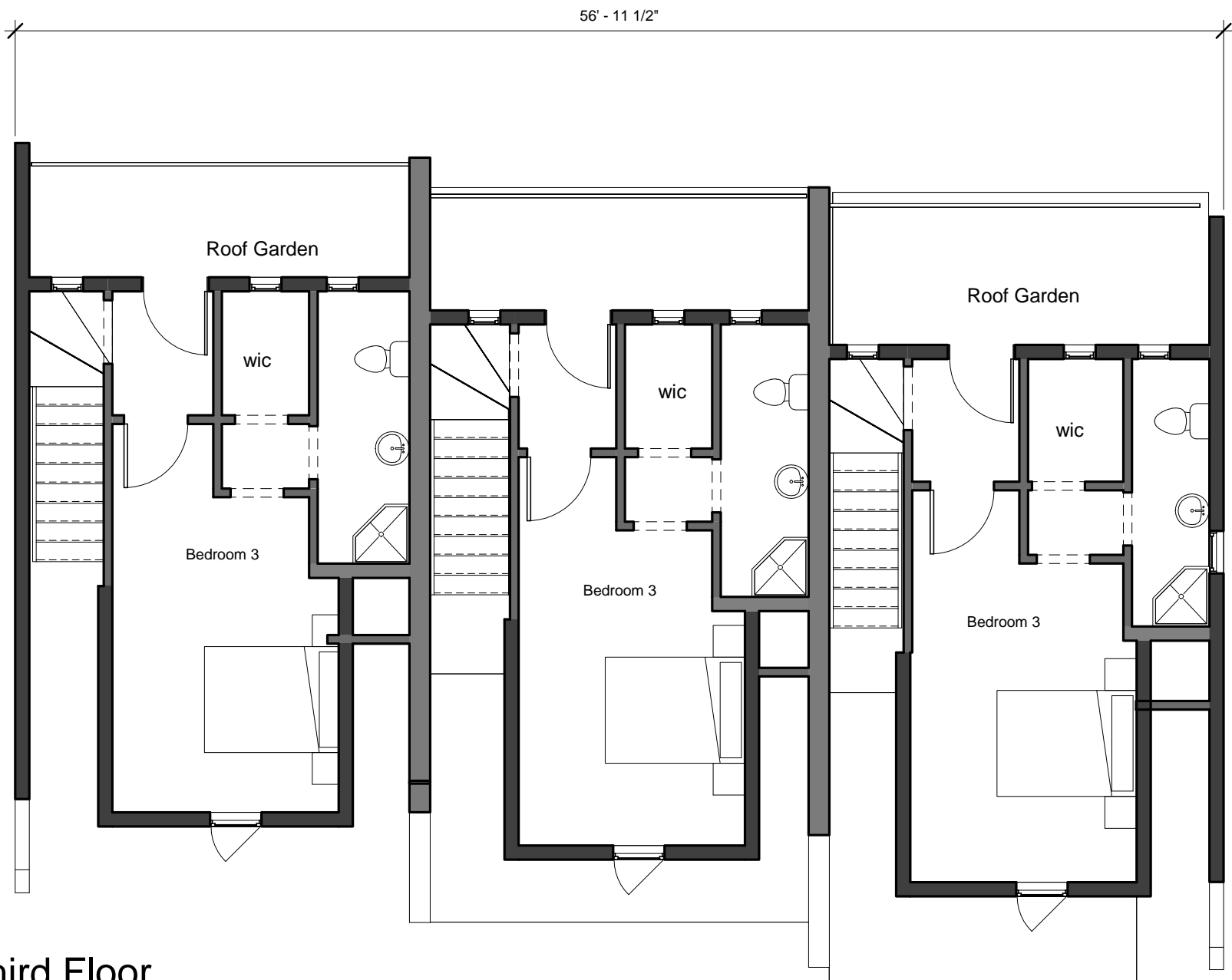
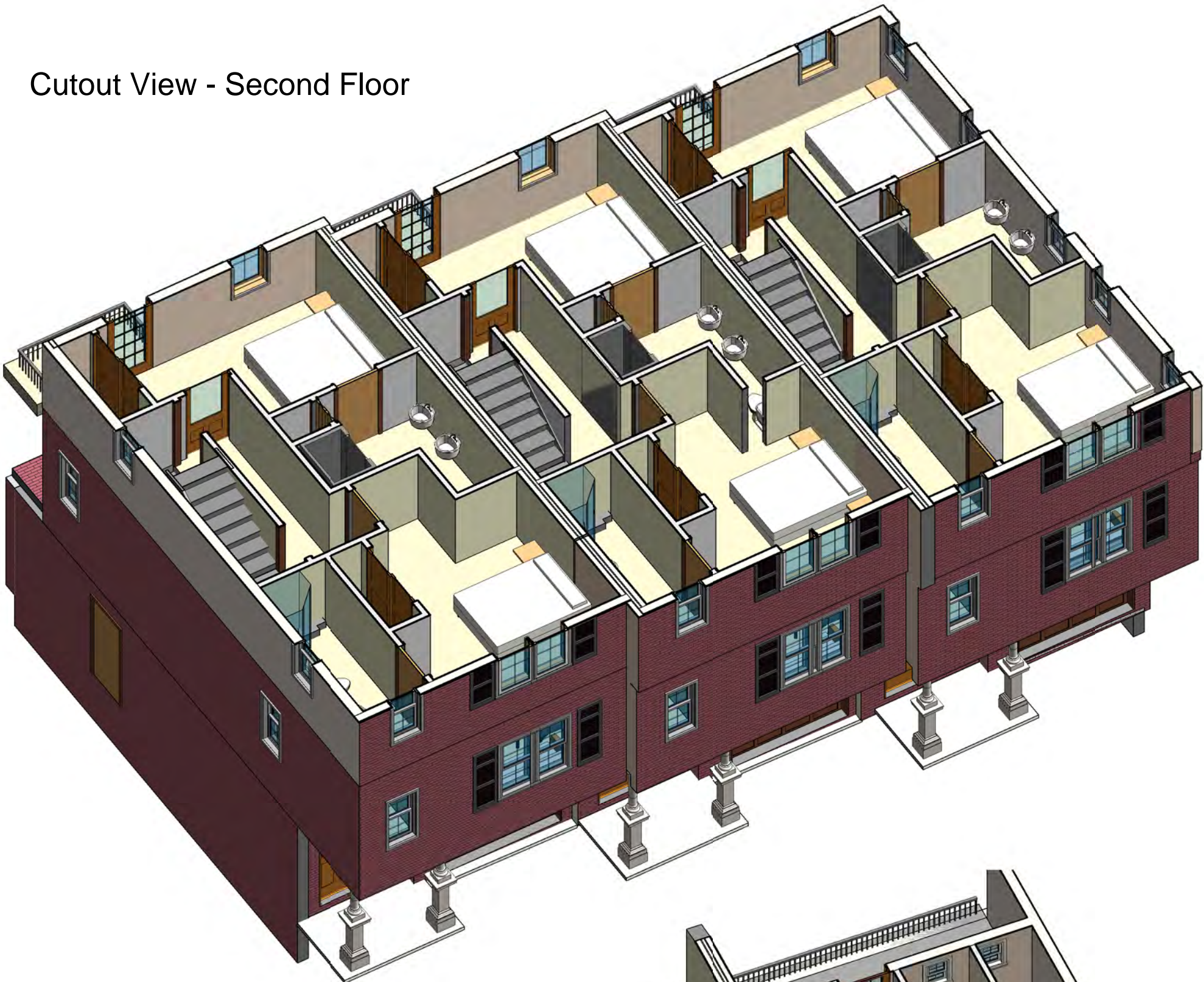
Second Floor  
Building B

Cutout - Orthographic View - Second Floor

Lex Terrace Development



Cutout View - Second Floor



Third Floor - Cutout View



Cutout - Orthographic View - Third Floor

Do Not Scale Drawings

Lex Terrace Development

287-295 Waltham Street, Lexington, MA 02421

Consultant: Architect  
Company: Ecohabitat, Inc.  
Contact: Javed Sultan, RA  
Address: 66 Middle Street, Lexington, MA 02421  
Phone: (781) 315 1105  
Email: Sultanj2012@gmail.com  
www.ecohab2.com

Notes:

Drawings SO-01 thru SO-04 are preliminary and tentative, preliminary and not for construction. They have been developed by the architect for discussion purposes.

They have not been viewed, reviewed or vetted by either the civil engineer and/ or the landscape architect. Architect assumes all responsibility for these ideas and presentation.

Note:  
Schematics (Revised 05-27-2025)  
Not For Construction

No.	Description	Date

Owner:

Lex Terrace, LLC

9 Bushnell Drive  
Lexington, MA 02421

Building C - Second &  
Third Floor

Project Number ECO-135  
Date 05/29/2025  
Drawn By Author  
Checked By Checker

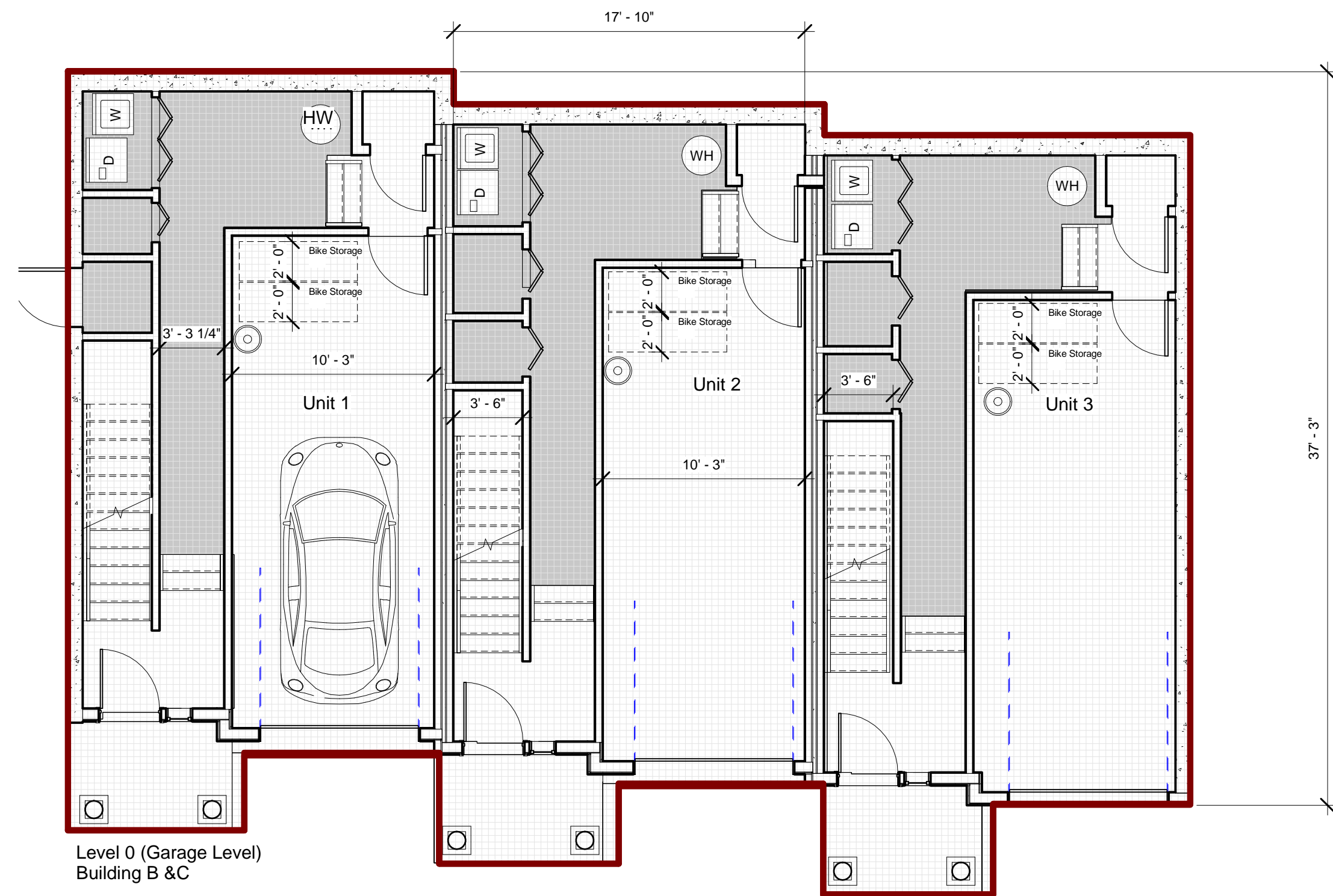
A113

Scale 3/16" = 1'-0"

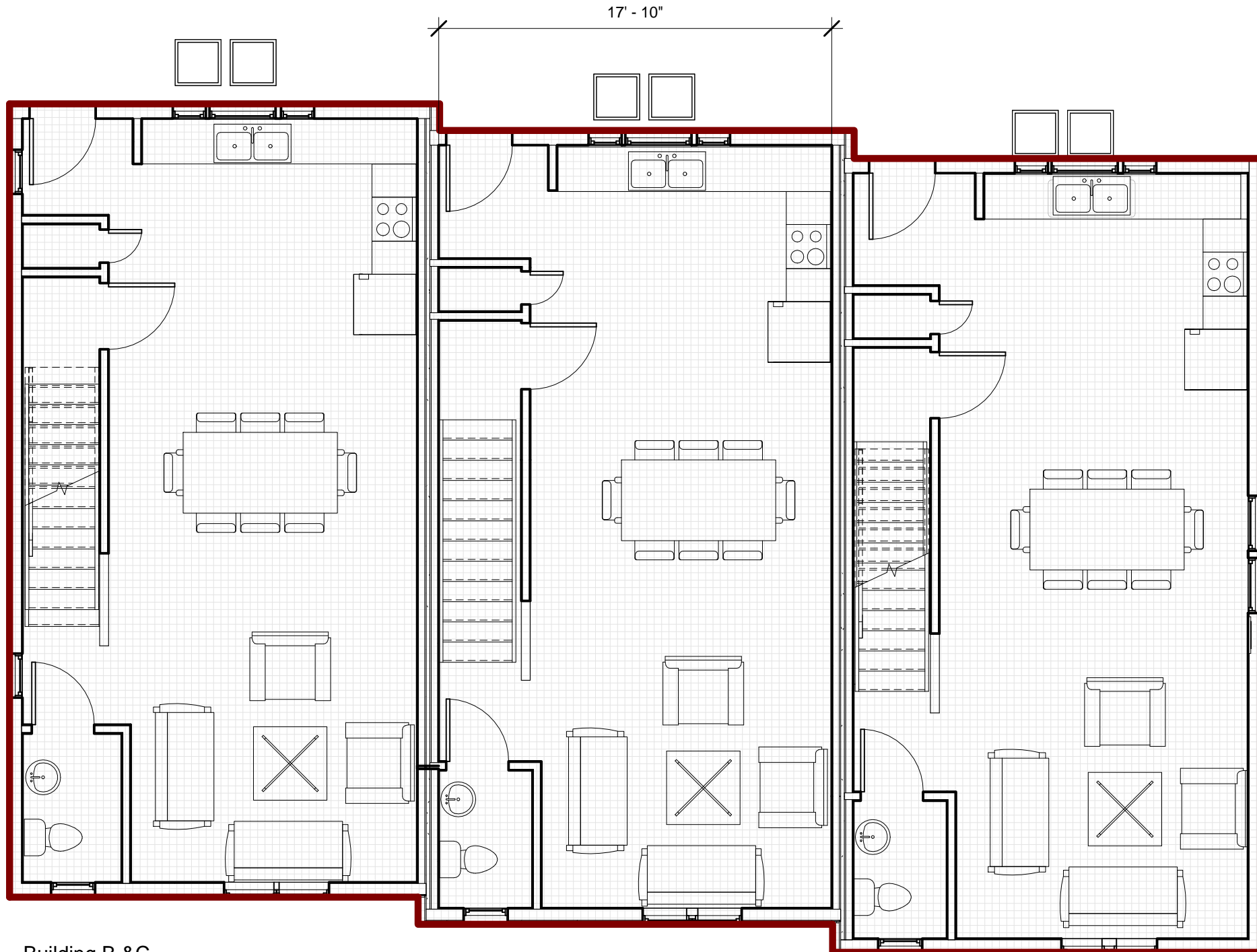
6/1/2025 9:57:14 PM



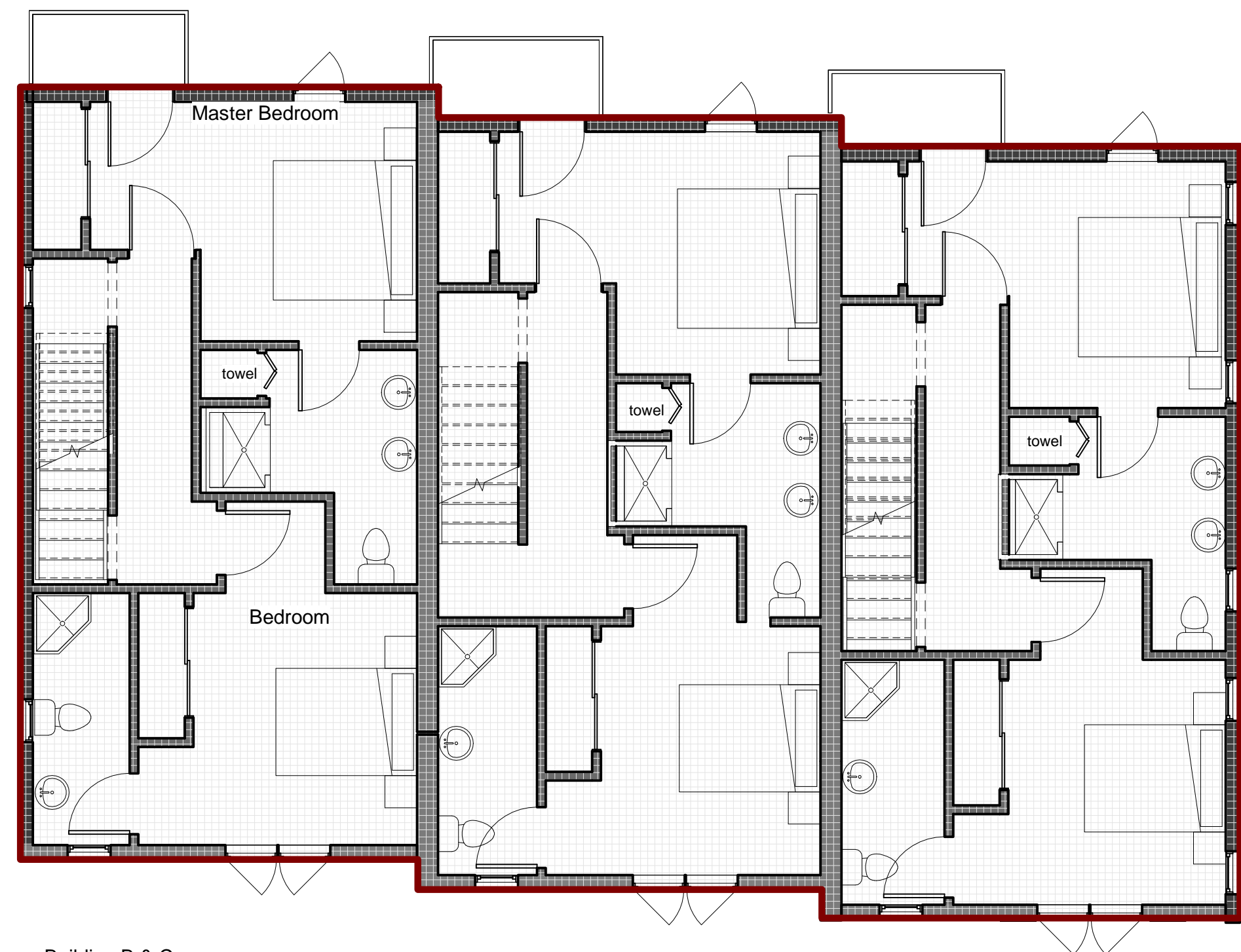
Lex Terrace Development



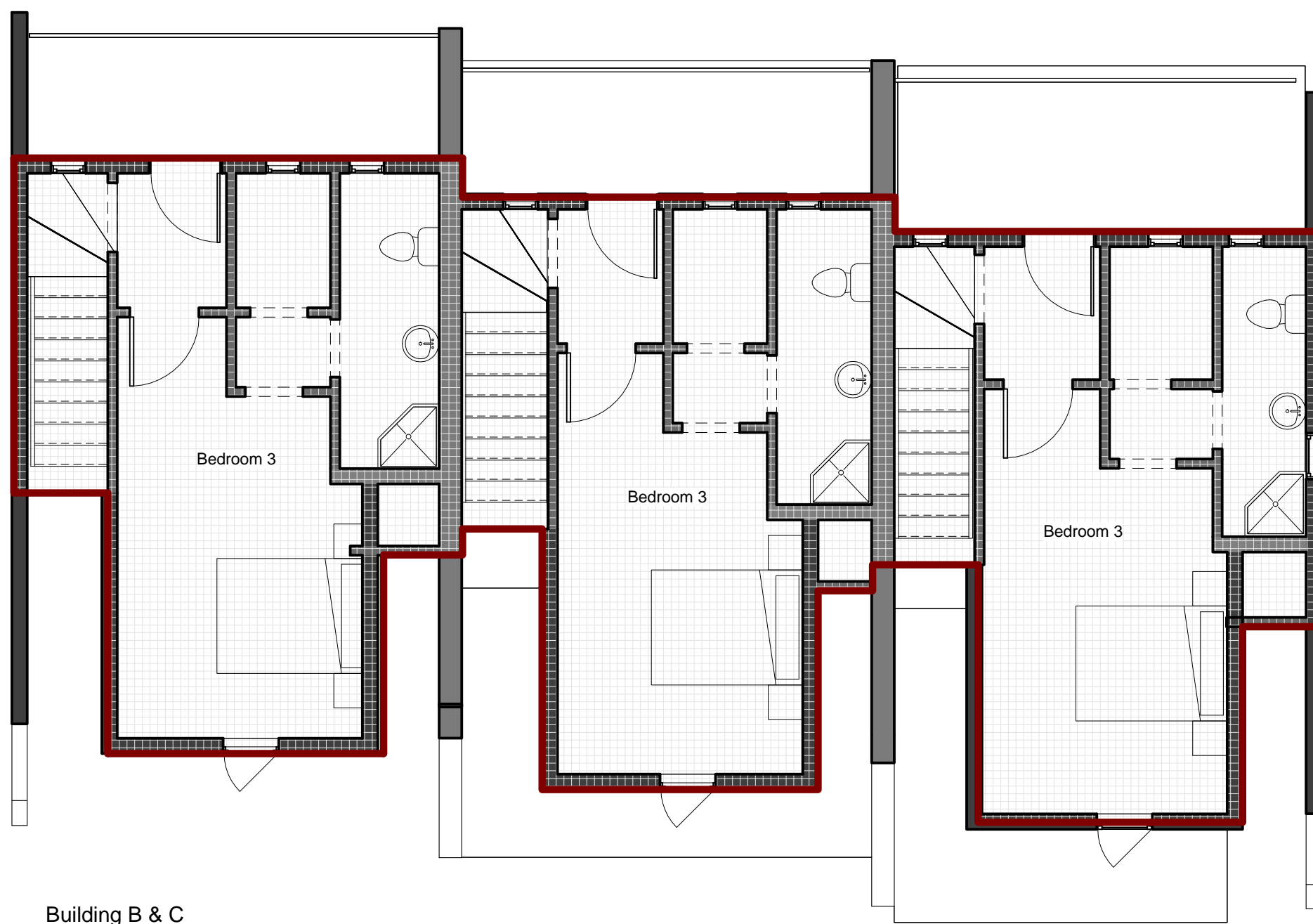
Level 0 (Garage Level)  
Building B & C  
GFA = 2,072 sf  
Crawl Space = 501 sf  
Net GFA = 1,571 sf



Building B & C  
Level 1  
GFA = 2,047



Building B & C  
Level 2  
GFA = 2,052 sf



Building B & C  
Level 3  
GFA = 1,260

Do Not Scale Drawings

Lex Terrace Development

287-295 Waltham Street, Lexington, MA 02421

Consultant: Architect  
Company: EcoHabitat, Inc.  
Contact: Javed Sultan, RA  
Address: 66 Middle Street, Lexington, MA 02421  
Phone: (781) 315 1105  
Email: Sultanj2012@gmail.com  
www.ecohab2.com

Notes:

Drawings SO-01 thru SO-04 are preliminary and tentative, preliminary and not for construction. They have been developed by the architect for discussion purposes.

They have not been viewed, reviewed or vetted by either the civil engineer and/ or the landscape architect. Architect assumes all responsibility for these ideas and presentation.

Note:

Schematics (Revised 05-27-2025)  
**Not For Construction**

No.	Description	Date

Owner:

**Lex Terrace, LLC**

*9 Bushnell Drive  
Lexington, MA 02421*

**Building C Area Plan**

Project Number	ECO-135
Date	05/29/2025
Drawn By	Author
Checked By	Checker

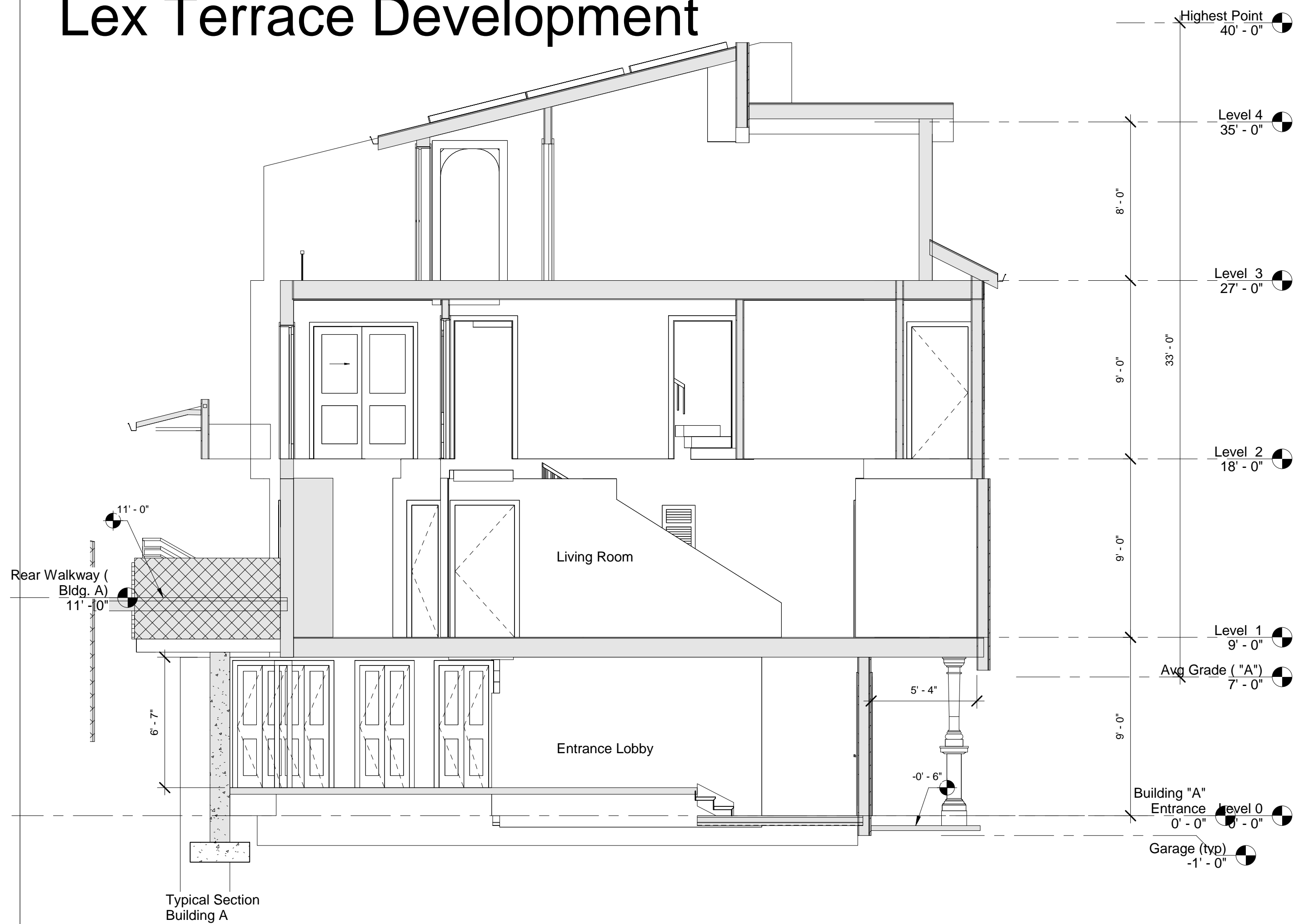
**A114**

Scale 3/16" = 1'-0"

6/1/2025 9:57:15 PM



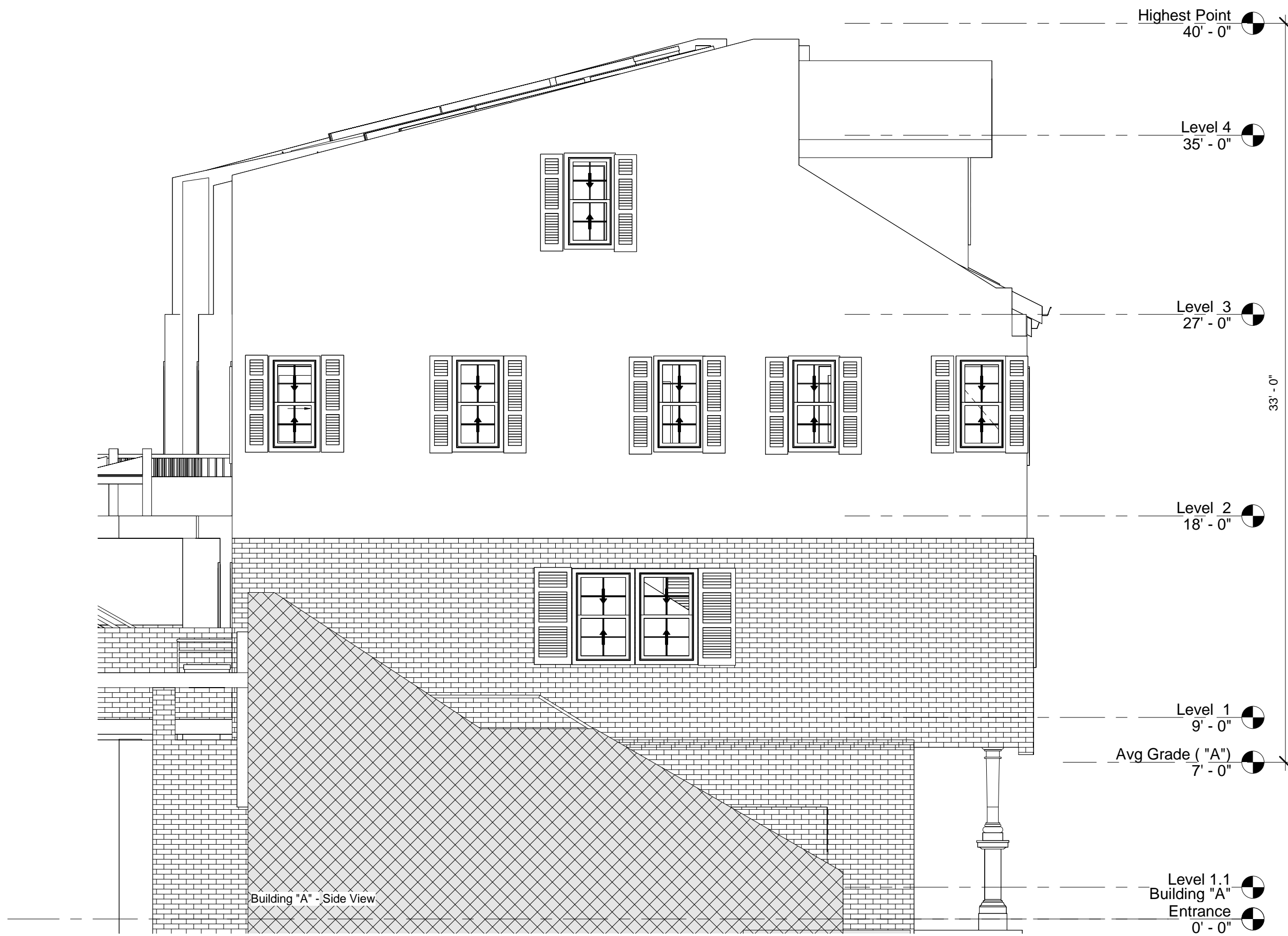
# Lex Terrace Development



### East Side - Bird's Eye View



### Building "A" - East Side View



## Do Not Scale Drawings

## Lex Terrace Development

287-295 Waltham Street, Lexington, MA 02421

Consultant: Architect  
Company: EcoHabitat, Inc.  
Contact: Javed Sultan, RA  
Address: 66 Middle Street, Lexington, MA 02421  
Phone: (781) 315 1105  
Email: Sultanj2012@gmail.com

[www.ecohab2.com](http://www.ecohab2.com)

## Notes

Drawings SO-01 thru SO-04 are preliminary and tentative, preliminary and not for construction. They have been developed by the architect for discussion purposes.

They have not been viewed, reviewed or vetted by either the civil engineer and/ or the landscape architect. Architect assumes all responsibility for these ideas and presentation.

*Note.*

Schematics (Revised 05-27-2025)  
**Not For Construction**

[illegible]

Owner

**Lex Terrace, LLC**

9 Bushnell Drive  
Lexington, MA 02421

## BUILDING SECTIONS

### Building "A"

Project Number ECO-135

Date 05/29/2025

Drawn By	Author
----------	--------

Checked By	Checker
------------	---------

# A-301

Scale  $1/4" = 1'-0"$



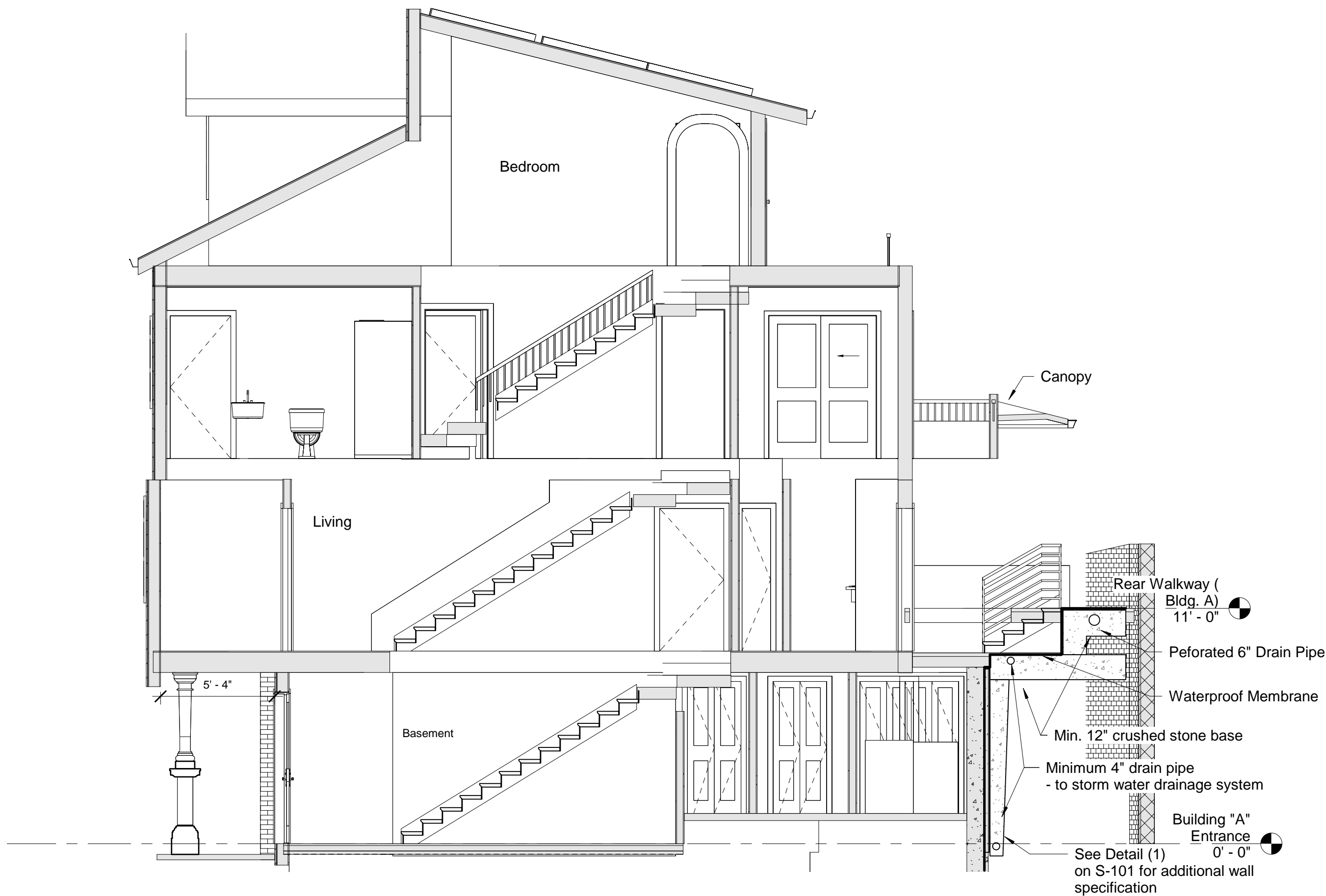
Lex Terrace Development



Building "A" - Rear View with Second Egress and canopy  
Also Typical for B & C.



Front Elevation Building B & C



Typical Section Building A, B, & C

1 BUILDING SECTION  
1/4" = 1'-0"



Building "A" Cross Section. Also typical for B & C

2 BUILDING SECTION  
3/16" = 1'-0"

Do Not Scale Drawings

Lex Terrace Development

287-295 Waltham Street, Lexington, MA 02421

Consultant: Architect  
Company: EcoHabitat, Inc.  
Contact: Javed Sultan, RA  
Address: 66 Middle Street, Lexington, MA 02421  
Phone: (781) 315 1105  
Email: Sultanj2012@gmail.com  
www.ecohab2.com

Notes:

Drawings SO-01 thru SO-04 are preliminary and tentative, preliminary and not for construction. They have been developed by the architect for discussion purposes.  
  
They have not been viewed, reviewed or vetted by either the civil engineer and/ or the landscape architect. Architect assumes all responsibility for these ideas and presentation.

Note:  
Schematics (Revised 05-27-2025)  
Not For Construction

No.	Description	Date

Owner:  
**Lex Terrace, LLC**  
  
9 Bushnell Drive  
Lexington, MA 02421

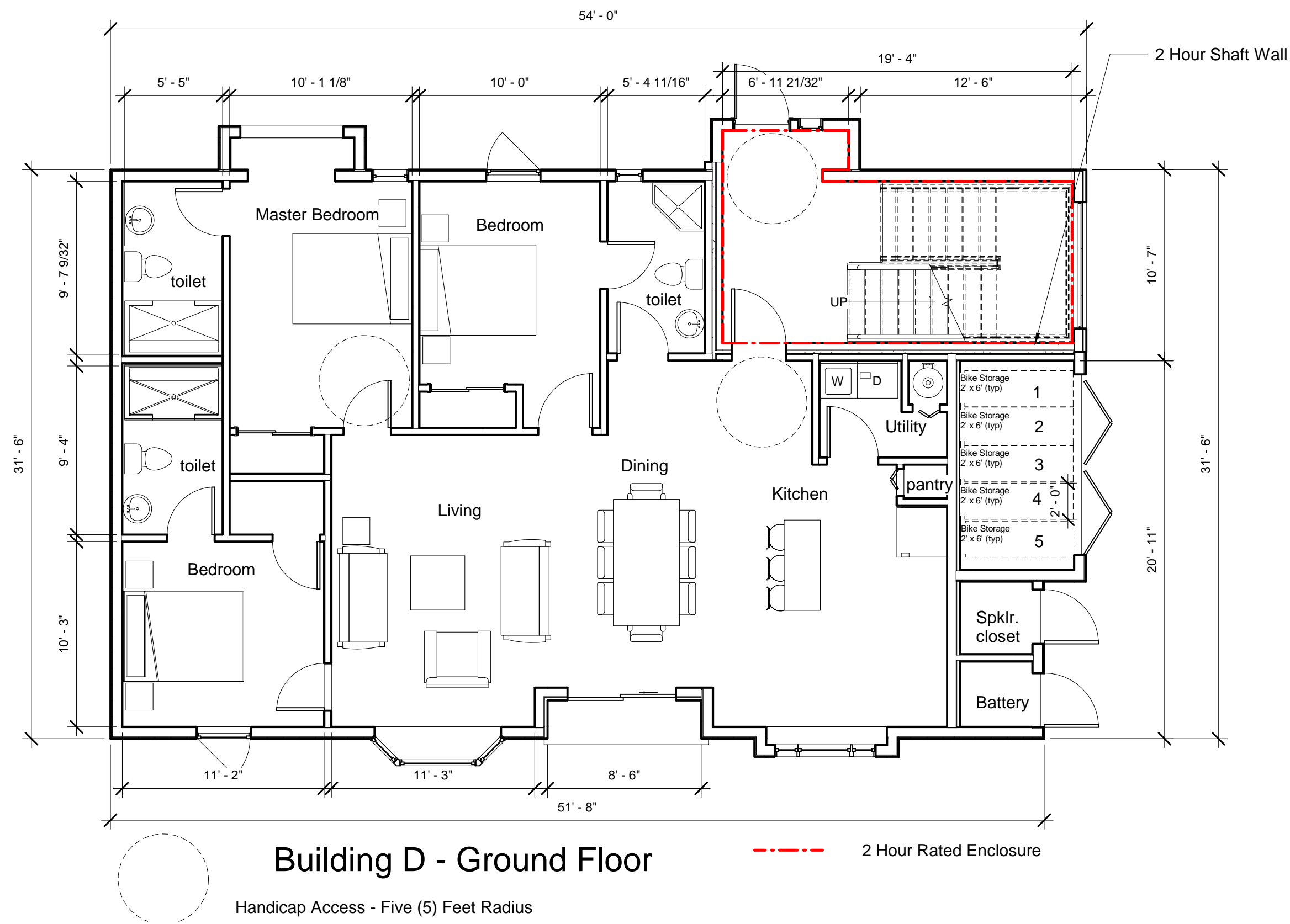
BUILDING SECTIONS,  
Elevation

Project Number	ECO-135
Date	05/29/2025
Drawn By	Author
Checked By	Checker

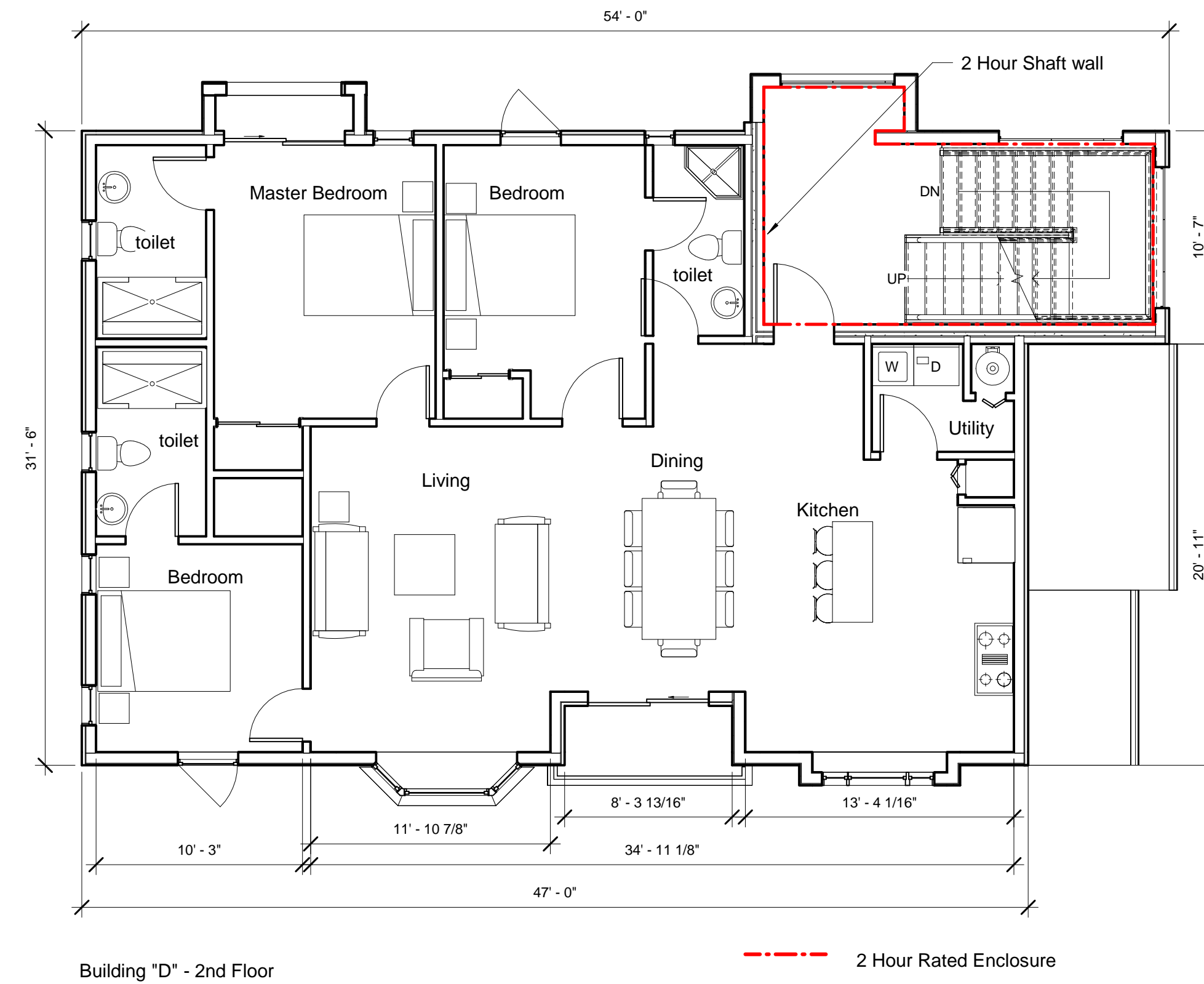
A-302	
Scale	As indicated



# Lex Terrace Development



### Ground Floor - Cutout View



2 Hour Rated Enclosure

*Do Not Scale Drawings*

Lex Terrace Development

287-295 Waltham Street,  
Lexington, MA 02421

Consultant: Architect  
Company: EcoHabitat, Inc.  
Contact: Javed Sultan, RA  
Address: 66 Middle Street, Lexington, MA 02421  
Phone: (781) 315 1105  
Email: Sultanj2012@gmail.com

[www.ecohab2.com](http://www.ecohab2.com)

**Note:**  
Schematics (Revised 05-27-2025)  
**Not For Construction**

[illegible]

Owner:

**Lex Terrace, LLC**

9 Bushnell Drive  
Lexington, MA 02421

### Building "D" Ground & Second Floor Plan

Project Number	ECO-135
----------------	---------

Date	05/27/2025
------	------------

Drawn By	NS
----------	----

Checked By	JS	W
------------	----	---

A121

Scale	3/16" = 1'-0"
-------	---------------

0  
1  
2  
3  
4  
5  
6



This is a detailed architectural floor plan of a 3-bedroom house. The overall dimensions are 54'-0" wide by 31'-6" deep. The layout includes:

- Master Bedroom:** Located at the top left, featuring a large bed, a dresser, and a closet.
- Bedroom:** Located at the top center, featuring a bed and a closet.
- Bedroom:** Located at the bottom left, featuring a bed and a closet.
- Living:** A central open area with a sofa, armchair, and coffee table.
- Dining:** An area with a large dining table and chairs.
- Kitchen:** Located at the bottom right, featuring a stove, sink, and refrigerator.
- Utility:** A small room adjacent to the kitchen, containing a washer (W) and dryer (D).
- Toilets:** There are three toilets: one in the Master Bedroom, one in the bottom-left Bedroom, and one in a central hallway.
- Staircase:** A staircase is located on the right side of the plan, enclosed in a red dashed outline. It has a landing and stairs leading both up and down.
- Dimensions:** The overall width is 54'-0" and the depth is 31'-6". A specific section on the right is highlighted with a red dashed line.

This 3D architectural rendering illustrates a modern multi-story building with a flat roof. The building features a dark brown facade on the lower levels and a lighter, cream-colored upper section. The ground floor includes a large living area with a grey sofa, a wooden coffee table, and a dining area with a wooden table and chairs. A kitchen area is visible on the right side of the ground floor. The upper floors contain several bedrooms, each with a large bed and a desk area. A glass-enclosed staircase is located on the right side of the building. The building is situated on a green lawn, and the rendering shows the building's footprint and the surrounding landscape.

A detailed floor plan of the 1728 SF Area. The plan shows a large central open area with a dining table and chairs, a sofa, and a coffee table. To the left, there is a kitchen area with a sink, stove, and refrigerator, and a breakfast nook with a table and chairs. To the right, there is a living area with a fireplace and a large window. The plan also shows several bedrooms, each with a bed and dresser, and a bathroom. A staircase is located in the upper right corner. The entire area is enclosed by a thick black line, and the text "Area 1728 SF" is written in the center.

Area  
1594 SF

01/21/2023 4:27:43 PM



# Lex Terrace Development



Building "D" Front Facade



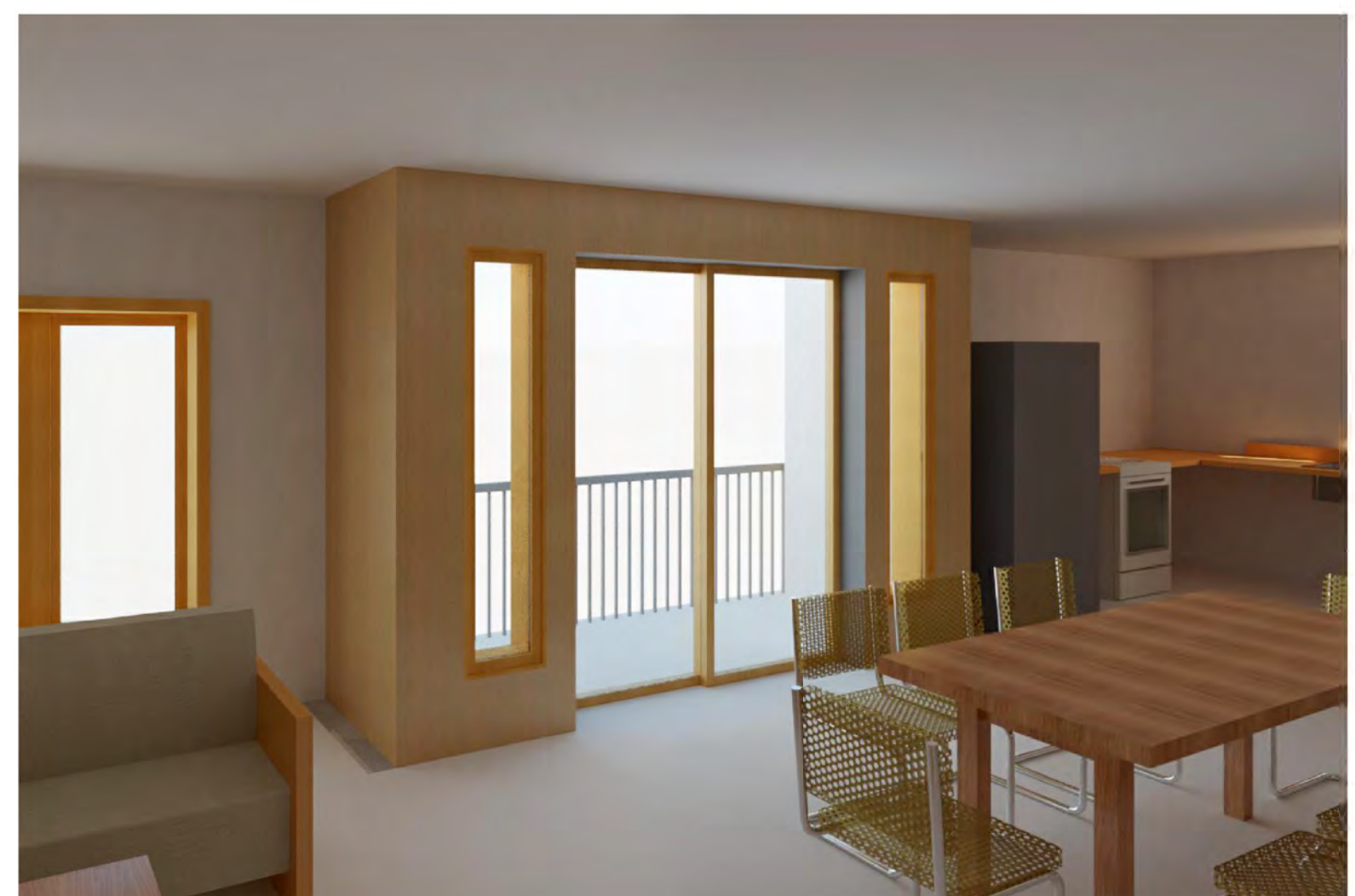
2 Building D - Rear - Waltham St. View



### Living Room View



### Dining Room View



Dining Room View -  
Out to Verandah

*Do Not Scale Drawings*

Lex Terrace Development

287-295 Waltham Street,  
Lexington, MA 02421

Consultant:	Architect
Company:	EcoHabitat, Inc.
Contact:	Javed Sultan, RA
Address	66 Middle Street, lexington, MA 02421
Phone	(781) 315 1105
Email	Sultanj2012@gmail.com

www.ecohab2.com

**Note:**  
Schematics (Revised 05-27-2025)  
**Not For Construction**

[illegible]

Owner:

**Lex Terrace, LLC**

9 Bushnell Drive  
Lexington, MA 02421

### Building "D" Elevation, Section, Views

Project Number	ECO-135
----------------	---------

Date	05/27/2025
------	------------

Drawn By	NS
----------	----

Checked By	JS	PM
------------	----	----

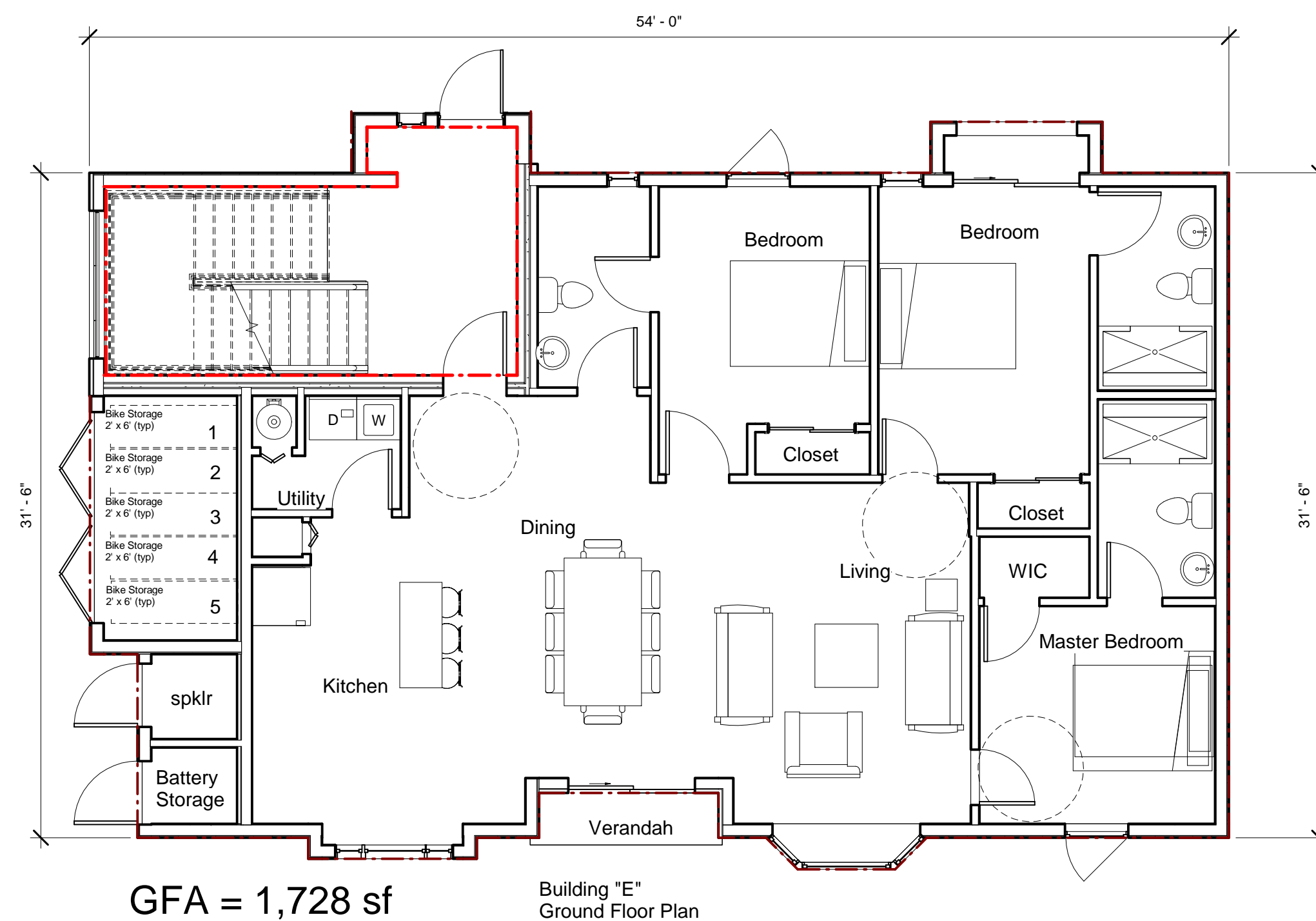
A123

Scale	27/2
-------	------

31/21/2023 4:27:30 PM



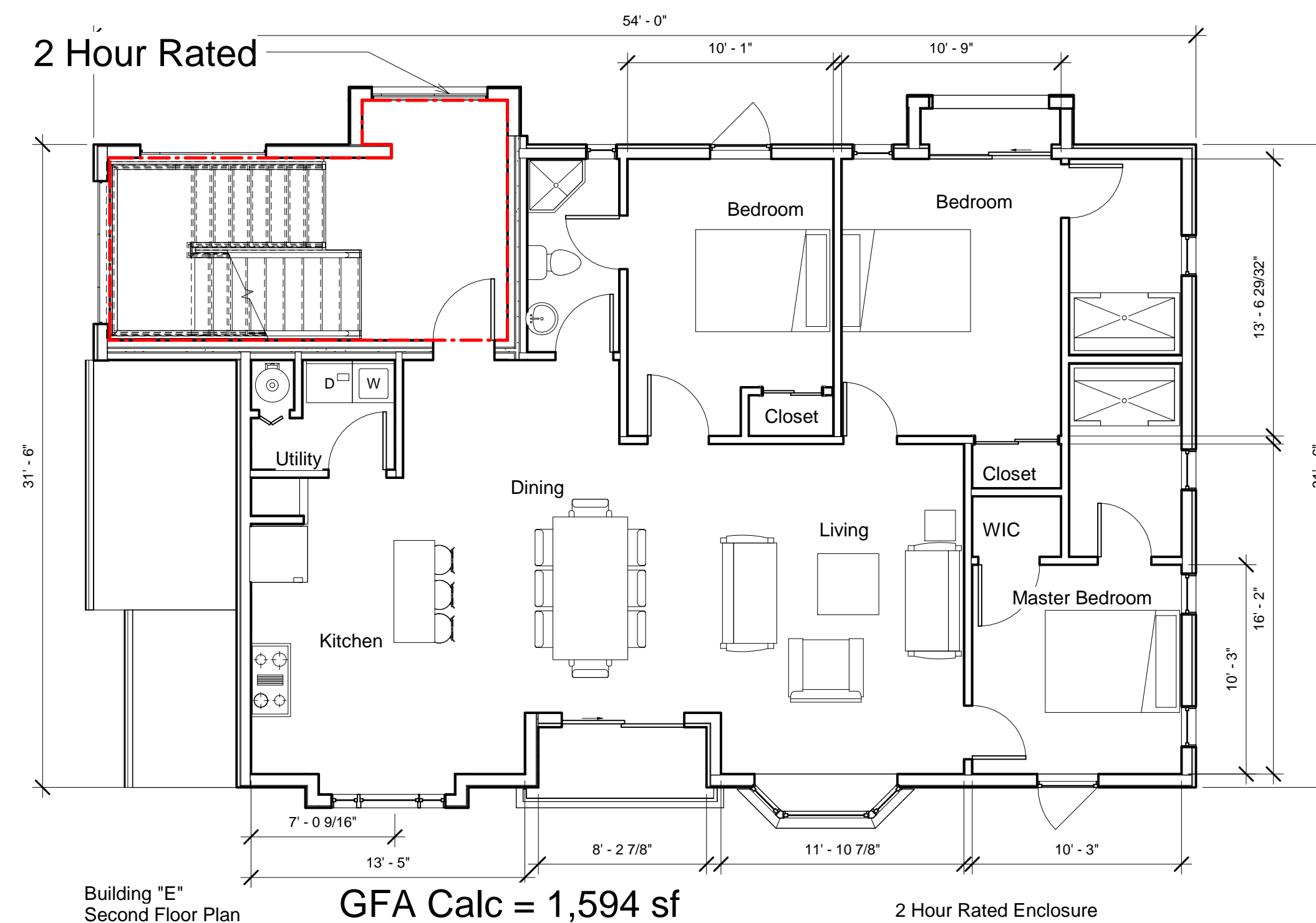
# Lex Terrace Development



--- 2 Hour Rated Enclosure



Cutout View - Ground Floor  
Building "E"



Cutout View - Second Floor  
Building "E"

*Do Not Scale Drawings*

Lex Terrace Development

287-295 Waltham Street,  
Lexington, MA 02421

Consultant: Architect  
Company: EcoHabitat, Inc.  
Contact: Javed Sultan, RA  
Address: 66 Middle Street, Lexington, MA 02421  
Phone: (781) 315 1105  
Email: Sultanj2012@gmail.com

[www.ecohab2.com](http://www.ecohab2.com)

**Note:**  
Schematics (Revised 05-27-2025)  
**Not For Construction**

[illegible]

Owner:

**Lex Terrace, LLC**

9 Bushnell Drive  
Lexington, MA 02421

### Building "E" Ground & Second Floor Plan

Project Number	ECO-135
----------------	---------

Date	05/27/2025
------	------------

Drawn By	NS
----------	----

A124

Scale	3/16" = 1'-0"
-------	---------------

01/21/2023 4:21:32 PM



Floor plan of a 2-hour rated enclosure for a residential unit. The plan shows a layout with a Kitchen, Dining, Living, Utility, and two Bedrooms. A red dashed line indicates the 2-hour rated enclosure boundary. Dimensions are provided for the overall unit and various rooms.

**Overall Dimensions:**

- Overall Width: 54' - 0"
- Overall Depth: 31' - 6"

**Room Dimensions and Features:**

- Kitchen:** 13' - 5" wide, includes a stove and sink.
- Dining:** Adjacent to the kitchen, includes a dining table and chairs.
- Living:** 31' - 5 1/32" wide, includes a sofa and armchair.
- Utility:** 20' - 11 3/16" deep, includes a washer (W) and dryer (D) area.
- Bedrooms:** Two bedrooms, each 10' - 9" wide. One bedroom includes a closet.
- Master Bedroom:** Includes a walk-in closet (WIC) and a bathroom.
- Staircase:** Located within the 2-hour rated enclosure, with a width of 4' - 7 3/32".

**2 Hour Rated Enclosure:** Indicated by a red dashed line, enclosing the Kitchen, Dining, Living, and Utility areas.

GFA Calc = 1,594 sf



54'-0"

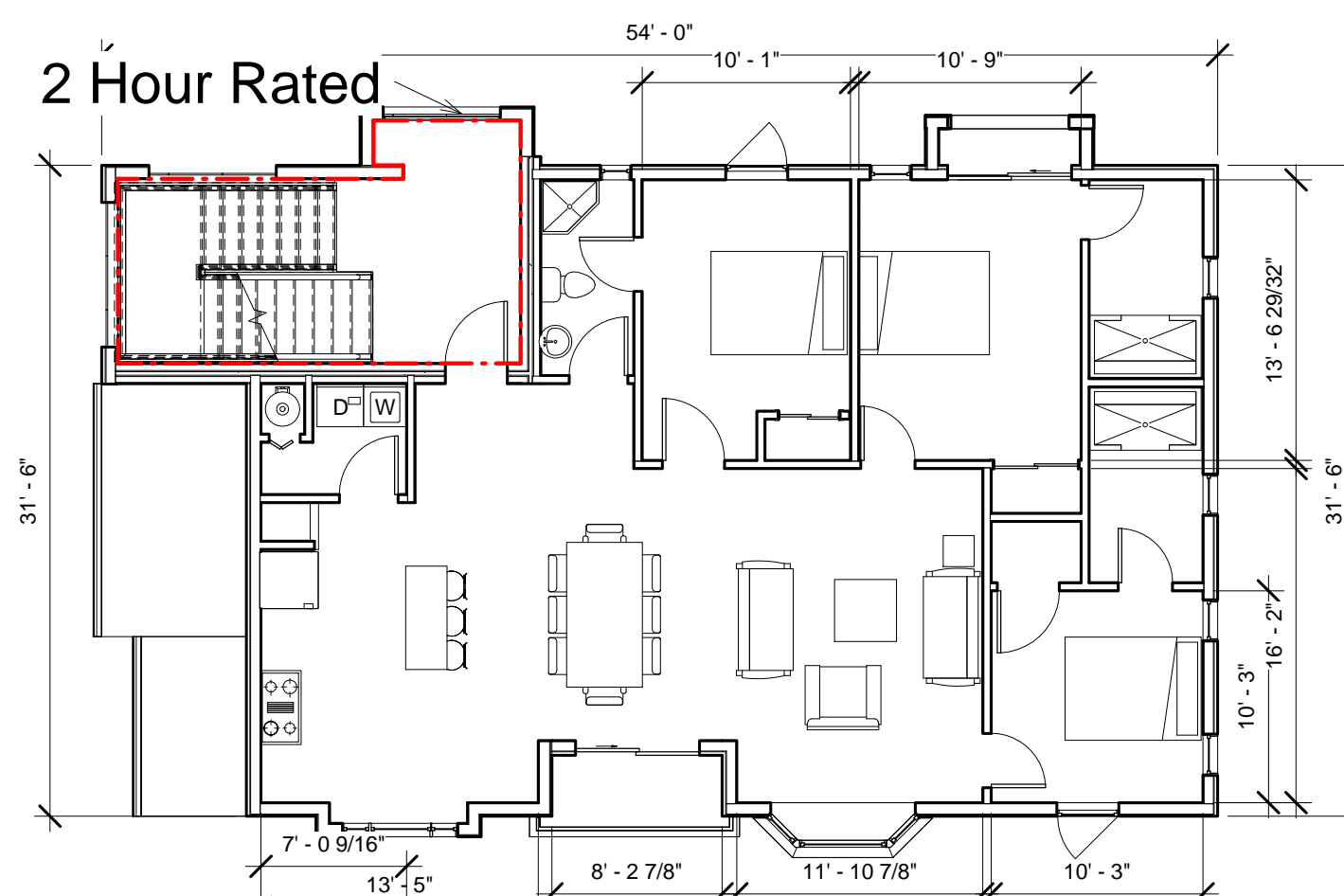
31'-6"

Verandah

spklr

D W

--- 2 Hour Rated Enclosure



Second Floor Plan:

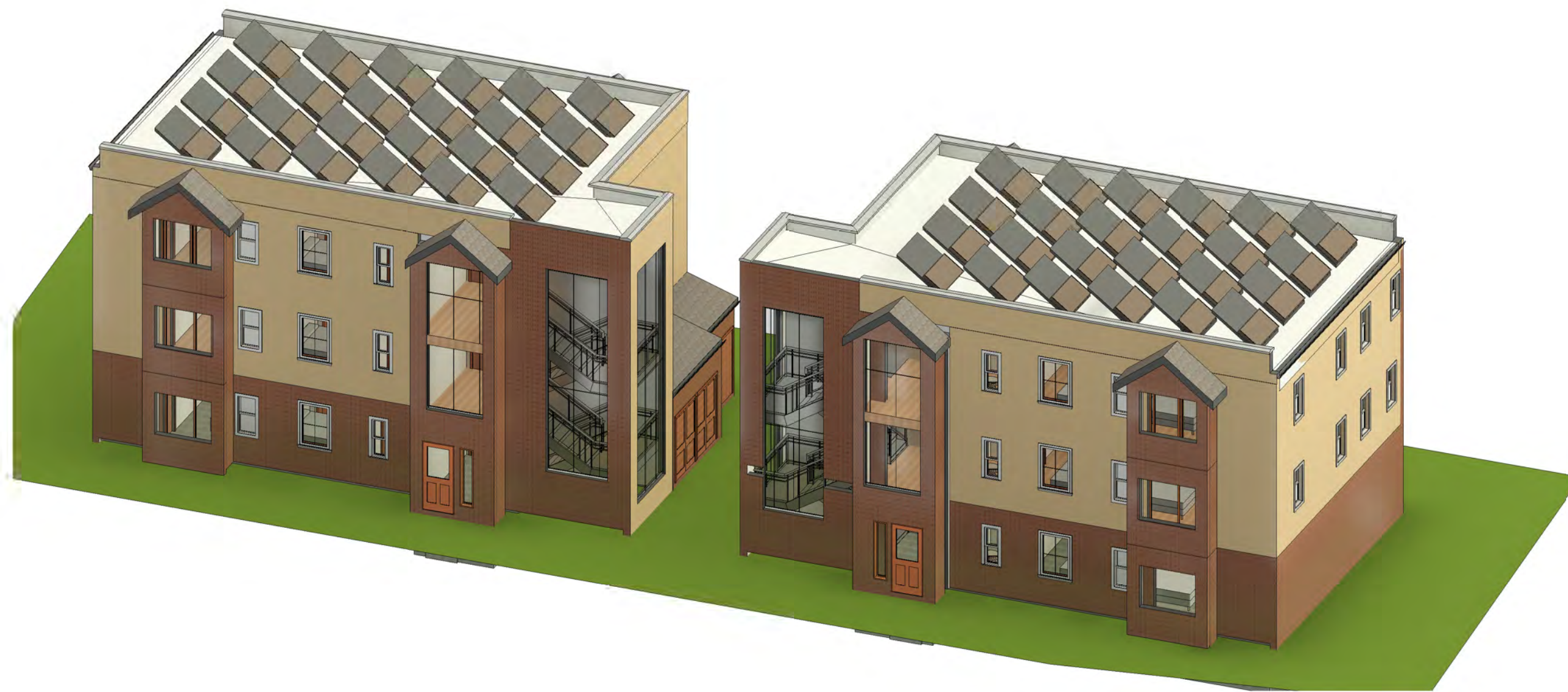
- Overall Dimensions: 54' - 0" (width) x 31' - 6" (depth).
- Rooms and Features:
  - Two Bedrooms (each 10' - 11" x 10' - 9").
  - Master Bedroom (31' - 5 1/32" x 13' - 5") with a Walk-In Closet (WIC) and a private bathroom.
  - Living Room (11' - 9" x 13' - 5") with a fireplace and access to a rear porch.
  - Dining Room (11' - 9" x 13' - 5") with a fireplace and access to a rear porch.
  - Kitchen (11' - 9" x 13' - 5") with a sink, stove, and access to a rear porch.
  - Utility Room (5' - 0" x 13' - 5") with a washer/dryer area and access to a rear porch.
  - Two Closets (each 11' - 9" x 13' - 5").
  - Two Bathrooms (each 5' - 0" x 13' - 5").
  - Staircase (11' - 9" x 13' - 5") leading up and down.
- Dimensions:
  - Top: 54' - 0" (total), 10' - 11" (left section), 10' - 9" (right section).
  - Left: 31' - 6" (total), 20' - 11 3/16" (main section), 10' - 9" (top section).
  - Bottom: 47' - 0" (total), 31' - 5 1/32" (right section), 13' - 5" (left section).
  - Internal: 4' - 7 3/32" (top section), 11' - 9" (middle section), 5' - 0" (bottom section).

01/21/2023 4:21:34 PM

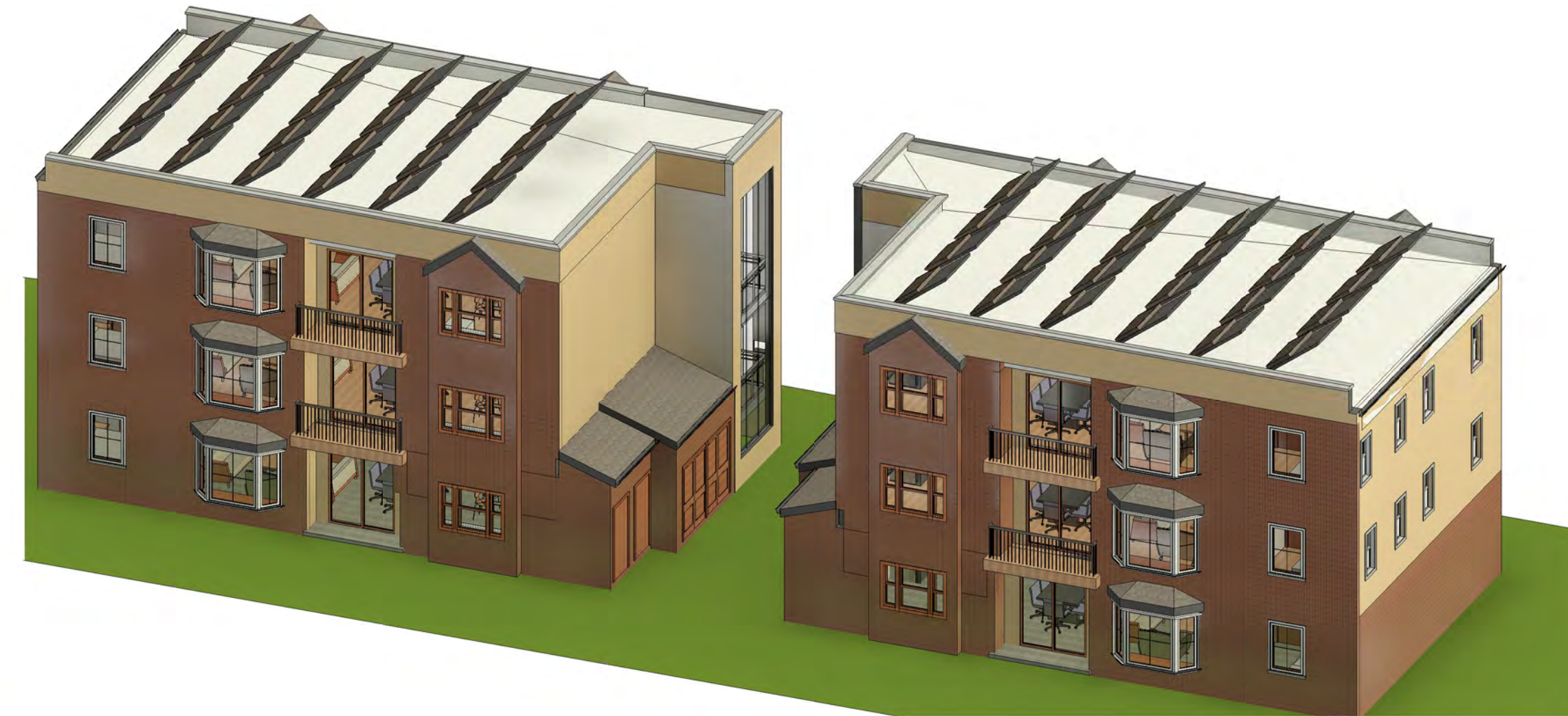


# Lex Terrace Development

Building D & E: Front Facade View



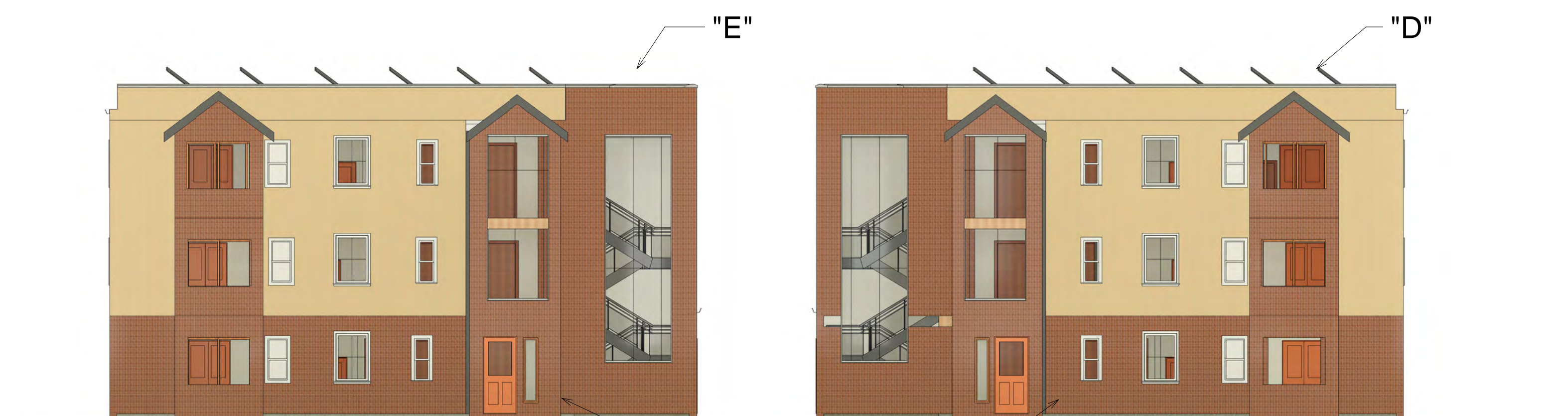
Building D & E :Waltham Street View - Perspective



Building D &amp; E Waltham Street View



Building D & E ( Waltham Street  
\_ (East) View)



### Building "D" & "E" Entrance View View

Entrance

## Do Not Scale Drawings

## Lex Terrace Development

287-295 Waltham Street,  
Lexington, MA 02421

Consultant: Architect  
Company: EcoHabitat, Inc.  
Contact: Javed Sultan, RA  
Address: 66 Middle Street, Lexington, MA 02421  
Phone: (781) 315 1105  
Email: Sultanj2012@gmail.com

[www.ecohab2.com](http://www.ecohab2.com)

*Note:*

Schematics (Revised 05-27-2025)  
**Not For Construction**

[illegible]

Owne

**Lex Terrace, LLC**

9 Bushnell Drive  
Lexington, MA 02421

## Building "D" & "E" Views

Project Number ECO-135

Date 05/27/2025

Drawn By NS

Checked By JS

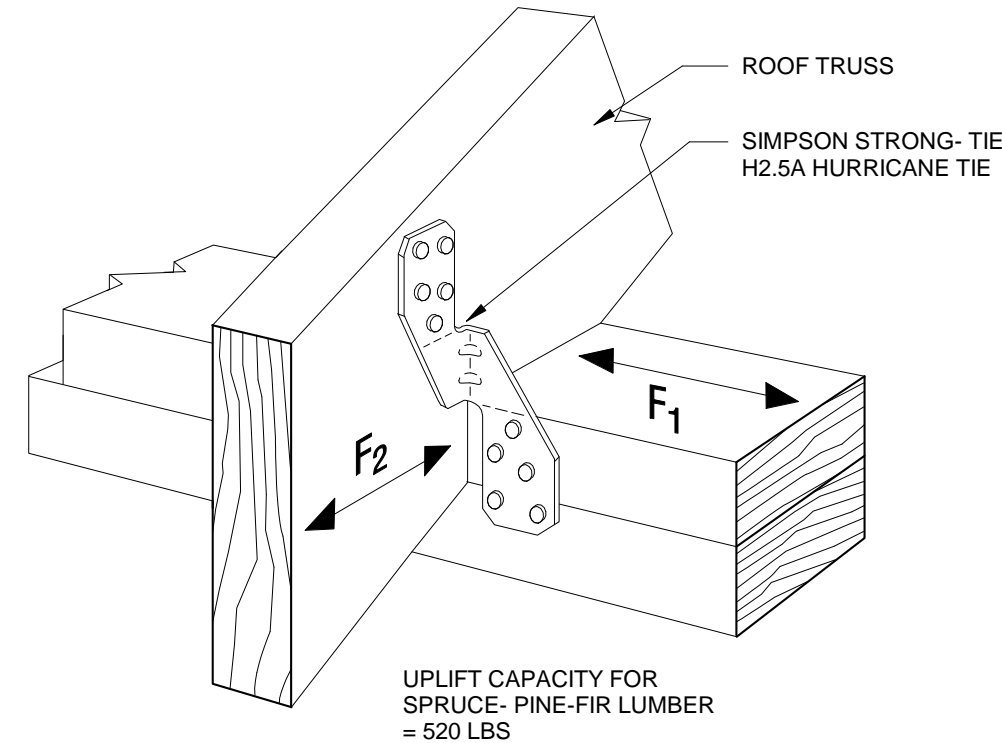
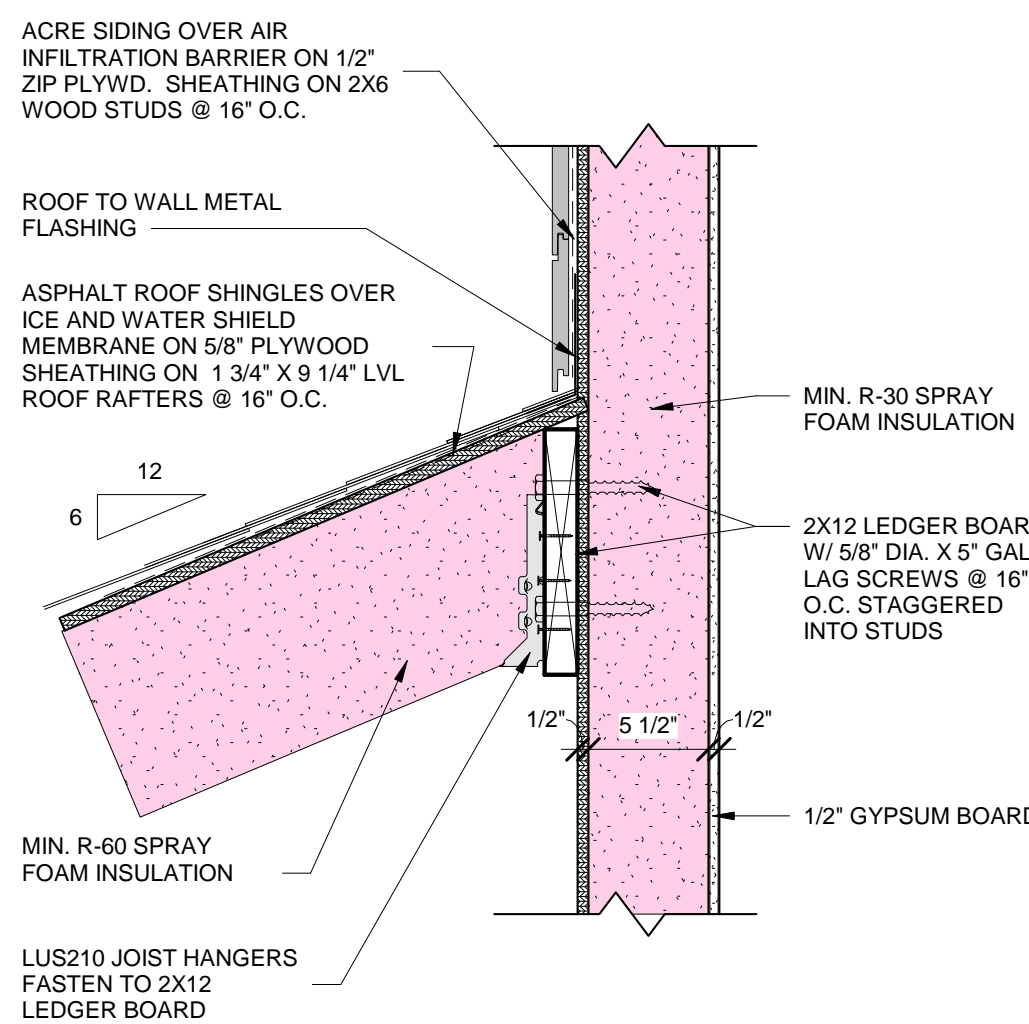
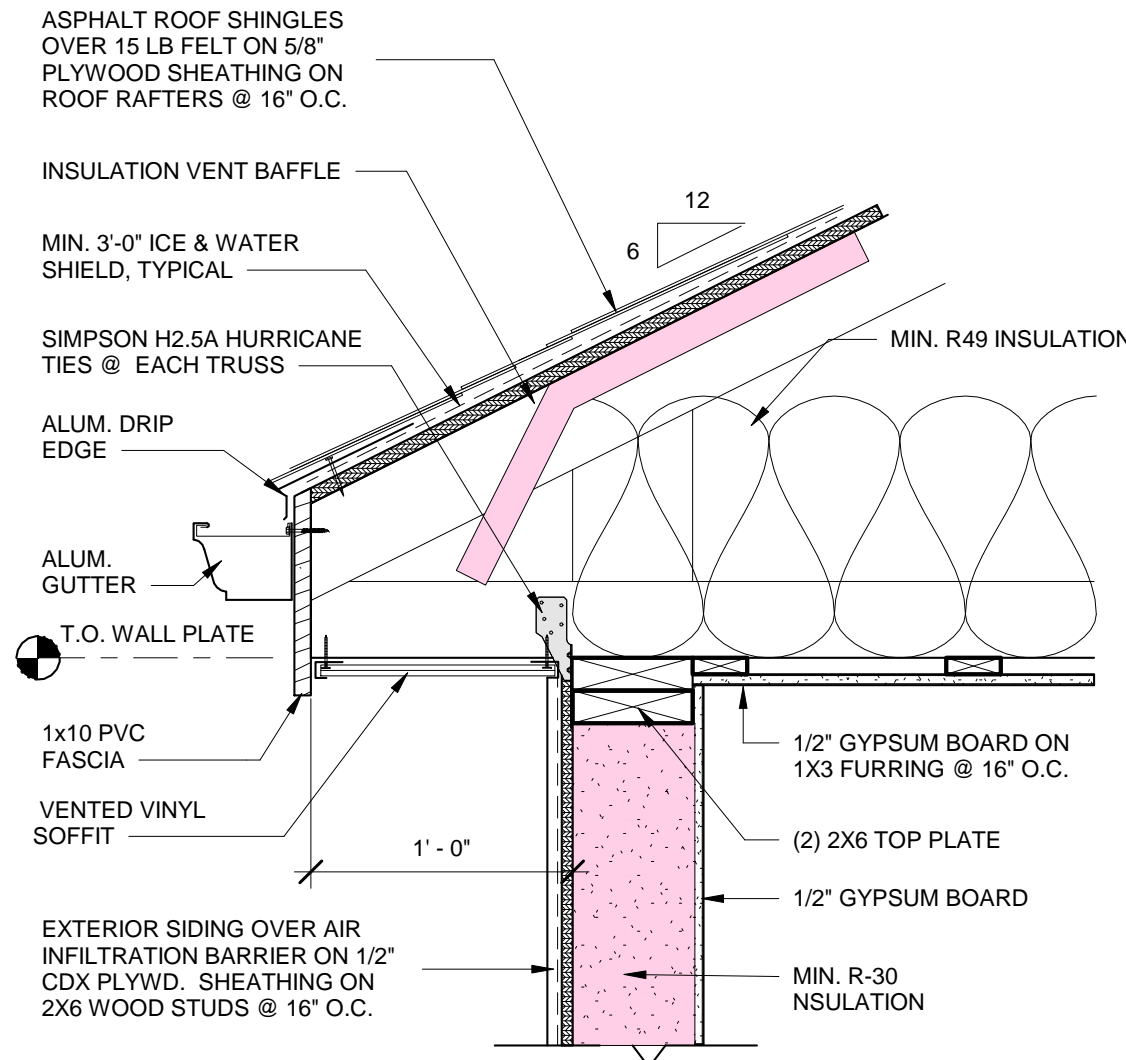
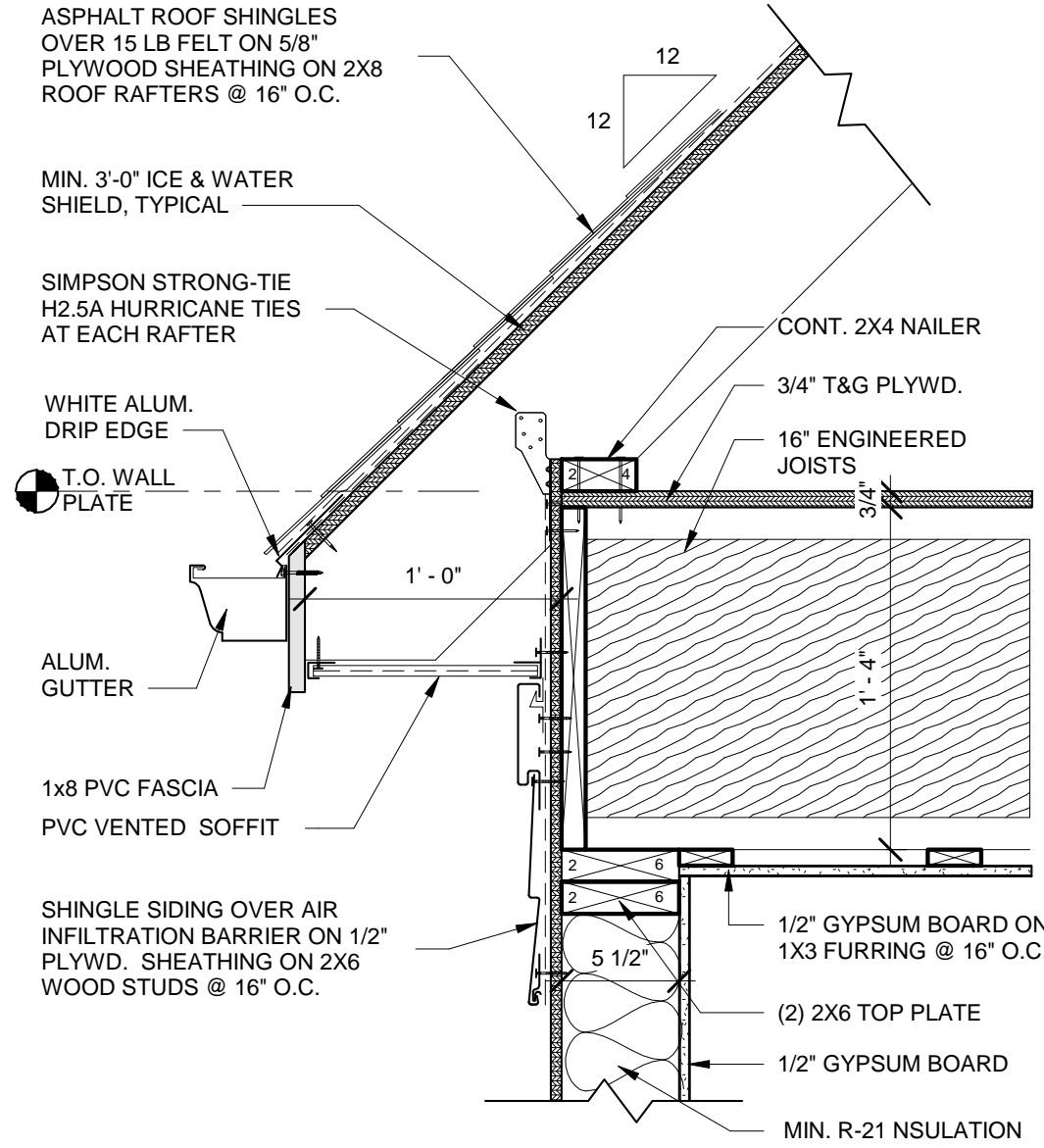
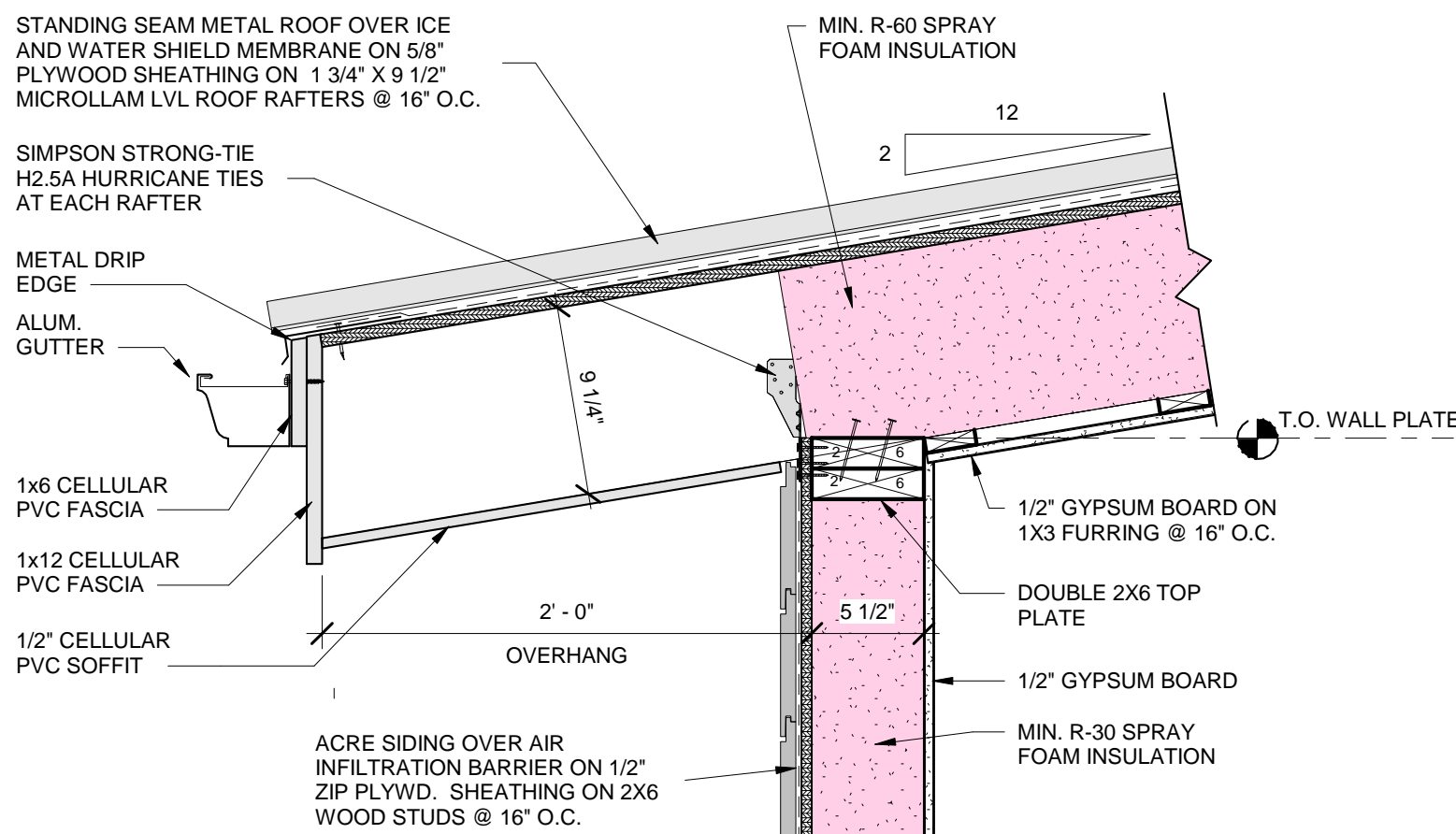
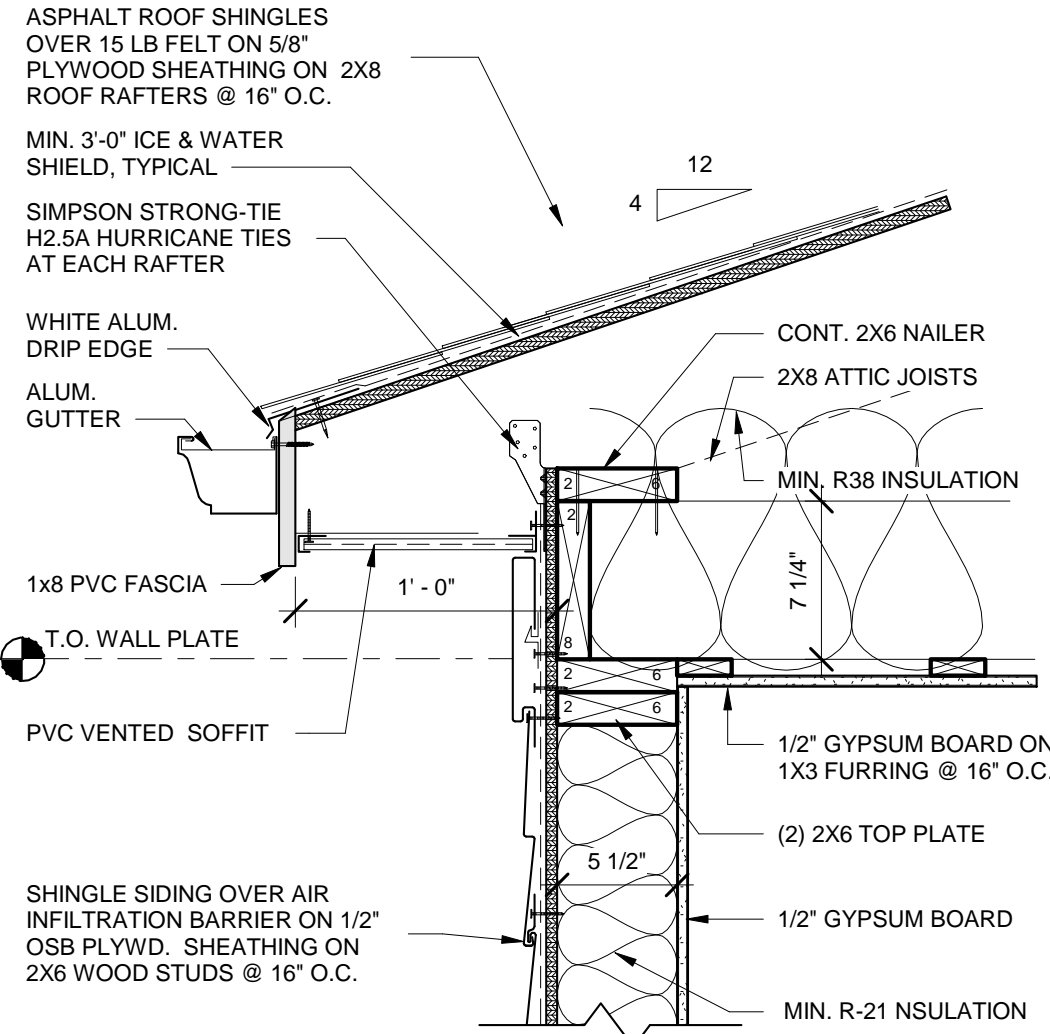
# A126

Scale

01/21/2023 4:27:38 PM



# Lex Terrace Development



## Do Not Scale Drawings

## Lex Terrace Development

287-295 Waltham Street,  
Lexington, MA 02421

Consultant: Architect  
Company: EcoHabitat, Inc.  
Contact: Javed Sultan, RA  
Address: 66 Middle Street, lexington, MA 02421  
Phone: (781) 315 1105  
Email: Sultanj2012@gmail.com

[www.ecohab2.com](http://www.ecohab2.com)

**Note:**  
Schematics (Revised 05-27-2025)  
**Not For Construction**

[illegible]

Owne

## Lex Terrace, LLC

9 Bushnell Drive  
Lexington, MA 02421

## ROOF DETAILS

Project Number ECO-135

Date 05/27/2025

Drawn By	Author
----------	--------

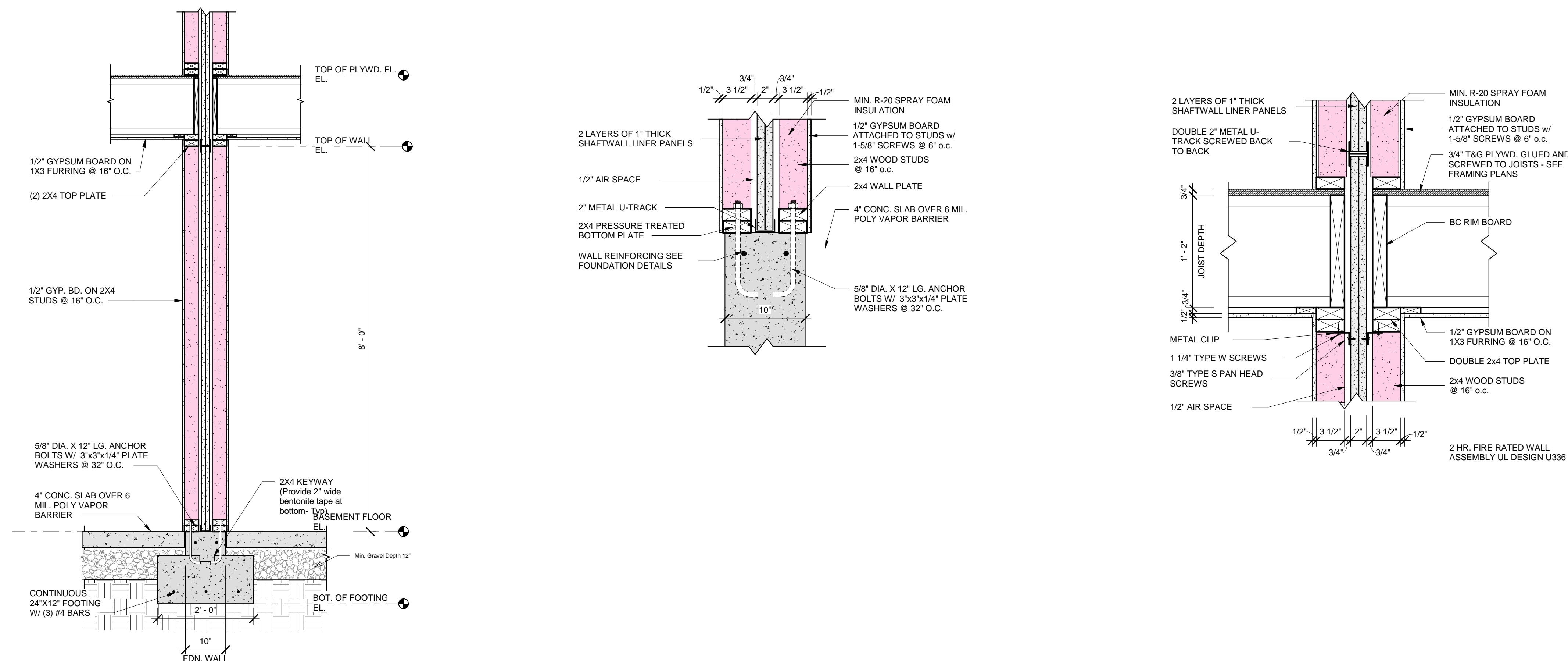
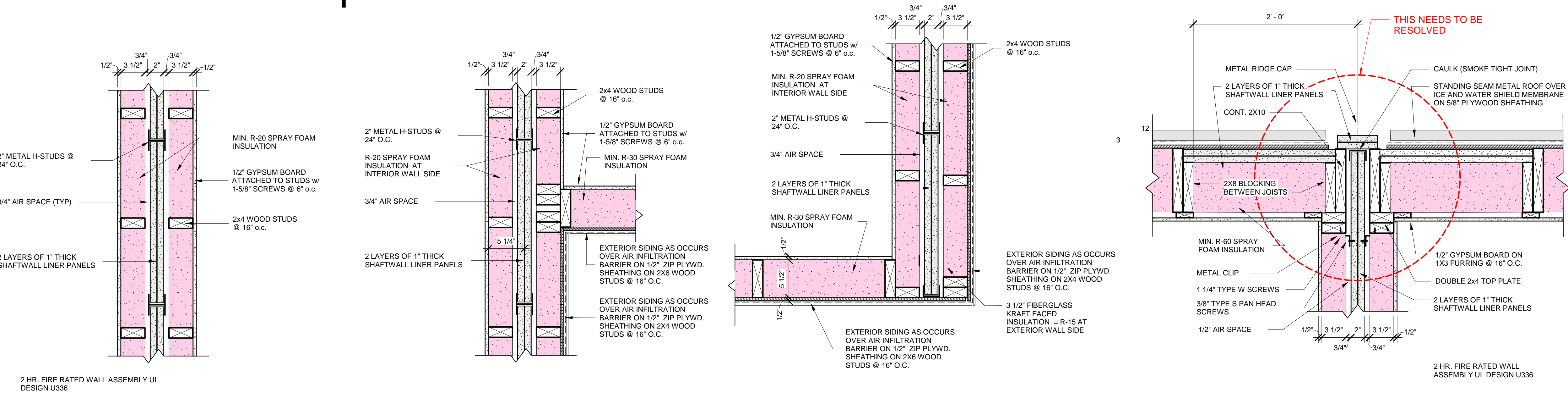
Checked By	Checker
------------	---------

# A-303

Scale  $1\frac{1}{2}'' = 1'-0''$



# Lex Terrace Development



## Do Not Scale Drawings

## Lex Terrace Development

287-295 Waltham Street,  
Lexington, MA 02421

Consultant: Architect  
Company: EcoHabitat, Inc.  
Contact: Javed Sultan, RA  
Address: 66 Middle Street, Lexington, MA 02421  
Phone: (781) 315 1105  
Email: Sultanj2012@gmail.com

[www.ecohab2.com](http://www.ecohab2.com)

**Note:**  
Schematics (Revised 05-27-2025)  
**Not For Construction**

[illegible]

Owner

**Lex Terrace, LLC**

9 Bushnell Drive  
Lexington, MA 02421

## PARTY WALL DETAILS

Project Number ECO-135

Date 05/27/2025

---

Drawn By \_\_\_\_\_ Author \_\_\_\_\_

Checked By	Checker
------------	---------

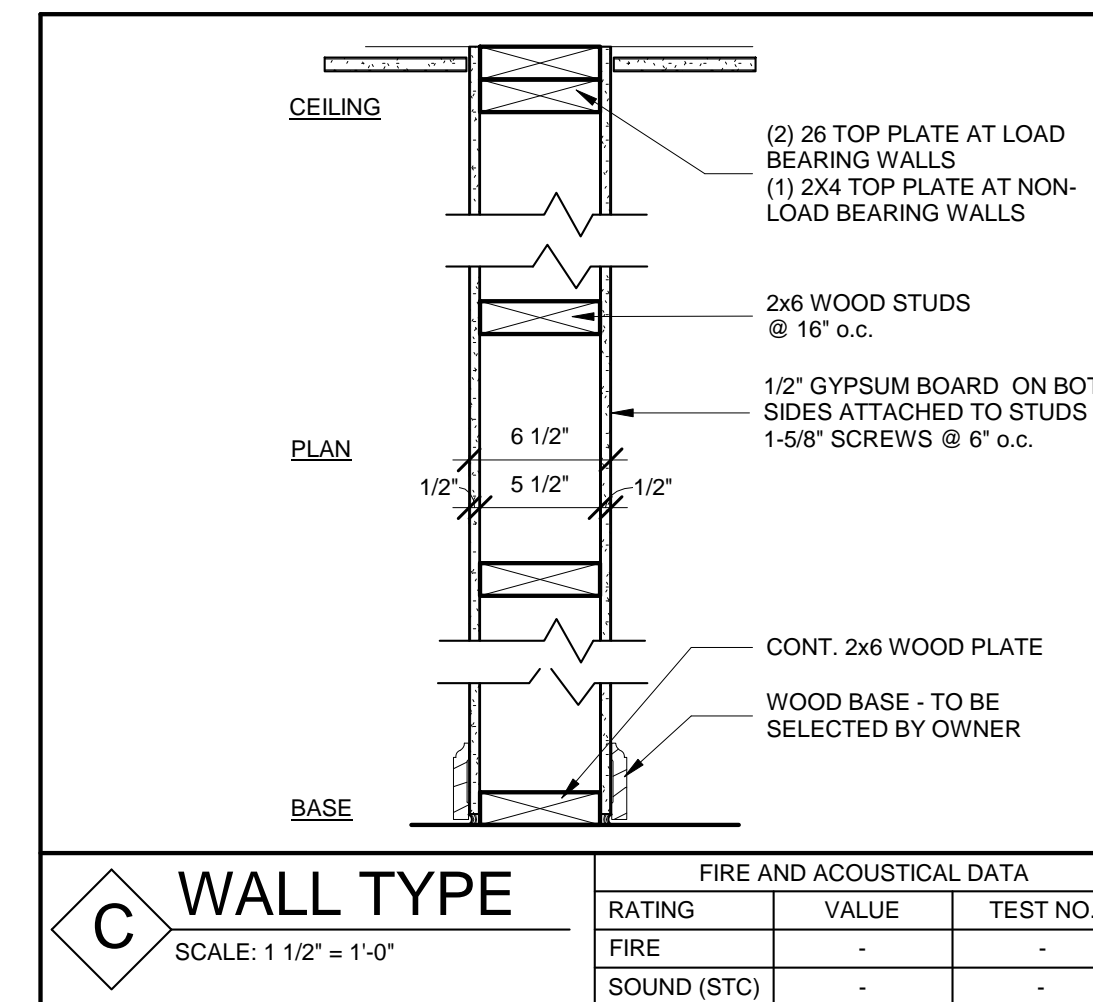
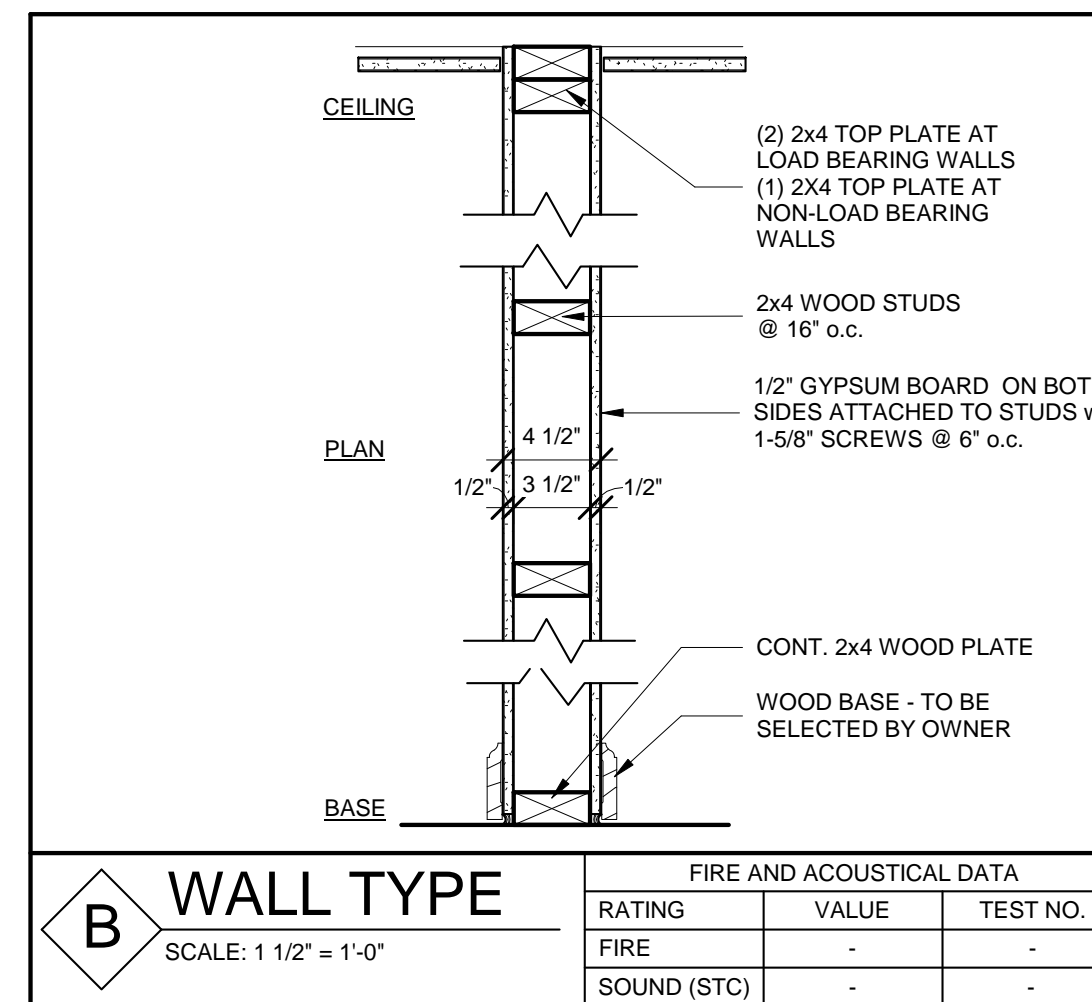
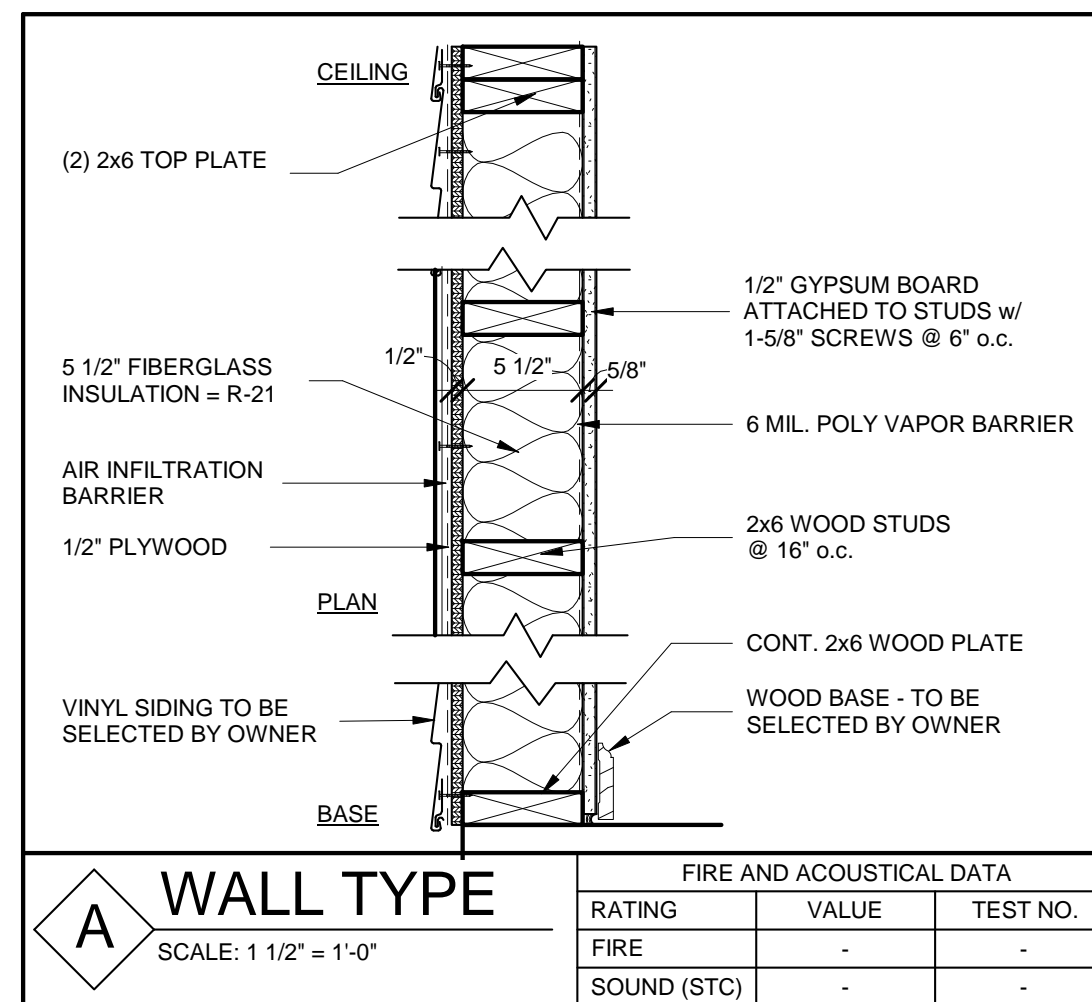
# A-304

Scale	As indicated
-------	--------------

5/27/2025 4:28:00 PM



# Lex Terrace Development



*Do Not Scale Drawings*

## Lex Terrace Development

287-295 Waltham Street,  
Lexington, MA 02421

Consultant: Architect  
Company: EcoHabitat, Inc.  
Contact: Javed Sultan, RA  
Address: 66 Middle Street, lexington, MA 02421  
Phone: (781) 315 1105  
Email: Sultanj2012@gmail.com

www.ecohab2.com

*Note:*

Schematics (Revised 05-27-2025)  
**Not For Construction**

[illegible]

Owner:

**Lex Terrace, LLC**

9 Bushnell Drive  
Lexington, MA 02421

## WALL TYPE DETAILS

Project Number	ECO-135
Date	05/27/2025
Drawn By	Author
Checked By	Checker

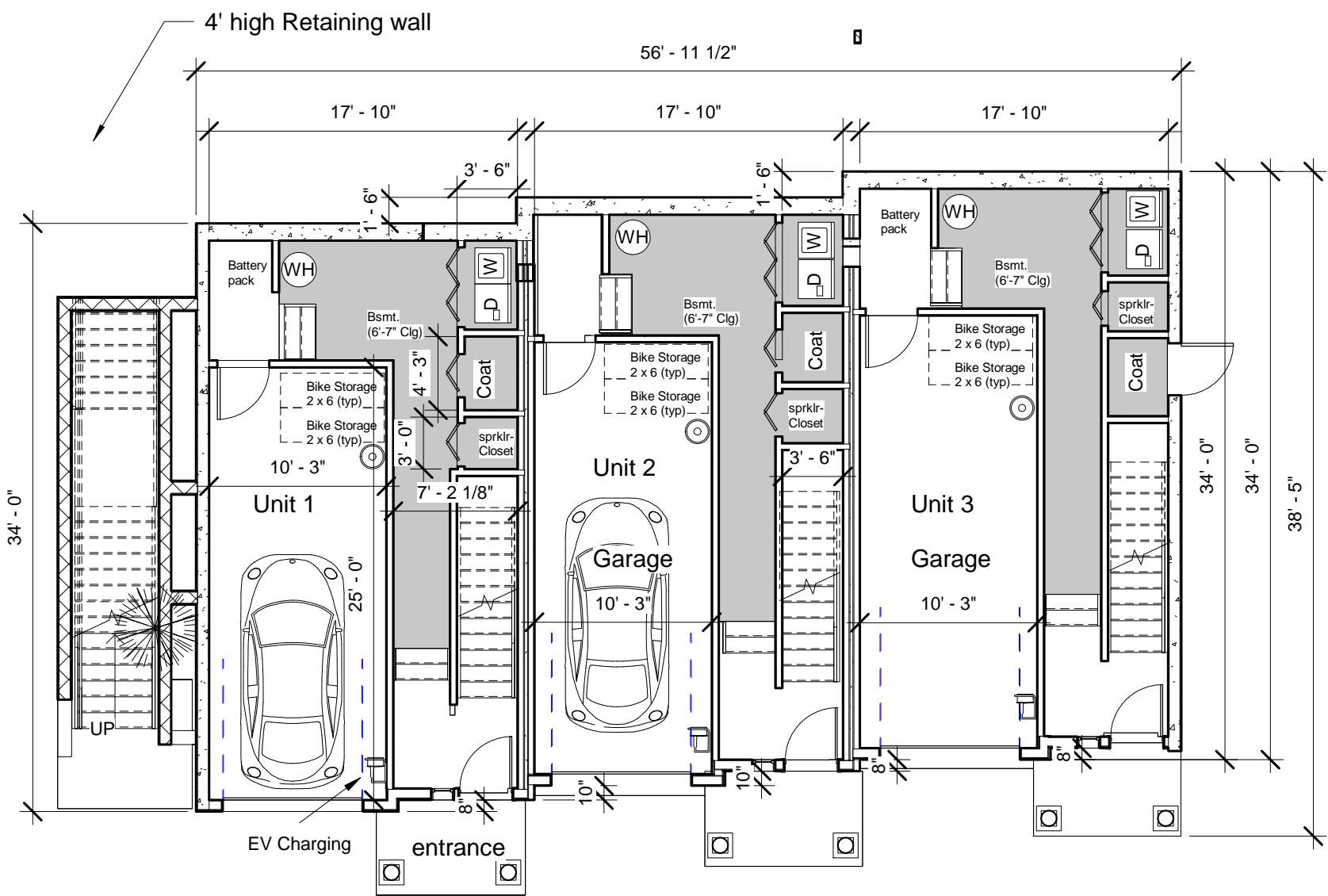
A-402

Scale	1 1/2" = 1'-0"
-------	----------------

03/21/2023 4:28:00 PM

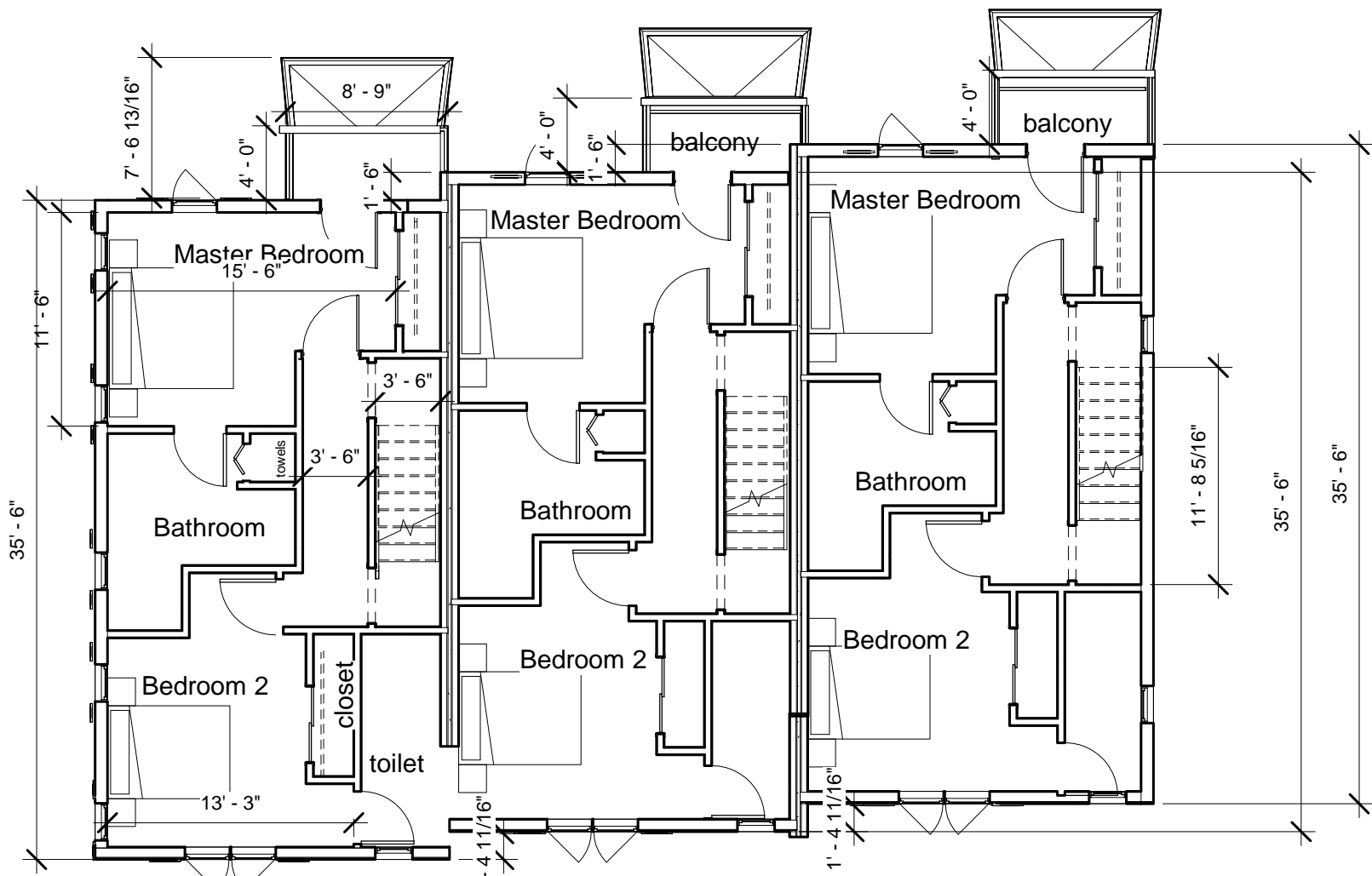
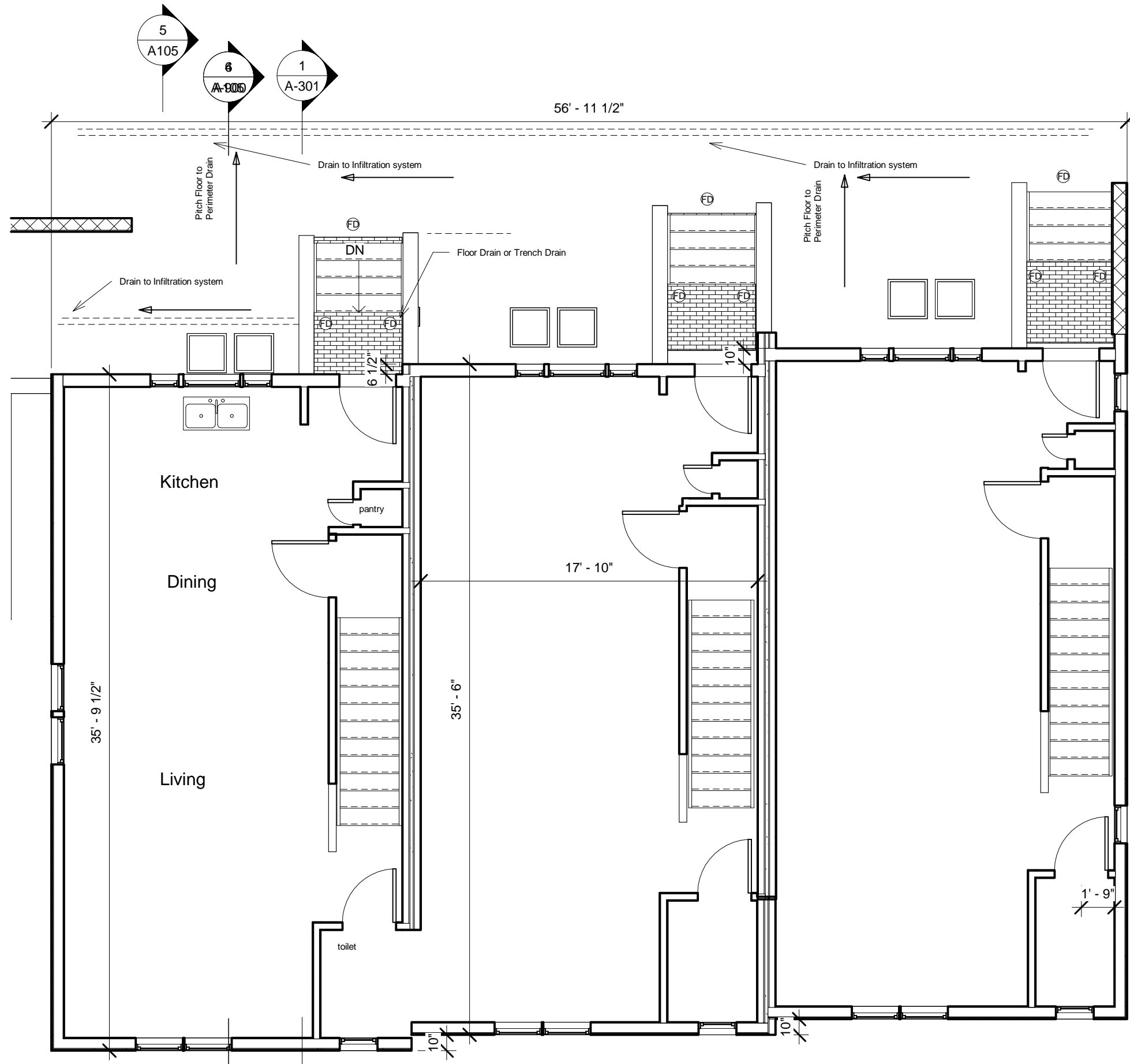


Lex Terrace Development

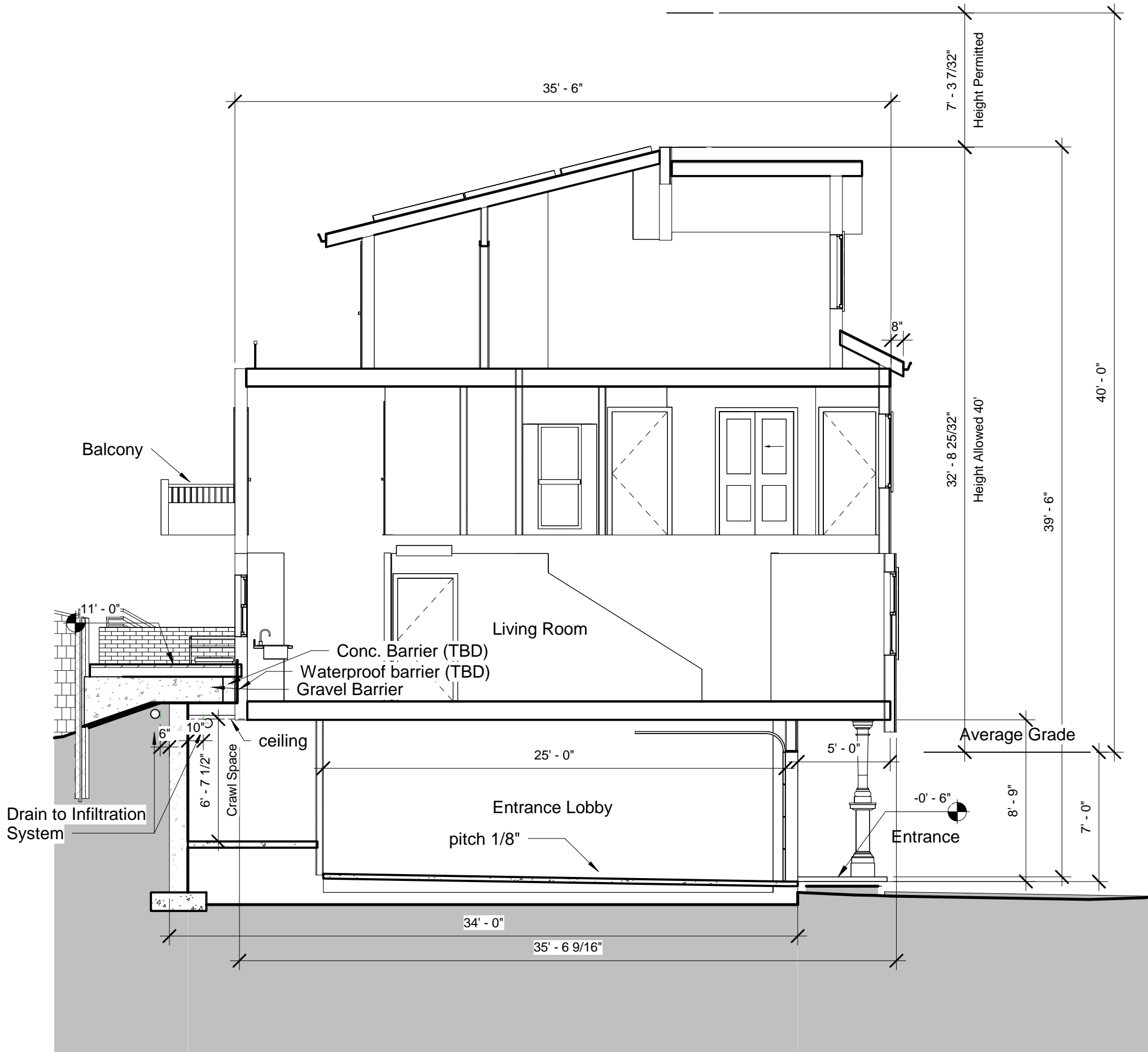


Building "A"

Basement  
Building A = 2,136 sf  
Crawl Area = -564 sf  
GFA = 1,572 sf



Second Floor (L2)  
Building "A"



Typical Section  
Building A

Drainage pipes, location and inverts, to be designed and located by plumbing engineer and civil engineer.

Do Not Scale Drawings

Lex Terrace Development

287-295 Waltham Street, Lexington, MA 02421

Consultant: Architect  
Company: EcoHabitat, Inc.  
Contact: Javed Sultan, RA  
Address: 66 Middle Street, Lexington, MA 02421  
Phone: (781) 315 1105  
Email: Sultanj2012@gmail.com  
www.ecohab2.com

Notes:

Drawings SO-01 thru SO-04 are preliminary and tentative, preliminary and not for construction. They have been developed by the architect for discussion purposes.

They have not been viewed, reviewed or vetted by either the civil engineer and/ or the landscape architect. Architect assumes all responsibility for these ideas and presentation.

Note:

Schematics (Revised 05-27-2025)  
Not For Construction

No.	Description	Date

Owner:

Lex Terrace, LLC

9 Bushnell Drive  
Lexington, MA 02421

Building A - Plan, Section (Summary)

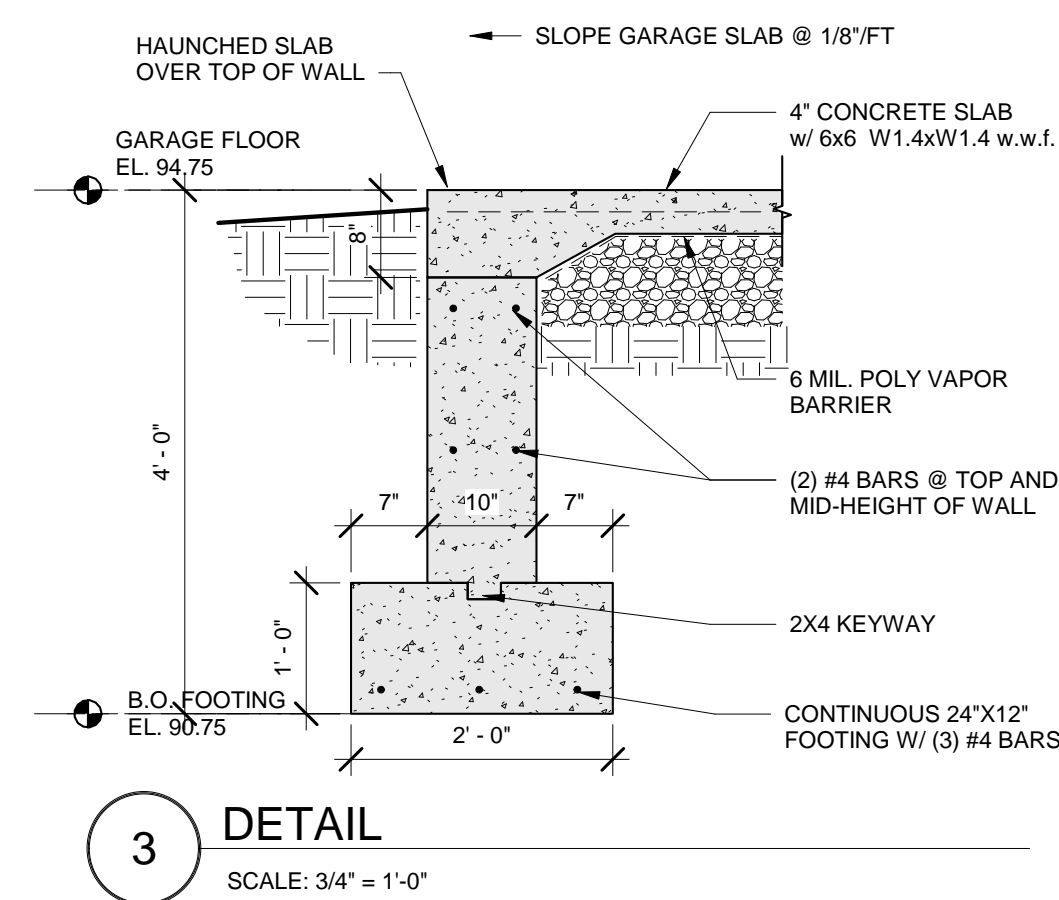
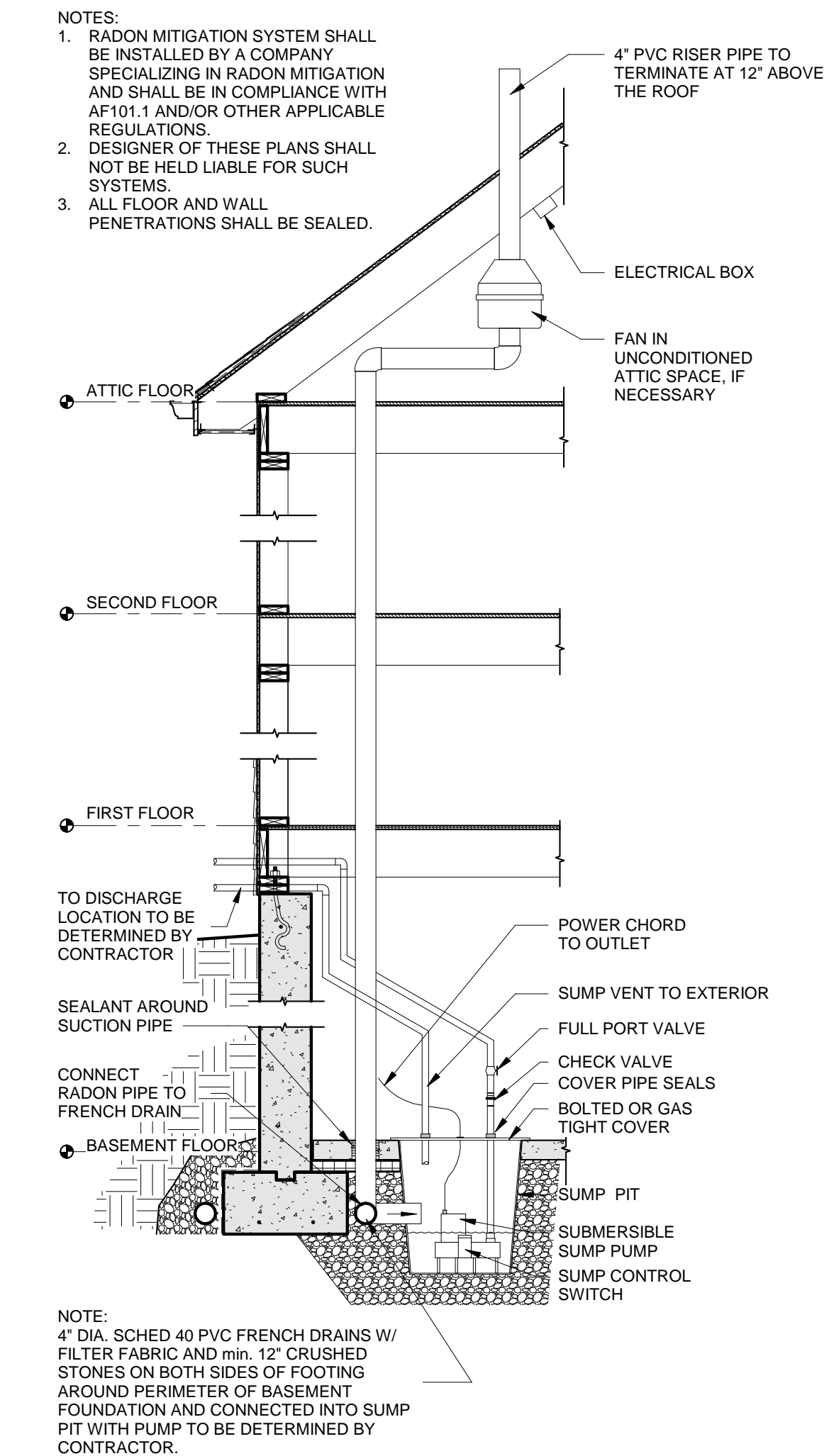
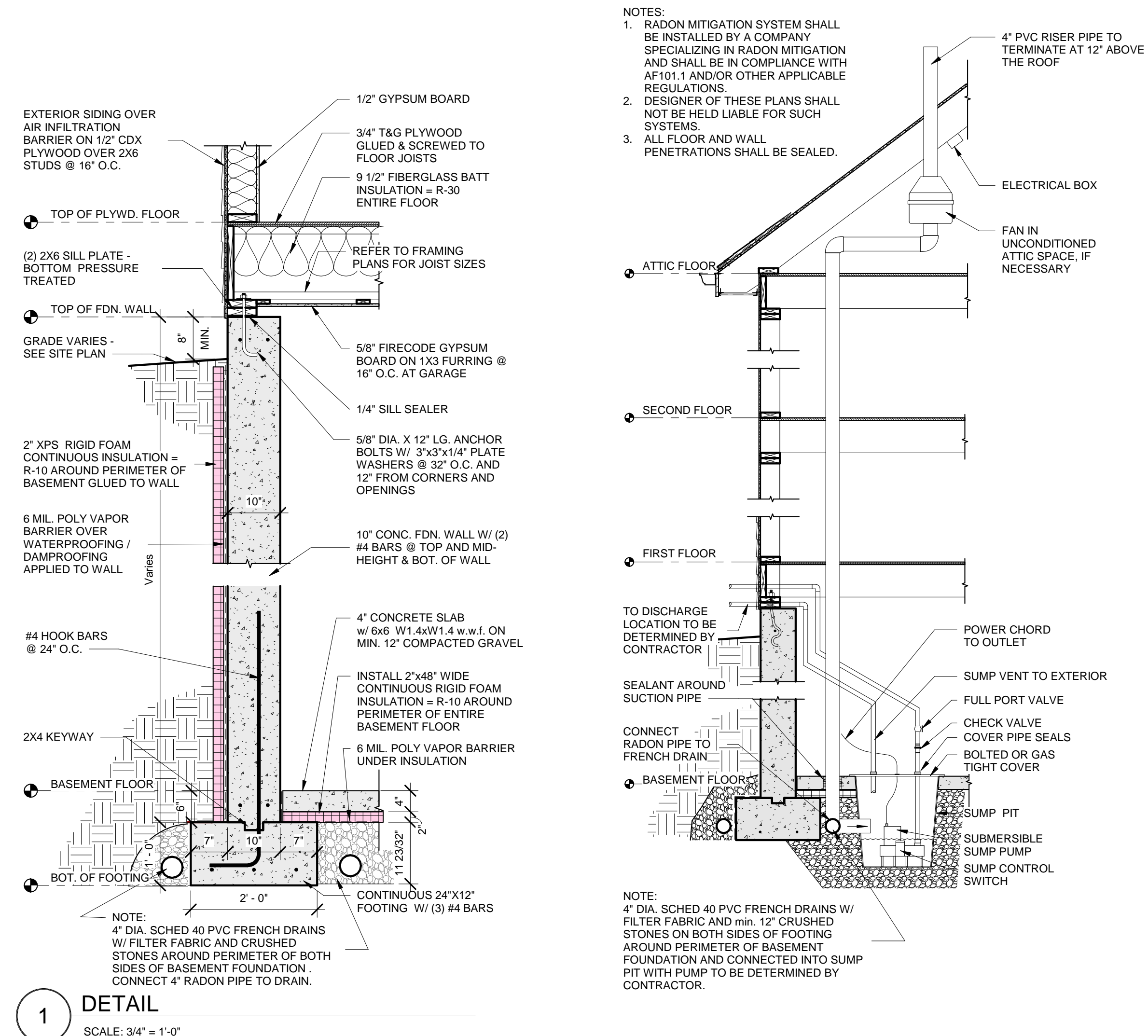
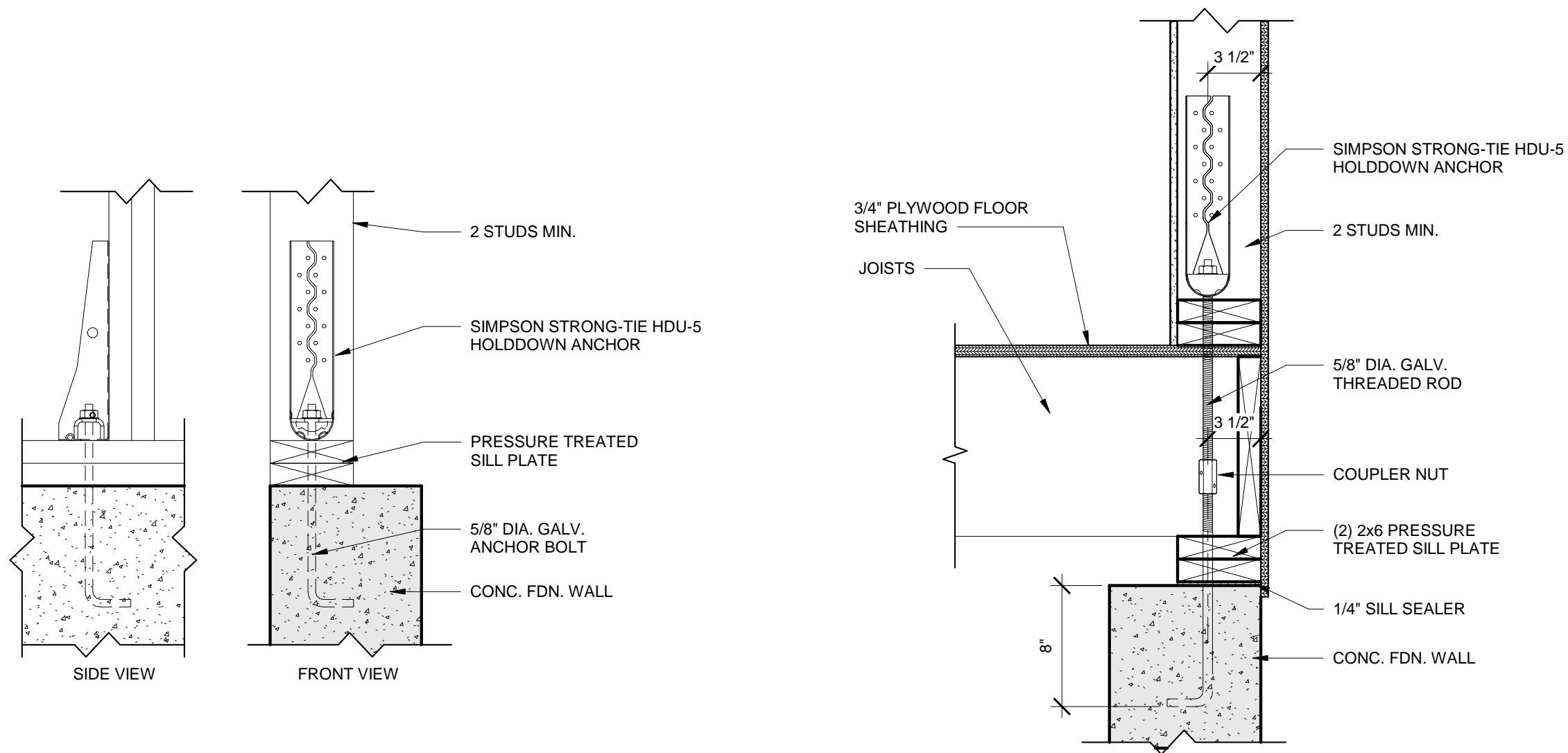
Project Number	ECO-135
Date	05/29/2025
Drawn By	Author
Checked By	Checker

A-900

Scale As indicated



# Lex Terrace Development



## Do Not Scale Drawings

## Lex Terrace Development

287-295 Waltham Street,  
Lexington, MA 02421

Consultant: Architect  
Company: EcoHabitat, Inc.  
Contact: Javed Sultan, RA  
Address: 66 Middle Street, lexington, MA 02421  
Phone: (781) 315 1105  
Email: Sultanj2012@gmail.com

www.ecohab2.com

**Note:**  
Schematics (Revised 05-27-2025)  
**Not For Construction**

[illegible]

Owner

**Lex Terrace, LLC**

9 Bushnell Drive  
Lexington, MA 02421

## FOUNDATION DETAILS

Project Number ECO-135

Date 05/27/2025

Drawn By	Author
----------	--------

Checked By	Checker
------------	---------

# S-101

Scale	As indicated
-------	--------------



**Site - For Plan\_Layout**

Note: Elevation 0 is 240.42 ASL  
Handicap (HC) Ramp Pitch Max 1:12

1 Site - For Plan\_Layout  
1" = 20'-0"



5



2  
(V1)



<i>Do Not Scale Drawings</i>	
<i>Lex Terrace Development</i>	
<i>287-295 Waltham Street, Lexington, MA 02421</i>	
Consultant:	Architect
Company:	EcoHabitat, Inc.
Contact:	Javed Sultan, RA
Address:	66 Middle Street, Lexington, MA 02421
Phone:	(781) 315 1105
Email:	Sultanj2012@gmail.com
<a href="http://www.ecohab2.com">www.ecohab2.com</a>	

1. Disclaimer:

These site studies have been done by the Architect as an option. They are preliminary and not for construction. If approved by the town the design will be advanced as per consensus.

They have not been viewed, reviewed or approved by the either the civil engineer of record, or the landscape architect of record.

2. Elevation 0 = 240.42' Above Sea Level (ASL). Elevations have been slightly modified in some locations as compared to previous submissions.

3. Site grading is tentative. Will be finalized later.

V= Referring Views

Schematics (Revised 05-27-2025)  
**Not For Construction**

[illegible]

Owner:

**Lex Terrace, LLC**

9 Bushnell Drive  
Lexington, MA 02421

## Site Plan

Project Number	ECO-135
Date	05/29/2025
Drawn By	NS
Checked By	JS

SO-101

Scale	1" = 20'-0"
-------	-------------

01/1/2023 9:38:03 FMI



# Lex Terrace Development

# Site Options

## Do Not Scale Drawings

## Lex Terrace Development

287-295 Waltham Street,  
Lexington, MA 02421

Consultant: Architect  
Company: EcoHabitat, Inc.  
Contact: Javed Sultan, RA  
Address 66 Middle Street, Lexington, MA 02421  
Phone (781) 315 1105  
Email Sultanj2012@gmail.com

[www.ecohab2.com](http://www.ecohab2.com)

**Note.**

## 1. Disclaimer

These site studies have been done by the Architect as an option. They are preliminary and not for construction. If approved by the town the design will be advanced as per consensus.

They have not been viewed, reviewed or approved by the either the civil engineer of record, or the landscape architect of record.

2. Elevation 0 = 240.42' Above Sea Level (ASL). Elevations have been slightly modified in some locations as compared to previous submissions.

3. Site grading is tentative. Will be finalized later.

**Note.**

Schematics (Revised 05-27-2025)  
**Not For Construction**

[illegible]

Owner

## Lex Terrace, LLC

9 Bushnell Drive  
Lexington, MA 02421

## Site & Building Views

Project Number ECO-135

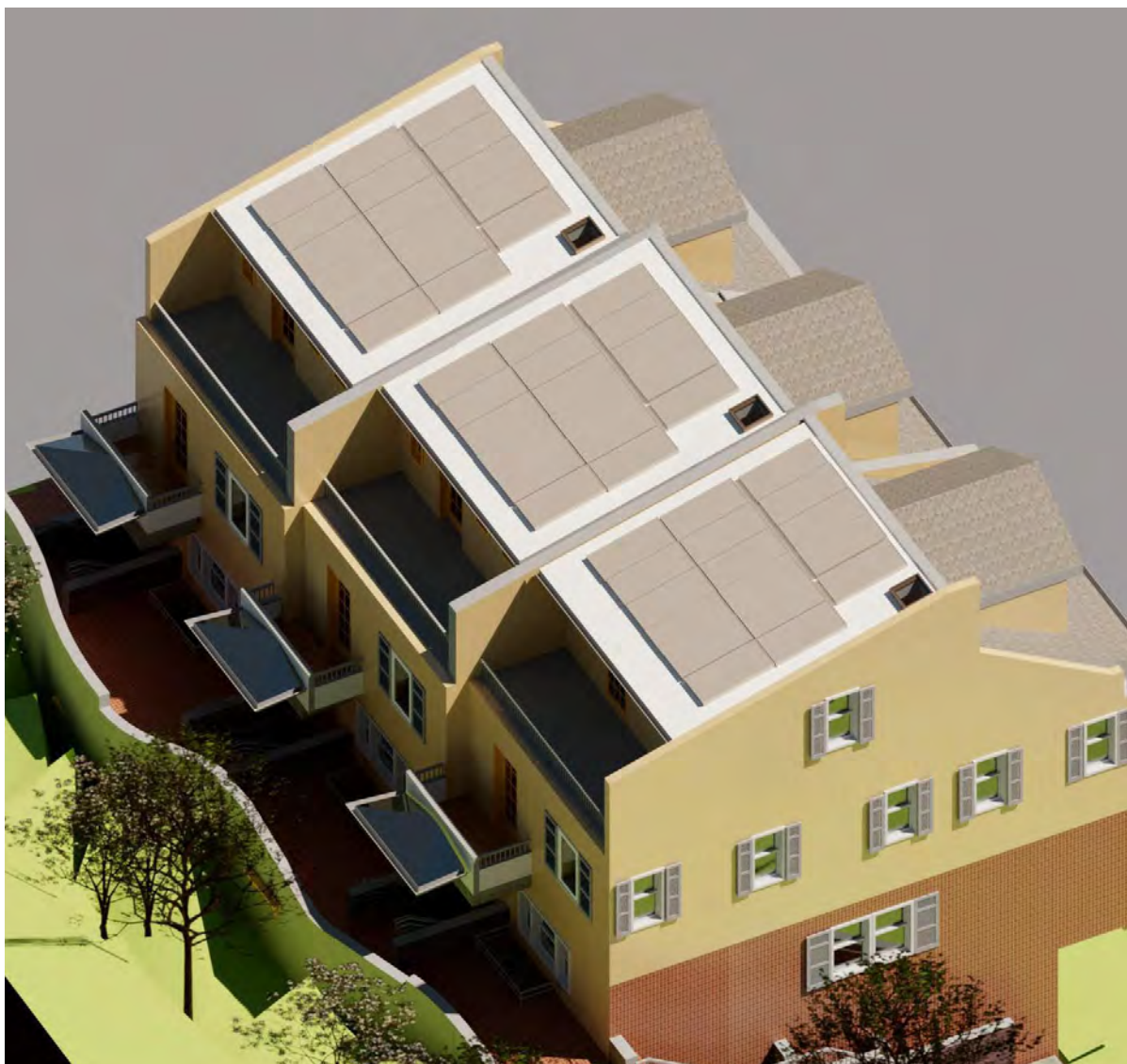
Date 05/29/2025

Drawn By NS

Checked By JS

# SO-102

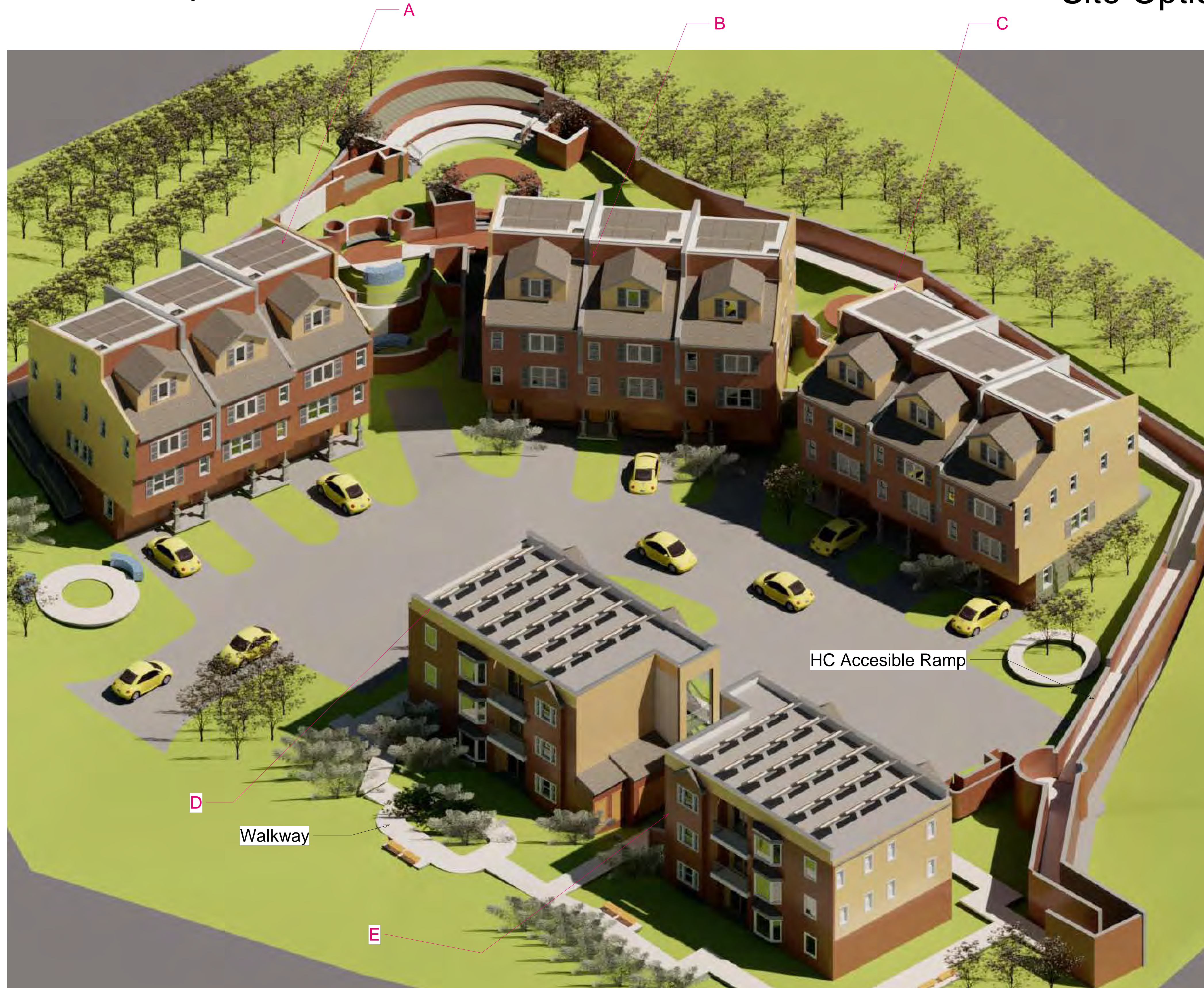
Scale





# Lex Terrace Development

## Site Options



## View of All proposed Five Buildings

*Do Not Scale Drawings*

## Lex Terrace Development

287-295 Waltham Street,  
Lexington, MA 02421

Consultant: Architect  
Company: EcoHabitat, Inc.  
Contact: Javed Sultan, RA  
Address: 66 Middle Street, lexington, MA 02421  
Phone: (781) 315 1105  
Email: Sultanj2012@gmail.com

[www.ecohab2.com](http://www.ecohab2.com)

*Note:*

1. Disclaimer:

These site studies have been done by the Architect as an option. They are preliminary and not for construction. If approved by the town the design will be advanced as per consensus.

They have not been viewed, reviewed or approved by the either the civil engineer of record, or the landscape architect of record.

2. Elevation 0 = 240.42' Above Sea Level (ASL). Elevations have been slightly modified in some locations as compared to previous submissions.

3. Site grading is tentative. Will be finalized later.

*Note:*

Schematics (Revised 05-27-2025)  
**Not For Construction**

[illegible]

Owner:

**Lex Terrace, LLC**

9 Bushnell Drive  
Lexington, MA 02421

### Site - Additional Views

Project Number	ECO-135
Date	05/29/2025
Drawn By	NS
Checked By	JS

SO-103

	Scale
--	-------

3/1/2023 9:38:04 FMI



# Lex Terrace Development

# Site Options

## Do Not Scale Drawings

## Lex Terrace Development

287-295 Waltham Street,  
Lexington, MA 02421

Consultant: Architect  
Company: EcoHabitat, Inc.  
Contact: Javed Sultan, RA  
Address: 66 Middle Street, lexington, MA 02421  
Phone: (781) 315 1105  
Email: Sultanj2012@gmail.com

[www.ecohab2.com](http://www.ecohab2.com)

**Note.**

## 1. Disclaimer

These site studies have been done by the Architect as an option. They are preliminary and not for construction. If approved by the town the design will be advanced as per consensus.

They have not been viewed, reviewed or approved by the either the civil engineer of record, or the landscape architect of record.

2. Elevation 0 = 240.42' Above Sea Level (ASL). Elevations have been slightly modified in some locations as compared to previous submissions.

3. Site grading is tentative. Will be finalized later.

**Note.**

Schematics (Revised 05-27-2025)  
**Not For Construction**

[illegible]

Owne

## Lex Terrace, LLC

9 Bushnell Drive  
Lexington, MA 02421

## Site Plan - Open Area calculation

Project Number ECO-135

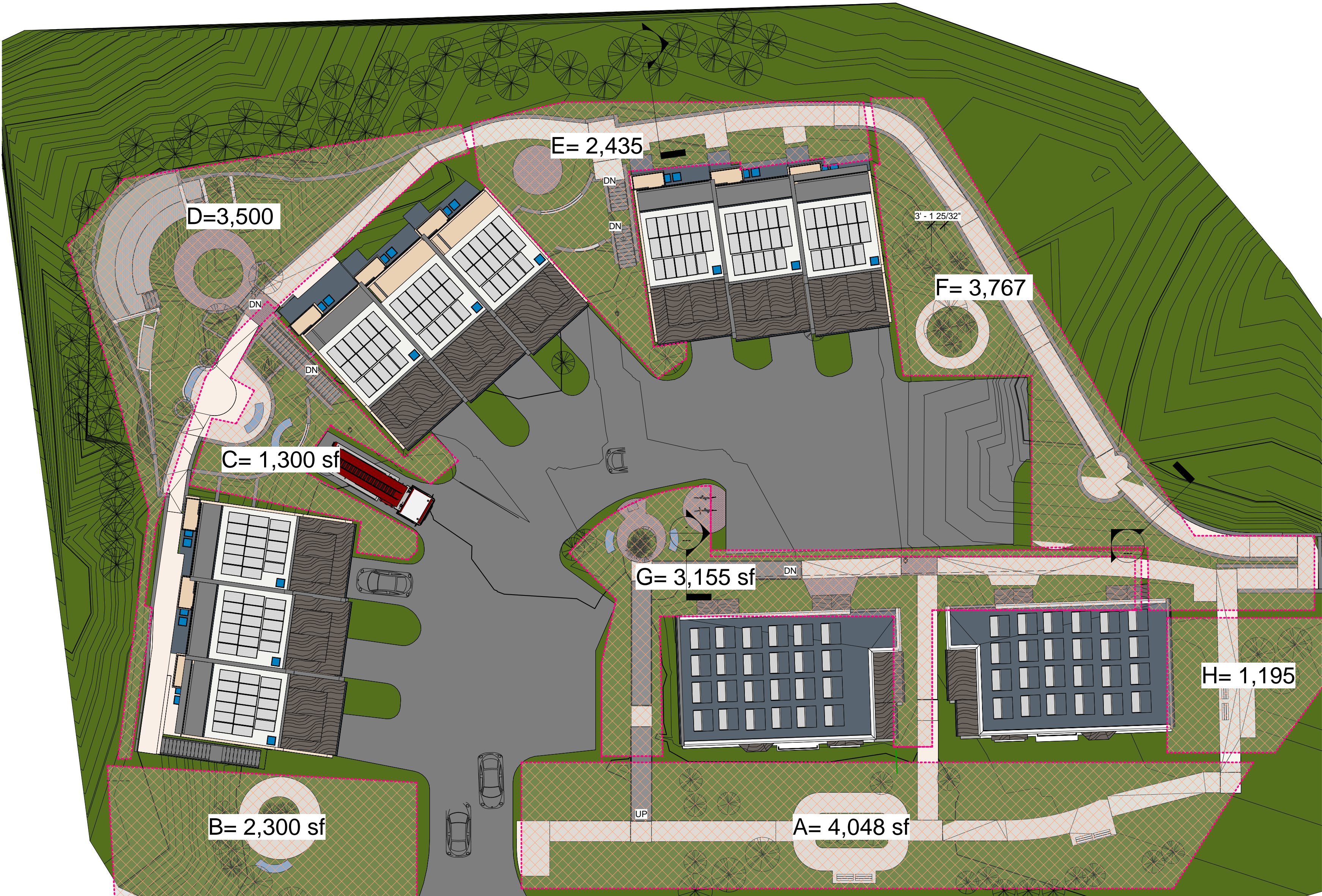
Date 05/29/2025

Drawn By NS

Checked By JS

# SO-104

Scale  $1/16" = 1'-0"$



## Site - For Layout\_open Area

1 Calc.  $1/16'' = 1'-0$

Lot Size = 79,000 sf  
Open Area Requirement = 15%  
Open Area in Square feet = 79,000 x 15%  
= 11,850 sf

A= 4,048 st  
B= 2,300  
C= 1,300  
D= 3,500  
E= 2,435  
F= 3,767  
G= 3,155  
H= 1,195

Total Provided = 21,700 sf  
Required = 11,850 sf  
Bonus = + 10,000 sf

Open Area provided, is more than required by zoning by-laws



# Lex Terrace Development

## Site Options

The image displays the site plan and 3D rendering of the Lex Terrace Development. The site plan on the left shows the layout of the development, including building footprints, parking areas, and landscaping. Key features include a fire truck access point, a mailbox, a bike rack, a handicap accessible ramp, and various setbacks and property lines. The 3D rendering on the right provides a perspective view of the buildings, showing their multi-story nature and the surrounding landscape.

Note: Elevation 0 is 240.42 ASL  
Handicap (HC) Ramp Pitch Max 1:12

This 3D rendering shows a perspective view of the Lex Terrace Development. It highlights the multi-story brick buildings with white accents and the surrounding landscape, including trees, a yellow car, and a postbox. The rendering is labeled with (A) and (B) to indicate specific areas of interest.

*Do Not Scale Drawings*

*Lex Terrace Development*

*287-295 Waltham Street,  
Lexington, MA 02421*

---

Consultant: Architect  
Company: EcoHabitat, Inc.  
Contact: Javed Sultan, RA  
Address: 66 Middle Street, Lexington, MA 02421  
Phone: (781) 315 1105  
Email: Sultan2012@gmail.com

[www.ecohab2.com](http://www.ecohab2.com)

1. Disclaimer:  
  
These site studies have been done by the Architect as an option. They are preliminary and not for construction. If approved by the town the design will be advanced as per consensus.  
  
They have not been viewed, reviewed or approved by the either the civil engineer of record, or the landscape architect of record.
2. Elevation 0 = 240.42' Above Sea Level (ASL). Elevations have been slightly modified in some locations as compared to previous submissions.
3. Site grading is tentative. Will be finalized later.

Schematics (Revised 05-27-2025)  
**Not For Construction**

[illegible]

Lex Terrace, LLC

9 Bushnell Drive  
Lexington, MA 02421

### Site Plan - Option 1

Project Number	ECO-135
Date	05/29/2025
Drawn By	NS
Checked By	JS

SO-105

Scale	1" = 20'-0"
-------	-------------

5/17/2023 9:38.16 PM





Town of Lexington

PLANNING BOARD

1625 Massachusetts Avenue  
Lexington, MA 02420  
Tel (781) 698-4560

[planning@lexingtonma.gov](mailto:planning@lexingtonma.gov)  
[www.lexingtonma.gov/planning](http://www.lexingtonma.gov/planning)

RECEIVED

9:23 am, Jun 10 2025

TOWN CLERK

LEXINGTON MA

Michael Schanbacher, Chair  
Melanie Thompson, Vice Chair  
Tina McBride, Clerk  
Bob Creech, Member  
Charles Hornig, Member  
Michael Leon, Associate Member

Date: June 5, 2025

Lexington Planning Board

**Re: Request for Continuance/Extension of Constructive Approval Date:**

Project Address: 952 Waltham Street (PLAN-25-10)

To the Lexington Planning Board:

I am hereby requesting that the public hearing for a major site plan review application submitted to the Town Clerk on February 12, 2025 requests the public hearing scheduled for June 25, 2025 be continued to July 16, 2025 and agrees to extend the action deadline as follows to allow more time to update plans and submit requested material.

Current Meeting Date for public hearing: June 25, 2025

Request hearing be on: July 16, 2025

Decision deadline date: From July 12, 2025 to August 20, 2025

Respectfully,

Hongsheng Tang

Applicant's Signature or Applicant's Agent

Print Name: HONGSHENG TANG





TOWN OF LEXINGTON  
**PLANNING OFFICE**

1625 Massachusetts Avenue  
Lexington, Massachusetts 02420  
Tel: 781-698-4560  
[planning@lexingtonma.gov](mailto:planning@lexingtonma.gov)  
[www.lexingtonma.gov/planning](http://www.lexingtonma.gov/planning)



Abby McCabe, Planning Director  
Meghan McNamara, Assistant Director  
Aaron Koepper, Planner  
Carolyn Morrison, Planning Coordinator

To: Lexington Planning Board

From: Aaron Koepper, Planner

Re: Project Review for 287-295 Waltham Street: SRD, Major Site Plan Review (Memo #2)

Date: June 4, 2025

Property Information	
Project Address	287-295 Waltham Street
Parcel ID	Map 41, Lots 8, 9, & 10D
Permit #	Plan-25-3
Applicant/Owner Name	Michael Novak on behalf of Iqbal Quadir
Type of Review	Major Site Plan Review, c. 135 § 6.9 Special Residential Developments
Zoning District	RS – One Family Dwelling
Property Size	1.51 ± Acres

Important Dates/Timelines	
Public Meeting	April 10, 2025, continued to May 28, 2025 (w/ no discussion) and further continued to June 11, 2025
Filed with Town Clerk	February 3, 2025
Decision Deadline (150 days)	July 3, 2025

Executive Summary
<p><b><u>Main items to be resolved:</u></b></p> <ul style="list-style-type: none"><li>The architectural plan set dated 5/29/25 has inconsistencies for GFA. For example, sheets A102, A105, A106 and A-900 all show a different Basement GFA (ranges from 1510 SF to 1572 SF) for Building “A”. To determine compliance with the Zoning Bylaw, applicant shall provide (preferably on one sheet) the per-unit GFA for each of the 15 units, as well as the per-building GFA for each of the 5 buildings. (Note: the per-unit GFA for Building’s D and E must not include common areas, staircases, bike storage area, etc.). Staff cannot determine how much inclusionary GFA is required until this information is provided.</li><li>Planning Board should discuss with the Applicant the manner in which inclusionary units are to be dispersed on the site. There are two units identified for IDU (<b>Building A - Unit 1 &amp; Building B - Unit 1</b>), both being townhouse-style units rather than the originally</li></ul>



proposed one townhouse-style unit and one garden-style unit. Townhouse-style units provide more square footage and more bedrooms, but are not accessible.

- Some comments remain unresolved due to pending updated civil plans.
- Applicant will need to have ANG and elevations forms signed/stamped to confirm building heights.

**New materials received prior to June 11, 2025 Planning Board meeting:**

- Updated architectural plans: Lex\_Terrace-Architectural\_Final\_053025\_rv2.pdf
- Response to first staff memo: Response to Staff Memo Comments 5.28.25.pdf

**Materials needed for review:**

- Updated civil plans and engineering materials, geotechnical report, information on rock removal (amount, timing, truck trips), additional soil tests
- Response to first engineering peer review memo dated April 4 from Bill Maher
- Landscaping plan, planting schedule, tree bylaw assessment and mitigation, and photometrics plan for new site layout

**Project Notes**

On March 24, 2025, Annual Town Meeting 2025 voted to approve Article 30, "AMEND ZONING BYLAW – INCLUSIONARY HOUSING FOR SPECIAL RESIDENTIAL DEVELOPMENTS." As such, c. 135 § 6.9.8 states that "at least 17.6% of the of the total gross floor area of all dwelling units other than inclusionary dwelling units shall be incorporated into inclusionary dwelling units."

The Planning Board hired a peer review consultant to assist in this review. A peer review memo from Nitsch Engineering will be included with further comments once plans are received at a future meeting.

No waivers are being requested. The Board may want to consider waiving the tree bylaw after review of protected trees and proposed replacement mitigation.

This application is being reviewed as a *Compact Neighborhood Development*.

**Parking Analysis/GFA & IDU**

**Parking Analysis:**

Vehicle Parking	Parking Required		Provided	Notes
Long-Term Bicycles	1.5 per dwelling unit	23	28	Complies; 2 in each garage for buildings A,B, & C., and 10 within garden-style buildings
Short-Term Bicycles	0.1 per dwelling unit	2	2	Complies
Car Parking Spaces	1 per dwelling unit	15	20 (9 garaged, 9 surface, 2 accessible)	Paved area outside of garages not counted

**Gross Floor Area and Inclusionary Dwelling Units (IDU):**



	Required or Allowed (Sq. Ft.)	Provided (Sq. Ft.)	Notes
GFA of all <b>units</b> (not including IDU)	More Info Required	TBD	More Info Required
IDU	TBD	TBD	TBD
SHI	TBD	TBD	
Total Allowable GFA	TBD	TBD	Base GFA + IDU

The gross floor area for all units was not provided on the updated plan set.

#### Chapter 135 Zoning Bylaw Review

Staff believes the proposed development meets the requirements of Chapter 135, except as noted below.

##### **Section 5.0 General Regulations**

##### **5.1 Off-Street Parking and Loading**

Section 5.1.11.3 states that paved parts of all parking spaces, driveways, and maneuvering aisles shall be set back 25' from the street line. Applicant will need to update civil plans with the dimensions of each setback line to show compliance.

##### **Section 6.0 Special Regulations**

##### **6.9 Special Residential Developments**

Section 6.9.6.4 states that, "as measured by stories, (the height limit) shall be three stories in all districts." The provided Average Natural Grade and Elevations forms are not signed/stamped by surveyor. Please stamp/sign forms and Building Commissioner will review height and stories.

Section 6.9.8 states that at least 17.6% of the of the total gross floor area of all dwelling units other than inclusionary dwelling units (IDU) shall be incorporated into inclusionary dwelling units, and at least two-thirds of the Inclusionary GFA be incorporated into the Town's Subsidized Housing Inventory. (§ 6.9.8.2) IDUs shall be similar in size and layout, and (§ 6.9.8.3) shall be proportionally dispersed throughout the development, with (§ 6.9.8.4) the same access to common areas, facilities and services. The square footage is needed to confirm requirement is met.

#### Chapter 176 Planning Board Zoning Regulations Review

Staff believes the proposed development meets the requirements and/or expectations of Chapter 176, except as noted otherwise below.

##### **Section 5.0 Submission Materials**

##### **5.2 Information Required**



Section 5.2.2.1(b) requires a site analysis map showing steep slopes distinguished as follows: Slopes greater than 15% but less than 25%; Slopes greater than 25% but less than 40%; and Slopes greater than 40%. Applicant will need to update plans to include the site analysis map and sloping.

Per § 5.2.10.1, please update or add parking, circulation, and loading plan that shows dimensions of all driveways, maneuvering spaces/aisles, parking spaces, and trash/recycle removal areas. "Site Plan-Layout" sheet lists some information, but is incomplete.

## **Section 12.0 Site Plan Review Design Regulations**

### **12.4 Access; Parking; Transportation**

Section 12.4.4 dictates that "projects shall be accessible for shuttles and public transportation," and that, "projects near a bus stop are encouraged to provide a bench and shelter." Has the applicant considered the installation of a bench or shelter on Waltham Street to provide access for the A1/A2 Lexpress bus route and connection to the nearby MBTA 76 and 62 bus routes? Also, please consider a safe location for school-aged children to wait for the school bus. School buses will not drive onto the site.

### **12.6 Landscaping**

The proposed tree plantings shown on the landscape plan dated 1/17/2025 include *Hedera Helix* which is listed on Lexington's prevalent invasive species list. Request that the applicant remove this planting or consider an alternative from the recommended native species plantings list.

The proposed tree plantings shown on the landscape plan dated 1/17/2025 include *Juniperus Chinensis* which is not included on Lexington's recommended plantings list. Revise with an alternative for these plantings.

The plans show plantings of twelve (12) *Juniperus Communis* at the driveway entrance, and nine (9) plantings of *Juniperus Chinensis* in landscaped areas next to parking. Both *Juniperus Communis* and *Juniperus Chinensis* are salt sensitive. Recommend the applicant use a more salt tolerant option to go anywhere that snow/salt accumulation may occur.

Staff recommends using salt tolerant plantings in any area where snow removal/storage will be planned.

Provide an updated plan identifying the protected trees to be removed and to remain within the Tree Bylaw's § 120 setbacks along with the proposed mitigation. Replacement inches is required to be 4 times the inches removed.

### **12.8 Outdoor Lighting (and 5.4 of Zoning Bylaw)**

Photometrics plans show light spillage across property lines, applicant shall update plans to comply.

Plans show a 16' high lighting fixtures, request the applicant lower the height to 12'.



## Town Staff & Board/Committee Comments

### Planning:

- Request a plan showing location of trash/recycle pick-up and diagram of how a refuse truck will enter, turn around, and exit the property.
- The maneuvering aisle located behind the two handicapped parking spaces does not appear to meet the 22' minimum requirement. Applicant will need to update plans to comply.
- Section 6.9.10.1 requires, "at least 15% of the developable area in a Special Residential Development shall be set aside as common open space." Plans show that the Applicant is in compliance, dedicated common open space shown on sheet SO-104.
- Connect the sidewalk around the development with the sidewalk on Waltham Street.
- When will the Applicant know if they need to utilize a water heater requiring a 7 feet of height? Per the submitted memo response the Applicant said they will provide if needed. Staff notes that if the basement area ceiling is raised to 7' it will impact GFA calculations. Applicant should take extra caution in making sure enough excess GFA is allocated in the event it is needed as design progresses.
- Recommend the short-term bicycle parking be the inverted U style bike rack.

### Building

- Please have a land surveyor stamp/sign the ANG and elevation forms.

### Zoning:

- Buildings A & B: The basement floor elevation is located below the ESHGW elevation. CH. 135 § 4.5.4 requires the basement to be located a minimum of 2 ft. above ESHGW unless the applicant provides sufficient evidence that a proposed lesser vertical distance will not impact the structure being proposed in a manner contrary to the purposes of this Section 4.5, any other structures or constructed facilities, or the functions of the natural groundwater system (such as base flow maintenance) and if all of the following conditions are met:
  - o Detailed engineering plans, certified by a Registered Professional Engineer showing a foundation and perimeter drain management system and roof stormwater management system(s) that will mitigate and control groundwater discharge and stormwater runoff, are provided;
  - o The provided foundation and perimeter drain discharge management system and roof stormwater management system plans have been reviewed by the Building, Conservation, Health and Engineering Departments and comments adequately addressed;
  - o Roof drains and downspouts connect to a stormwater management system designed by a Registered Professional Engineer; and
  - o The applicant has agreed to pay the fee for consulting services to perform engineering review pursuant to the provisions of MGL Chapter 44, Section 53G.

### Fire: (Referencing your Site Access Plan Pg. C-203)

- What is the distance from the end location of the truck, to the turnaround cut-out?
- Plans show the truck having to cross over non-paved areas to negotiate the turnaround. Truck should not have to cross un-paved area.
- Need to show an exit path for a truck leaving the cut-out.
- You need to show that the rear of any of the buildings is reachable by 250/ft of hose from both sides and meeting. This cannot be impeded by retaining walls, or excessive grade.
- What is the grade of the road leading into the development?



- Exterior access to townhouse sprinkler room is now provided.

**Tree Committee/Tree Bylaw:**

- Staff will review for compliance with tree bylaw when all required materials showing the protected tree analysis are submitted. Staff recommends any trees in the setbacks to be removed be replanted on the property with large shade trees and trees similar to the ones removed.

**Housing:**

- Applicant proposes 2 of the town-house style units to be the designated IDU's. In the response to staff memo the Applicant response that the inclusionary units will be unit 1 in building A and unit 1 in Building B. Since the townhouse style units have a 1-car garage, recommend offering any additional assigned surface parking spaces at a 60% discount for the IDU households (if it is assigned surface parking).
- The Board should discuss the proposed locations both inclusionary units in the town-house style buildings.
- The inclusionary units should then be identified on the development plans along with the gross floor area for each and the calculations for all units to determine GFA compliance.

**Sustainability and Resilience:**

- Geothermal is mentioned as a consideration. It would be helpful to provide more information on that and what would influence whether it could be implemented.
- Section 12.9.5.8 encourages the use of, "stormwater harvesting systems, such as cisterns and ponds, for plant irrigation." Has the Applicant explored any ways to meet this recommendation?

**Engineering:**

- Applicant will need to provide updated civil plans with the revised design. When provided, plans will be reviewed by the Engineering Department and Nitsch Engineering.
- Project will need to comply with Lexington's Stormwater Management Regulations for above-threshold classification, which requires the removal of 90% TSS and 60% TP.

**Design Comments**

Since the last submission, the Applicant has added an accessible path that encompasses the development site, added seating around and behind the buildings, and has made edits to the exterior design of both the townhouse-style and garden-style units.

Townhouse-style units are now shown with increased brick veneer siding, new placement and styling of windows, new roof material, and the removal of a first-floor balcony. The garden-style units also show a change of siding material, and an increase and redesign of window placements.

The plans now show dedicated common open space. The Applicant has proposed a hardscaped walking area for residents to gather, also satisfying the need for emergency services to maneuver around the site.

Staff recommends further design articulation or additional textured details to further improve the two garden style buildings (D & E) along Waltham Street to appear less boxy.

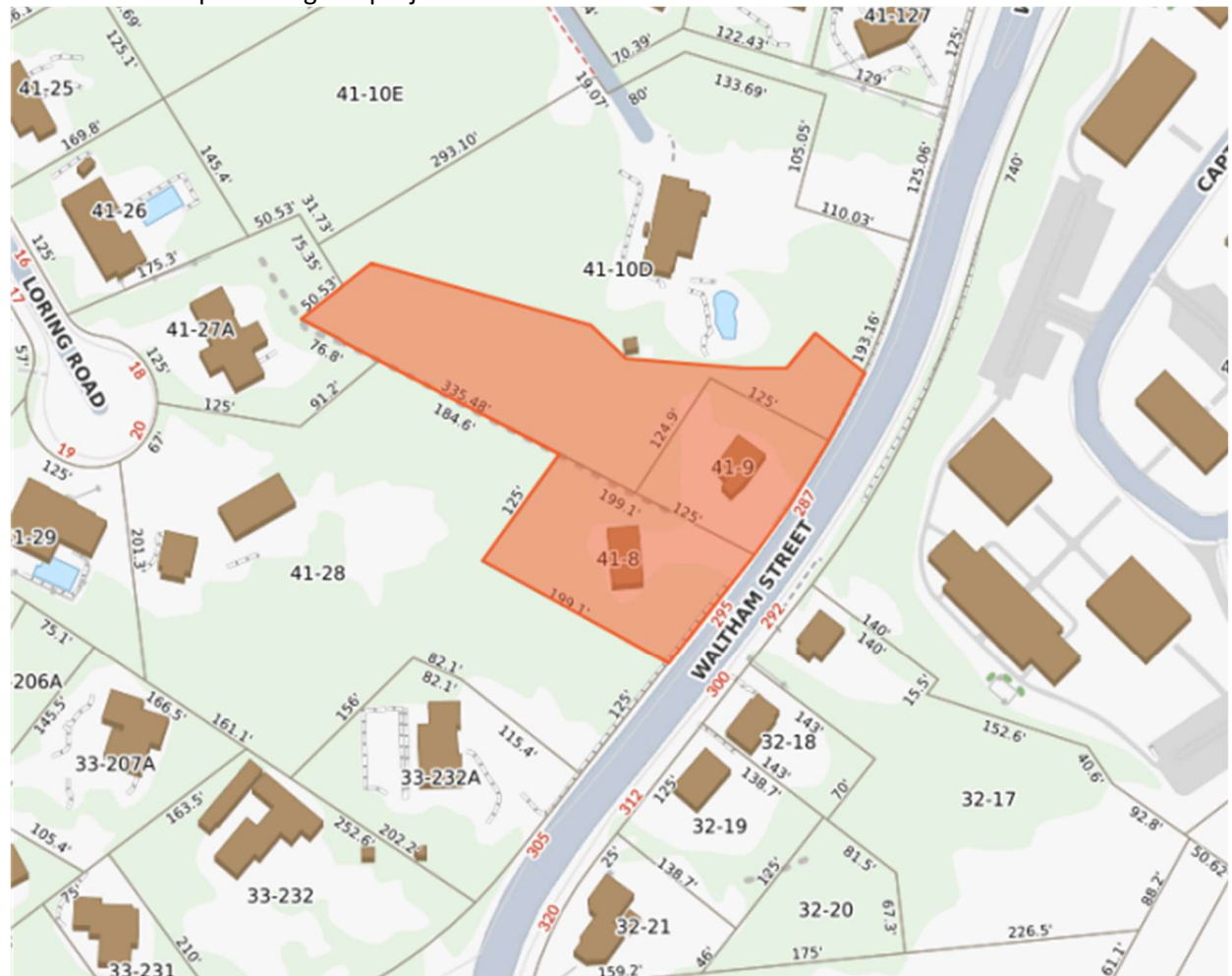


### Staff Recommendations for June 11 Meeting

At the end of the discussion, staff recommends the hearing be further ***continued*** to the Board's **July 16** meeting to allow time for the applicant to submit updated landscape/tree removal plans and updated civil plans in addition, response to the peer review memo, and responses to comments from the July 11 meeting. The July 16 meeting is past the Board's final action date of July 3 and requires the Applicant's agreement for an extension. Staff recommends the deadline be extended to **August 20**.

### Photos

Photo 1: GIS map showing the project site





## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

#### **AGENDA ITEM TITLE:**

Public Hearing for Amendments to Planning Board's Zoning Regulations

#### **PRESENTER:**

Staff and Board Discussion

#### **ITEM NUMBER:**

#### **SUMMARY:**

Public hearing to amend various sections of the Planning Board's Zoning Regulations Chapter 176. The following sections are being considered for amendments to the Regulations: Section 3.0 General Regulations, Section 4.0 Fee Schedule, Section 5.0 Submission Material, Section 9.0 Site Plan Review minor and major, Section 9.5 Limited Site Plan Review, Section 12.0 Site Plan Review Regulations including bicycle parking requirements; and Section 14.0 Payments in lieu amount for Special Residential Developments.

A summary of staff's proposed changes and the proposed changes are enclosed as attachments.

The Board members will discuss and then open the hearing up to public comments. Staff is seeking feedback on proposed changes and recommends at the end of the night continuing the hearing to June 25 so that further changes can be incorporated into an updated draft.

#### **SUGGESTED MOTION:**

At the end of the hearing discussion, staff recommends continuing this hearing to the next meeting.

Move to continue the public hearing to amend the Planning Board's Zoning Regulations (Chapter 176) to Wednesday, June 25 at 6:00 pm on Zoom to review an updated draft based on this evening's hearing.

#### **FOLLOW-UP:**

#### **DATE AND APPROXIMATE TIME ON AGENDA:**

6/11/2025



**ATTACHMENTS:**

Description		Type
	Cover Memo	Cover Memo
	DRAFT Changes 6.6.25	Exhibit
	Free Comparisons Other Towns	Cover Memo





## Town of Lexington

### PLANNING

### DEPARTMENT

1625 Massachusetts Avenue  
Lexington, MA 02420  
Tel (781) 698-4560

[planning@lexingtonma.gov](mailto:planning@lexingtonma.gov)

[www.lexingtonma.gov/planning](http://www.lexingtonma.gov/planning)

Abby McCabe, Planning Director  
Meghan McNamara, Assistant Planning Director  
Aaron Koepper, Planner  
Carolyn Morrison, Planning Coordinator

---

#### Memorandum

To: Planning Board Members

From: Abby McCabe, Planning Director

Date: June 6, 2025

Re: Summary of recommended amendments to Planning Board's Zoning Regulations

---

In 2023, the Planning Board performed a comprehensive review of the Board's Zoning Regulations, § 176 of the Code of Lexington. Since then, the Board has received 11 major site plan review applications. Staff recommends the following amendments based on experience over the last two years. Many of the changes are minor but will help improve the process and provide clarification to future applications.

The proposed changes are enclosed as an attachment. Summary of Changes:

- Increase the major site plan review application fee by increasing the maximum and increasing the amount per sq. ft. of expansion/new building area (see proposal analysis below)
- Increase fee for Planned Development sketch plan application;
- Require large scale or canopy solar energy arrays over 10,000 SF to go through major site plan review with a public hearing, rather than be an administrative approval by staff;
- Require rendering views from the public way within context of adjacent buildings;
- Eliminate requirement for completion of the LEED and SITES v2 checklist and consolidate into a sustainability narrative;
- Add requirement for an accessibility narrative;
- Requires a site plan review hearing with the Planning Board for protected uses, such as religious uses, if expanding more than 5,000 gross square feet of building or increasing parking by more than 20 spaces rather than an administrative minor site plan review approval;
- Keeps canopy and large-scale solar projects less than 10,000 SF as a minor site plan review administrative approval;
- Add requirement for 10% of all bicycle parking to be 10 ft. by 3 ft. for oversized bikes;
- Permit a decrease in the min. 6 ft. by 2 ft. width for up to 50% of the bicycle spaces if in a racking system;
- Allow up to 25% of the bicycle parking to be above grade in a mechanical lift racking system;
- Add language to encourage e-bike charging;
- Added language for glass along commercial areas to be transparent;



- Increased size of shared outdoor residential amenity space from 24 per dwelling unit to 50 SF per dwelling unit; and
- Increased the payment in lieu amount from \$325 per SF to \$375 SF in Section 14. A payment in lieu of an affordable unit is only permitted in Special Residential Developments with 6 or fewer than dwelling units.

Review of Application Fees:

<b><u>Project Address</u></b>	<b><u>Amount Paid, Current Fee Schedule</u></b>	<b><u>Proposed Amount Change</u></b>
Meriam St. SRD	\$3,264.08	\$3,895.42
89 Bedford St.	\$6,953.42	\$9,430.13
5-7 Piper Rd.	\$9,556.40	\$13,334.60
331 Concord Ave.	\$10,000 at max.	\$15,000 at max.
231 Bedford St.	\$3,019	\$3,528.56
217-241 Mass. Ave.	\$7,634.48	\$10,451.72
17 Hartwell Ave.	\$10,000 at max.	\$15,000 at max.
3-4-5 Militia Dr.	\$10,000 at max.	\$15,000 at max.
7 Hartwell Ave.	\$10,000 at max.	\$15,000 at max.
185, 187-89 Bedford St.	\$4,230.14	\$5,345.21
287 Waltham Street	\$3,884.06	\$4,826.09



**TOWN OF LEXINGTON  
PLANNING BOARD  
NOTICE OF PUBLIC HEARING  
AMENDMENTS TO PLANNING BOARD ZONING REGULATIONS**

The Planning Board will hold a virtual public hearing via Zoom on **Wednesday, June 11 at or after 6:00 pm** to consider various amendments to Chapter 176 of the Code of Lexington, Planning Board Zoning Regulations. The following changes are proposed, additional changes may be considered.

The current Regulations may be found here [Chapter 176](#). Proposed amendments are as follows, where ~~struck through text~~ is to be removed and underlined text is to be added:

1. Amend § 176-3.6.4 as follows:

3.6.4 Field Changes. Field changes are minor adjustments to decisions or approved plans based on actual conditions encountered in the field, such as shifting the location of a pipe or catch basin or substituting like and kind materials. Change in paint color does not require approval. Field changes are approved by the Planning Director, in writing.

2. Amend § 176-4.1.2 Administrative Fee Schedule. The following schedule applies to the types of applications to the Board.

Type of Application	Administrative Fee
Unaccepted street: street adequacy determination (SAD),	\$500
Special Permit or Site Plan Review, Sections 176-6.0, 176-9.0, 176-11.0, or 176-13.0	
Minor site plan review	\$500
Limited site plan review	\$800
Major site plan review or special permit	\$2,000, plus \$0. <del>0906</del> per square foot of gross floor area for each new or expanded building, <u>with a maximum of \$15,000.</u>
Minor modification to an approved major site plan review or special permit	\$500
Minor modification to an approved minor site plan review	\$250
PD rezoning, Section 176-8.0	
Sketch plan	<del>\$900</del> -1,500
Petition and PSDUP	\$4,000



3. Amend § 176-9.3.1 Major Site Plan Review by adding:

4. Installation of a canopy or large-scale solar energy system if the total square footage of the photovoltaic surface area is greater than 10,000 square feet when site plan review is required.

4. Amend § 176-9.3.2 Required Submittals, as follows:

2. Architectural plans, which include but are not limited to building elevations, and color renderings of outdoor gathering spaces, all sides of the proposed structures which shall show and label exterior material types, such as roofing, siding, and window details, including trim, to illustrate what the proposal will look like from the public way and abutting views sufficient to understand massing within context of the surroundings. Renderings shall include views from the public way within context of adjacent buildings and nearby properties.
7. ~~A list indicating which items on the LEED Core and Shell Checklist, or equivalent scorecard, are intended to be included in the design and construction of the building(s).~~
8. ~~The SITES v2 Checklist Scorecard indicating which performance standards are being incorporated into the project site.~~
9. A narrative summary of sustainability features such as: any proposed on-site solar generation or other energy efficient measures proposed or explored to reduce the project's greenhouse gas emissions; any proposed LEED construction methods; SITES v2 Checklist Scorecard or sustainable land design measures; or other similar sustainable features.
18. A narrative describing accessibility of common outdoor spaces, including not limited to, materials used, slopes of surfaces and parking space locations. If applicable, provide the amount of accessible dwelling units proposed and their location(s).

5. Amend § 176-9.4 Minor Site Plan as follows:

3. Installation of a canopy or large-scale solar energy system if the total square footage of the photovoltaic surface area is less than 10,000 square feet when site plan review is required.

6. Amend § 176-9.5.1 Limited Site Plan Review as follows:

9.5.1 Limited Site Plan Review. Site plan review of uses protected under § 135-9.5.6 shall require only limited review. Site plan review shall be limited in such circumstances to the imposition of reasonable regulations concerning the bulk and height of structures, yard sizes, lot area, setbacks, open space, off-street parking, ~~and~~ building coverage requirements, and stormwater management as applicable pursuant to § 176-12.9.5.



9.5.2 Required Submittals. An applicant shall submit a minor site plan review application package in an electronic format to the Planning Office.

9.5.3 Procedures. Limited site plan review applications shall follow the same process as major site plan review applications in § 176-9.3.3. Minor Site Plan Review Compliance. Site plan review shall follow the procedures for a minor site plan in § 176-9.4 ~~or of , regardless of whether the proposed change would otherwise meet or exceed the threshold for major site plan in § 176-9.3 depending on the proposal.~~

7. Amend § 176-12.4.2 Bicycle and Other Device Parking as follows:

1. ~~Bicycle parking intended for Long-term bicycle parking use by employees and residents~~ shall be protected from the elements ~~and in a covered and secure location. The bicycle parking shall be easily accessible and no more than 200 feet from a building entrance.~~
2. In multi-family developments containing 200 or more dwelling units, a public bike share station is encouraged.
3. ~~In addition to bicycle parking, Residential developments shall have both short-term parking areas and covered long-term parking areas, for~~ have an area for strollers, at least one per development.  
devices such as scooters and strollers
4. Where there are residential units, there shall be space for 1.5 long-term bicycle spaces per dwelling unit and 0.1 short-term bicycle space per dwelling unit, with a minimum of two spaces.
5. Bicycle parking serving multiple uses or buildings may be pooled into a single secure area, enclosure, or facility.
- ~~4. Bicycle racks shall be easily accessible for both long-term and short-term use.~~
6. Bicycle parking shall be separated by at least three (3) feet from any motor vehicle parking spaces to minimize possible damage to bicycles and vehicles.
7. Bicycle racks placed perpendicular to a wall must be at least 4 feet from the wall to the center of the rack. Racks parallel to a wall must be at least 3 feet from the rack to the wall.
8. Short-term bicycle racks shall be located no further away from the main entrance than the nearest off-street parking space in the development near main entrances, be visible (where possible) from a public way, and be at least two feet from any wall or other obstruction.
9. Bicycle parking in parking garages must be either on the same level as the entrance to the garage from the street, or near an elevator that has interior dimensions of at least 80" x 54".
10. Each Ten (10%) of the long-term bicycle parking space shall be for oversized bicycles with ten (10) foot by three (3) foot spaces on the same level as the entrance from the street, the remaining spaces shall be at least six (6) feet by two (2) feet. Up to 50% of the long-term spaces may be smaller than 6 ft. by 2 ft. if in a bicycle racking system that supports a reduced width by staggering handlebar heights.



11. Where there are multiple rows of bicycle parking there shall be a pedestrian aisle for clearance of a minimum of five feet between bicycle parking spaces ~~racks~~.
  12. ~~At least 75% of the long-term bicycle parking spaces~~ Parking shall be at grade and not require lifting bicycles off the floor or carrying bicycles up or down stairs, whether indoors or outdoors. Up to 25% of the long-term bicycle parking may be above grade, if in a mechanical lift assist system.
  13. Accessibility standards must be met, including maximum slope of ramps and access widths leading to bicycle parking areas.
  14. Provisions for e-bike battery charging should be provided to accommodate 25% of the long-term parking spaces.
  15. The site shall be designed to assure safe interior circulation. Pedestrian and bike routes, and vehicular traffic should be separated physically and visually with paint or the use of different materials.
  16. Bicycle racks shall be the inverted-U-frame or similar to support the bicycle at two or more points above the center of gravity.
  17. Whether indoors or outdoors, in no case shall bicycle parking require carrying bicycles up or down stairs.
8. Delete § 176-12.4.3.3 and move into Section 12.4.2:
- ~~3. The site shall be designed to assure safe interior circulation. Pedestrian ways, bikeways, and vehicular traffic shall be separated physically and visually with paint or the use of different materials.~~
9. Amend § 176-12.5.1 General as follows:
1. Residential developments under § 135-7.5 are encouraged to meet the Town's housing needs by containing a mix of unit sizes with various number of bedrooms and square footage, and units for families.
10. Amend § 176-12.5.3.5 Building Massing as follows:
5. Street-facing facades at ground level should be located at the minimum setback to reinforce the street line. When buildings are set back, the area between the facade and the street ~~should~~ shall be designed for pedestrian use, such as outdoor seating, dining, public art, or other similar gathering space.
11. Amend § 176-12.5.4 Façade Treatment as follows:
6. Where publicly oriented ground floor commercial uses are present, retractable storefront windows and moveable facades that open shall be considered to allow internal uses to



visually spill out onto the sidewalks, activating them and enhancing the pedestrian experience. Ground level windows in commercial and common areas shall be transparent.

13. Vertical divisions in the façade are encouraged to breakup long horizontal facades.

12. Amend § 176-12.6.9 Outdoor Gathering and Amenity Space as follows:

1. Residential amenity spaces are shared between residents of a building or residential development. Residential amenity space may include the following: a courtyard, rooftop, pool area, yard or play area, playground, terrace or similar outdoor gathering space. The residential amenity space and required play area (where applicable) shall be at least 24 50 square feet per dwelling unit for all projects ~~with greater than 20 dwelling units~~. The A majority of the residential amenity space shall be contiguous.
2. In addition to the residential amenity space, mixed-use developments shall include a shared amenity space available to nonresidential users adjacent to the public way. Shared amenity space may include features such as pedestrian walks, benches, landscaped areas, plazas, additional sidewalk circulation, or seating areas. In the case of a mixed-use development the total amenity space shall be at least 5% of the developable site area.

13. Amend § 176-12.9.5 Drainage and Stormwater Management as follows:

8. ~~Use-s~~ S Stormwater harvesting systems, such as cisterns and ponds, for plant irrigation is encouraged.

14. Amend § 176-14.4 Payments in lieu as follows:

14.4.1 Amount. Where permitted by § 135-6.9.8.6, the payment to the Affordable Housing Trust shall be in the amount of ~~\$375~~ 325 for each square foot of GFA required by § 135-6.9.8.1.a. The Board will review the amount on an annual basis and may make any necessary adjustments to the amount.



Free Comparisons with other towns. Some towns adopted the “MBTA zoning” very recently and may not have updated free schedules but below is based on what was available on various town websites for their Planning Board’s or equivalent. (June 10, 2025)

**Arlington:**

\$500 min. or \$0.20 per SF of new construction

**Bedford:**

\$1,000 + \$250 per dwelling unit and \$200 with a subdivision approval

**Burlington:**

0.1% cost of construction with a minimum of \$500 and \$8,000 maximum

**Concord:**

new fees for “MBTA zoning referenced” but not posted on website

Site plan review fee from 2018: \$500 or \$15 per 1,000 SF of GFA area, whichever is greater

**Natick:**

Site Plan Review \$2,000 + \$0.5 SF of GFA and \$100 per dwelling unit

**Needham, MA**

Major Project Site Plan Special Permit with up to 10,000 square feet of gross floor area  
\$1,000

Major Project Site Plan Special Permit with over 10,000 square feet of gross floor area  
\$1,000 plus \$0.10 for each square foot over 10,000 square feet

**Wellesley**

Example Fee for a new-construction project of 75,000 square feet – Base Fee = \$20,000 .60 X 40,000  
\$24,000 .30 X 25,000 \$7,500 PSI Project Submission Fee \$51,500

**Winchester:** couldn’t find online

**Westford:**

multi-family: \$1,500 base fee plus \$50 per unit

mixed-use \$1,500 base fee plus \$50 per unit plus \$0.10 per SF of commercial space

**Watertown**

Special Permit or Site Plan Review (Residential): \$150 Base Fee + \$75/new dwelling unit, maximum  
\$10,000 per type

**Woburn:**

\$500 for Special Permit or Site Plan Review, Residential projects \$1,000 + \$100 per dwelling unit

**Waltham:** ZBA Comprehensive Permits:

1-6 units \$ 3,000.00

7-25 units \$ 5,000.00

26-50 units \$ 7,500.00

51-75 units \$10,000.00

76 plus units \$15,000.00



## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

**AGENDA ITEM TITLE:**

Board Member & Staff Updates

**PRESENTER:**

**ITEM  
NUMBER:**

**SUMMARY:**

**SUGGESTED MOTION:**

**FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

6/11/2025



## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

**AGENDA ITEM TITLE:**

Review of Draft Meeting Minutes: 5/7 & 5/28

**PRESENTER:**

**ITEM  
NUMBER:**

**SUMMARY:**

**SUGGESTED MOTION:**

**FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

6/11/2025



## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

**AGENDA ITEM TITLE:**

Upcoming Meetings

**PRESENTER:**

**ITEM  
NUMBER:**

**SUMMARY:**

**SUGGESTED MOTION:**

**FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

6/11/2025



## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

**AGENDA ITEM TITLE:**

Adjourn – The meeting will continue until all items are finished. The estimated adjournment time is 8:00 pm.

**PRESENTER:**

**ITEM  
NUMBER:**

**SUMMARY:**

**SUGGESTED MOTION:**

**FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

6/11/2025



## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

**AGENDA ITEM TITLE:**

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

**PRESENTER:**

**ITEM  
NUMBER:**

**SUMMARY:**

**SUGGESTED MOTION:**

**FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

6/11/2025