

# AGENDA

## Lexington Planning Board

**Wednesday, July 16, 2025**

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

**Virtual-Meetings**

**6:00 PM**

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### **Development Administration**

1. **1303 Massachusetts Avenue - ANR**  
**Approval Not Required (ANR) Plan to create 2 lots at 1303 Massachusetts Avenue (Map 39, Lot 76A).**
2. **475 Bedford Street - Definitive Subdivision Public Hearing**  
**Public hearing for a definitive subdivision to create 3 lots on a cul-de-sac.**

### **Board Administration**

1. **Public Hearing for Amendments to Planning Board's Zoning Regulations**  
**Public hearing to amend the Planning Board Zoning Regulations Ch. 176.**  
**Continued from 6/11 and 6/25.**
2. **Board Member & Staff Updates**  
**Update on Condo Conversion Board**
3. **Review of Draft Meeting Minutes: 6/11 & 6/25**
4. **Review draft fall meeting schedule**  
**Review tentative schedule for September-December**
5. **Upcoming Meetings**  
**Wednesdays 8/13 and 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: Jul 16, 2025 06:00 PM Eastern Time (US and Canada)**  
**Join Zoom Meeting**  
**[https://lexingtonma.zoom.us/j/85699244387?](https://lexingtonma.zoom.us/j/85699244387?pwd=3UR9M9cgj90bL2ayJOuJiLpDvneuh6.1)**  
**[pwd=3UR9M9cgj90bL2ayJOuJiLpDvneuh6.1](https://lexingtonma.zoom.us/j/85699244387?pwd=3UR9M9cgj90bL2ayJOuJiLpDvneuh6.1)**



**Meeting ID: 856 9924 4387**

**Passcode: 757198**



Meeting broadcast by LexMedia



# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

1303 Massachusetts Avenue - ANR

### **PRESENTER:**

Staff and Applicant

### **ITEM NUMBER:**

### **SUMMARY:**

An ANR Plan application is enclosed and proposes separating the main house lot from the Mason Hollow Condominium lot. Staff has reviewed an earlier draft and the requested plan annotations to clarify that both lots are subject to the cluster development special permit and subdivision approvals from 1986 have been added.

Application may be viewed here (click files tab for attachments): <https://lexingtonma.portal.opengov.com/records/107203>

### **SUGGESTED MOTION:**

Move to approve and endorse the ANR Plan for 1303 Massachusetts Avenue submitted by Mason Hollow Condominium Trust.

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

### **FOLLOW-UP:**

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

7/16/2025

### **ATTACHMENTS:**

Description	Type
<input type="checkbox"/> Cover Letter	Cover Memo
<input type="checkbox"/> ANR Plan	Exhibit



1986 Special Permit	Backup Material
1986 Subdivision Approval	Backup Material
1986 Plan	Backup Material



Matthew W. Gaines  
781.849.3675  
mgaines@meeb.com  
admitted in: MA

July 11, 2025

Abby McCabe, AICP  
Planning Director  
Town of Lexington  
1625 Massachusetts Avenue  
Lexington, MA 02420

**Re: Mason Hollow Condominium  
Hollow Lane and 1303 Massachusetts Avenue, Lexington  
Request for Approval of ANR Plan**

Dear Planning Board:

Our office represents the Mason Hollow Condominium located at Hollow Lane and 1303 Massachusetts Avenue, Lexington, MA. On behalf of our client, we are submitting an application for Approval Not Required.

The purpose of this ANR Plan is to subdivide the existing land of the Condominium into two separate Lots. The building at 1303 Massachusetts Avenue is part of the Mason Hollow Condominium but is completely separate from the other buildings/units in the Condominium. In fact, 1303 Massachusetts Avenue even has its own driveway. Given this fact, it does not make a lot of sense for it to be part of the Condominium. Thus, once the ANR Plan is approved, the owners of the Condominium would then vote to remove this new Lot from the Condominium. At that point, the current owners of 1303 Massachusetts Avenue intend to sell that building as a single-family home.

We have submitted the \$250 application fee to the Town.

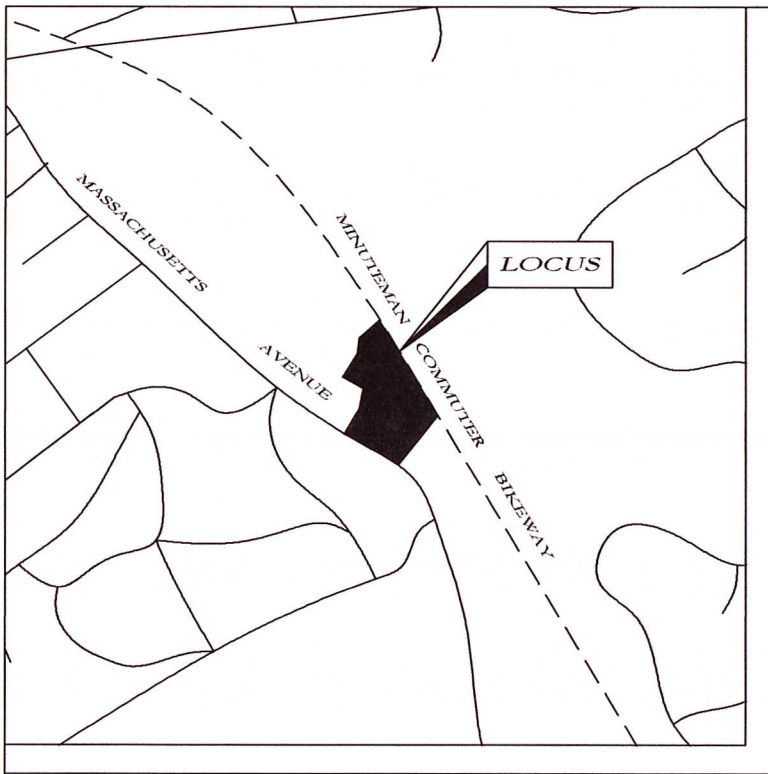
Thank you for your consideration of this matter. If you have any questions, please do not hesitate to contact me.

Very truly yours,



Matthew W. Gaines





## LOCUS MAP

N.T.S.

## DEED REFERENCES

BOOK, 18224 PAGE, 92

## PLAN REFERENCES

- PLAN 798 (1 OF 5) OF 1987
- 1888 COUNTY LAYOUT

ZONE - RS  
MINIMUM AREA = 15,000 SF  
MINIMUM FRONTAGE = 125'  
FRONT SETBACK = 30'  
SIDE SETBACK = 15'  
REAR SETBACK = 15'

CLUSTER DEVELOPMENT  
REQUIRES FROM THE 1986 BYLAW:  
MINIMUM AREA = 100,000 SF  
MINIMUM FRONTAGE = 50' ON AN EXISTING STREET (MASS AVE)  
FRONT SETBACK = 40'  
SIDE SETBACK = 20'  
REAR SETBACK = 20'

MINIMUM 3,500 SF OF OPEN SPACE  
PER DWELLING UNIT  
25% COMMON OPEN SPACE OR 37,205.5 SF  
(TO REMAIN UNDER THE 45,538 SF  
CONSERVATION RESTRICTION)

## NOTES:

All setbacks are measured from the building overhangs and verified no zoning violations are created

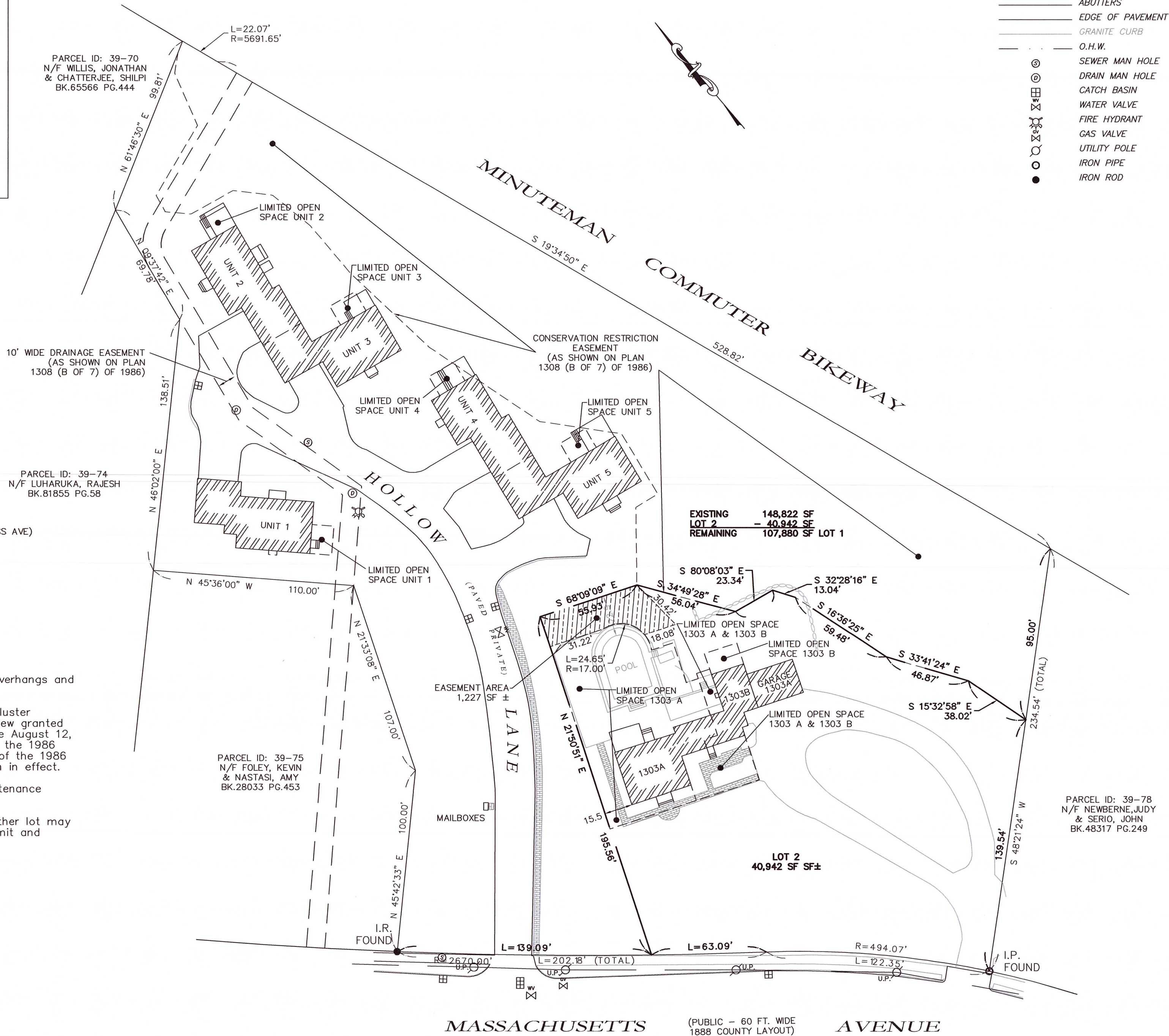
The land or both lots remain subject to the Cluster Development Special Permit with Site Plan Review granted by the Planning Board on August 18, 1986, the August 12, 1986 Planning Board Certificate of Action, and the 1986 Zoning Bylaw. All conditions and requirements of the 1986 Definitive Subdivision and Special Permit remain in effect.

Hollow Lane is a private road with owner maintenance responsibility in perpetuity.

Any other modifications to the site plan on either lot may require a modification of the 1986 special permit and subdivision approvals.

## NOTES

- THE PURPOSE OF THIS PLAN IS TO SEPARATE UNITS 1303A AND 1303B FROM THE MASON HOLLOW CONDOMINIUM ASSOCIATION.



## LEGEND

- PROPERTY LINE
- ABUTTERS
- EDGE OF PAVEMENT
- GRANITE CURB
- O.H.W.
- SEWER MAN HOLE
- DRAIN MAN HOLE
- CATCH BASIN
- WATER VALVE
- FIRE HYDRANT
- GAS VALVE
- UTILITY POLE
- IRON PIPE
- IRON ROD

RESERVED FOR REGISTRY USE

APPROVAL UNDER SUBDIVISION CONTROL  
LAW NOT REQUIRED.  
TOWN OF LEXINGTON PLANNING BOARD:

BEING A MAJORITY, DATED

PLANNING BOARD ENDORSEMENT OF THIS PLAN DOES NOT CONSTITUTE COMPLIANCE WITH TOWN ZONING, STATE AREA REQUIREMENTS, BUILDING CODE OR ZONING SIDELINE SETBACK REQUIREMENTS, AND IS NOT A DETERMINATION AS TO COMPLIANCE WITH ZONING.

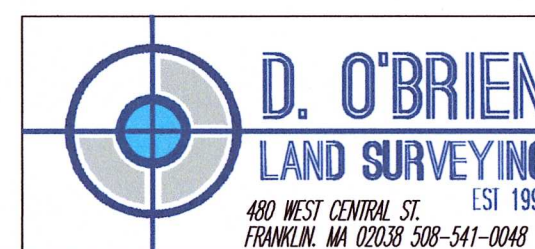
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS

THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREIN,

PARCEL ID: 39-78  
N/F NEWBERNE, JUDY  
& SERIO, JOHN  
BK.48317 PG.249



Dennis B. O'Brien P.L.S.



APPROVAL NOT REQUIRED PLAN  
#1303 MASSACHUSETTS AVENUE  
LEXINGTON, MA MIDDLESEX COUNTY

SCALE: 1"=40'	DATE: 7/2/2025	REVISED: 7/8/2025	DRAWN BY: J.A.A.	CHECKED BY: D.O.
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915

09/24/86 10:54 16 433 52 15.00

September 24, 1986

SPECIAL PERMIT WITH SITE PLAN REVIEW, CLUSTER DEVELOPMENT

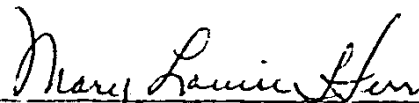
I, Mary Louise Herr, Asst. Town Clerk of the Town of  
Lexington, Massachusetts, do hereby certify that twenty days have  
elapsed since the decision of the Planning Board on

MASON'S HOLLOW

1303 Massachusetts Avenue, Lexington, MA 02173

was filed in the office of the Town Clerk on August 21, 1986

and no appeal has been filed in the office of the Town Clerk.



Mary Louise Herr  
Asst. Town Clerk  
Lexington, Massachusetts

1308  
SEE PLAN IN RECORD BOOK 174-26 PAGE 555





# Planning Board Town of Lexington, Massachusetts

Robert A. Bowyer  
Planning Director

TOWN OFFICE BUILDING  
Lexington, MA 02173  
617/862-0500/Ext 424

1986 AUG 21 11 09 AM  
TOWN CLERK  
RECEIVED

August 18, 1986

## SPECIAL PERMIT WITH SITE PLAN REVIEW, CLUSTER DEVELOPMENT

MASON'S HOLLOW, 1303 Massachusetts Avenue  
Moore Homes, Inc.

Special Permit with Site  
Plan Review - GRANTED

Date of Hearing: June 23, 1986  
Date of Decision: August 18, 1986  
Date of Filing: August 21, 1986

### Public Hearing

The Planning Board, acting under Section 9.4 of the Lexington Zoning By-Law and General Laws Chapter 40A, having received an application on February 11, 1986 and a revised applications on March 10, 1986 and June 6, 1986 from Moore Homes, Inc., applicant, held a public hearing on June 23, 1986 in the Selectmen's Meeting Room, Town Office Building. Notice of the hearing was given by publication in the Boston Herald, the Lexington Minute-Man newspaper and by notification of the parties in interest, all as required by law. A public hearing on an application for approval of a definitive subdivision plan under the Subdivision Control Law was held concurrently by the Planning Board.

The applicant, under Section 9.4 of the Zoning By-Law of the Town of Lexington seeks a special permit with site plan review for a cluster development with 6 dwelling units entitled "Mason's Hollow, a Planned Residential Development in Lexington, Mass.", dated June 6, 1986, and revised July 11, 1986, by BSC-Bedford, a division of Boston Survey Consultants. The applicant, in letters dated March 24, 1986, April 17, 1986 and June 24, 1986 requested that the time for action be extended. The Planning Board approved their request and the time for action was extended to May 12, 1986, June 26, 1986 and later to August 13, 1986. Presenting the application were: Frank Carney, Vice President of Moore Homes, Francis D. DiPietro, engineer from BSC, and Stephen Yuen, Architect.

Approximately 50 residents attended the public hearing on June 23, 1986.

Mrs. Uhrig declared the hearing open at 8:37 p.m. She introduced Frank Carney, representing Moore Homes, Inc., who introduced Frank DiPietro, engineer from BSC - Bedford, and Stephen Yuen, staff architect for Moore Homes, Inc.



Special Permit  
Mason's Hollow Cluster Development  
8.18.86

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After introductory comments by Frank Carney, Frank DiPietro described the proposed site plan. The site has an area of 3.42 acres. Water mains will be connected to the existing Town system, while the road's storm drainage system will be connected to an existing 20 inch storm drain at the rear of the property. The sewer will be connected to the M.W.R.A. trunk line at the rear of the property. A compensatory storage area on the right side of the development which will necessitate the removal of a number of mature trees in the area.

Mr. Yuen discussed site features that affect the design of the five units proposed, especially two large maples which would provide screening for the units from the street. He added the units were designed to blend with the architecture of the neighborhood, and that they will have three bedrooms and two-car garages.

Mr. DiPietro listed the waivers from the Board's "Rules and Regulations" requested by the developer:

1. that installation of the fire alarm not be required,
2. that underground electric and telephone systems not be shown,
3. that an alternate and nonconforming turnaround be permitted,
4. that construction of sidewalks be waived,
5. that the roadway pavement width be reduced from 24' to 20', and that the driveway pavement width be reduced from 18' to 16', and
6. that a traffic study not be required.

The Board questioned the number and size of trees to be removed to accommodate the compensatory flood storage area, and for the construction of the interior drive. Mr. DiPietro responded that the road construction would cause little or no damage to mature trees in the front area of the site, and that they would save as many trees as possible. He outlined their plans for more screening at the end of the turn-around which is five feet from the property line.

Mr. Cripps suggested consideration of some paving material other than bituminous concrete.

Ms. Rawski reported the fire department had no objection to the proposed roadway pavement width of 20 feet and the location of the fire hydrant. She briefly reviewed the unresolved issues still to be settled:

1. differing opinions between the Engineering Department and the Conservation Commission as to the best method to handle the required compensatory storage area;
2. Planning Board action on the waivers requested by the applicant;
3. balancing the required compensatory storage areas with excessive tree removal;
4. concerns with visual impact of units 4 and 5 as seen from the road;
5. more screening required to protect views from the Mason house; and
6. necessity for permission from the M.W.R.A. to tie into their sewer system.

Comments from the residents were as follows:

Jacqueline Davison, 86 Spring Street, and William Hall, 1357 Massachusetts Avenue, had questions about the height and mass of the units. Mrs. Davison also was concerned that the growth of multi-unit developments along Massachusetts Avenue was changing the historic character of the street.



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Mason's Hollow Cluster Development  
8.18.86

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Mary Petschek, 1314 Massachusetts Avenue, was concerned that units 4 and 5 were too visible from the street and the Mason house.

David Williams, 1433 Massachusetts Avenue, asked to be shown where the required public land to be dedicated to the Town as open space is located, and questioned whether the land designated as such in the rear and along the road met the 25% open space requirement. He asked for a review of the Planning Board procedure for a cluster development, since this is the first application to come under the provisions of Article 11, passed at the 1985 Annual Town Meeting. He also objected to the large-scale cutting of trees required for the compensatory storage area next to the Barrett property. He suggested an access be provided to the bike path by the developer.

Robert Blanchard, 1310 Massachusetts Avenue, thought any trees removed between the two properties should be replaced by the developer.

Margery Blanchard, 1310 Massachusetts Avenue, urged the Board to consider approving a narrower pavement width.

Martin Sussman, 1361 Massachusetts Avenue, had concerns about possible difficulties entering and exiting from Massachusetts Avenue, and hoped consideration would be given to the line-of-sight toward Arlington.

On the motion of Mr. Sorensen, seconded by Mr. Cripps, it was voted unanimously to grant an extension of time for action until August 13, 1986, if the verbal request for an extension is followed by a letter received by the Board before June 26, 1986 requesting the extension.

Mrs. Uhrig read letters received by the Board concerning the development, and declared the hearing closed.

Mrs. Uhrig said the Board thought the plan in general and the siting of the homes was acceptable, and encouraged the applicants to work out a drainage plan satisfactory to both the Engineering Department and the Conservation Commission.

A copy of the application, a certificate of mailing and a copy of the legal notice are attached hereto.

#### Findings

After site plan review under Section 9.4, including review of the placement of buildings, major topographic changes, provisions for surface and ground water drainage and erosion control, protection against flooding and inundation, prevention of water pollution and environmental damage, provision for adequate utility services and waste disposal, protection of large trees, location of intersections of driveways and streets and consideration of the effects of additional traffic created by the development on intersections and streets likely to be affected, the Planning Board finds that the proposed development, subject to the conditions set forth below:



Special Permit  
Mason's Hollow Cluster Development  
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1. will not result in substantial detriment to the neighborhood, and
2. will further the purposes and objectives of the Zoning By-Laws and the Zoning Act.

#### Decision

The Lexington Planning Board, acting as a Special Permit Granting Authority under the Lexington Zoning By-Laws, GRANTS the special permit with site plan review requested to build the cluster development known as Mason's Hollow in accordance with the definitive cluster development plan approved by the Planning Board on August 12, 1986 and including the conditions as specified in the Certificate of Action. The Lexington Planning Board, acting as a Special Permit Granting Authority under the Lexington Zoning By-laws, also GRANTS the special permit required required under section 9.2.3 of the Lexington Zoning By-law to construct one-family attached buildings in the RS residential district.

The definitive cluster development plan comprises 7 drawings, as follows:

<u>Sheet Number</u>	<u>Title</u>	<u>Latest Date</u>
Cover	Mason's Hollow a Planned Residential Development	6/6/86
1	Subdivision Plan of Land in Lexington Mass.	6/6/86
2	Plan and Profile of Hollow Lane in Lexington Mass.	6/6/86
3	Proposed Conditions	revised 7/11/86
4	Existing Conditions	revised 7/11/86
5	Sedimentation and Erosion Control	6/6/86
6	Details	revised 7/11/86
7	Landscape Plan	revised 7/11/86
		8/1/86
		revised 8/8/86

#### Waivers

The Planning Board waives the following requirements of the Zoning By-law as authorized by Section 3.4.1:

1. Zoning By-Law Section 3.6.2 (e): that a traffic analysis including proposed mitigating measures, if any, to maintain an acceptable traffic "level of service" be submitted.

#### Conditions

The Special permit is granted subject to the following conditions:

1. No construction work may proceed prior to establishment of the proposed limit of work line on the site. The proposed limit of work line shall be clearly marked with stakes or flags and shall be confirmed by the Board's designated representative. Such markers shall be maintained until all construction along



Special Permit  
Mason's Hollow Cluster Development  
8.18:86

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the site's perimeter is complete. Workers shall be informed that no construction activity is to occur beyond this line at any time.

2. No construction work may proceed prior to: 1) the calculation of "an estimated cost to construct" all the public facilities (including estimated quantities of materials) submitted to the Town Engineer, and 2) notification of the Town Engineer to arrange for periodic inspections of the work. Copies of these documents shall also be submitted to the Planning Board. The Planning Board may set the amount of surety at an amount less than the "estimated cost to construct" depending on the amount of work completed at the time of establishment of surety.
3. No construction work on public facilities, other than the clearing of the site, may be started until the definitive cluster development plan, this special permit, the certificate of action and the covenant have been recorded in the Registry of Deeds. If, at any time, the construction of the subdivision is not in compliance with the approved plans, this special permit, the "Rules and Regulations Governing the Subdivision of Land in Lexington, Mass.", the Certificate of Action, the Order of Conditions issued by the Lexington Conservation Commission and/or any amendment thereto, the Board may order that work on the construction of the subdivision be stopped, and request that the Building Commissioner defer the issuance of any additional building permits or certificates of occupancy until the non-complying construction is corrected and brought into compliance.
4. No construction work may proceed without first complying with the applicable conditions of an Order of Conditions or Determination of Applicability issued by the Lexington Conservation Commission, and without prior notification of the Town's Engineering Department and a schedule arranged for the periodic inspection of the work.
5. Prior to the start of construction the applicant shall submit to the Planning Board for approval a detailed description, with plans as appropriate, of the sequence of construction and the erosion and sedimentation control measures to be employed at each phase of construction.
6. The developer shall erect temporary snow fencing around the perimeter of the site and at the limit of work line to contain construction debris on the site, to preserve all trees outside of the limit-of-work line as shown on sheet 3 as the limit of grading and to protect the root systems of trees during construction. All trees to be saved within the limit of work line shall be clearly marked and protected by snow fencing or boards strapped to the trunk.
7. The applicant shall be responsible for maintaining in a healthy condition all new trees and shrubs shown on the landscaping plan for a period of one year after planting. Trees and shrubs that are damaged or not likely to survive in a healthy state shall be replaced in kind and maintained for at least one year thereafter. Responsibility for maintenance after that time will be by the homeowners or condominium association.
8. Permanent monuments shall be installed to delineate any easements or restrictions offered to the Town.



Special Permit  
Mason's Hollow Cluster Development  
8.18.86

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9. The basement floor or slab of any dwelling house shall not be less than 4 feet above the water table.
10. No side slope adjacent to a driveway or other paved area shall exceed a 3:1 ratio unless an erosion control technique, acceptable to the Town Engineer is utilized.
11. Final contours and house locations shall be as shown on Sheet 3 unless a change is approved by vote of the Board. No construction activity shall take place outside the "limit of work" line, shown as the limit of grading, except as may be approved by a vote of the Planning Board. Such approvals shall not require a public hearing nor an amendment to the approved definitive site plan. Minor field changes from required improvements shown may be made with the prior written approval of the Town Engineer. All such changes shall be included in the "as-built" plans submitted to the Engineering Department.
12. The applicant shall control any erosion problems that occur on the site. Any other erosion and sedimentation controls found to be necessary by either the applicant, the Town Engineer or the Planning Board during construction shall be immediately implemented by the applicant.
13. There shall be positive drainage away from each dwelling. Details of proposed drainage construction shall be shown on the certified plot plans submitted to the Building Department prior to the issuance of a building permit.

#### SPECIFIC CONDITIONS

14. Prior to endorsement of the plans, the applicant shall submit a copy of the restriction to be entered in the deed of each dwelling unit that the interior drive, to be known as Hollow Lane, is a private way and as such the responsibility for all maintenance of the surface and subsurface such as snow removal and maintenance of the surface and utilities rests with the occupants of the development in perpetuity, and that the owners should not expect to apply for its acceptance as a public way.
  15. Prior to the issuance of any building permits the developer shall submit a detailed landscape plan showing the size and species of all new plant materials to be planted on the entire site for the review and approval of the Planning Board. The plan shall be substantially the same as the conceptual landscape plan approved by the Board.
  16. The applicants have offered to grant to the Town easements and restrictions as follows:
    - a. A conservation restriction of + 37,104 square feet for all property between the 184 contour elevation and the rear property line.
- Said easements and restriction shall be recorded in the Registry of Deeds or the Land Court of the Commonwealth with this Special Permit and the Definitive Cluster Development Plan. No construction or site work shall be started until documentation, in a form acceptable to the Town Counsel, has been presented showing that all easements and restrictions have been properly executed.



Special Permit  
Mason's Hollow Cluster Development  
8.18.86

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17. Ownership and maintenance of all utilities within the development shall be the responsibility of the Homeowner's or Condominium association.
18. The applicant, Moore Homes, Inc., shall apply to the Lexington Department of Public Works for inclusion in the chip seal program in the Spring of 1987. Grey aggregate shall be used. The applicant shall reimburse the DPW for the cost of applying the chip seal surface over the existing interior drive as constructed to Town standards.
19. No structure, including the foundation for a dwelling, shall be built until all required bounds and markers have been installed. Prior to the issuance of a certificate of occupancy for a dwelling a certificate by a registered land surveyor, to be obtained at the developer's expense, shall be submitted to the Building Commissioner indicating that these permanent markers and bounds are in place and are accurately located.
20. This special permit shall lapse on August 18, 1988 if substantial construction has not been started by that date.
21. Failure to comply with the requirements as set forth herein shall be deemed reason by the Board to rescind its approval of said subdivision plan.

In accordance with State law, before this special permit with site plan review becomes effective, a copy of it must be recorded at the Registry of Deeds by the petitioners.

#### Reasons for Granting the Special Permit with Site Plan Review

The Planning Board grants this special permit with site plan review subject to the conditions and requirements stated, for the following reasons:

1. The definitive cluster development plan will conform with the requirements of the Zoning By-law and the "Rules and Regulations Governing the Subdivision of Land in Lexington, Mass.", except for waivers approved by the Planning Board which are appropriate for this development.
2. By means of an exhaustive site analysis, the applicants have given consideration to all aspects of this difficult site. The resulting design is one which locates the buildings harmoniously with the landform while preserving other desirable natural features of the site. The design permits access and operations for public safety vehicles. Restrictions have been established to protect the bordering wetlands. The definitive cluster development plan provides sufficient safeguards for preserving a number of the large trees on the site and handling water runoff.

#### Reasons for Waivers Granted and Terms and Conditions Imposed

1. The requirement for a traffic analysis was waived because a 7 unit residential development will generate such a small amount of traffic that an analysis is not needed for consideration of the application.



Special Permit  
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2. The other conditions are regular, procedural requirements that call for the recording of information and recognize the need for flexibility in construction of a development while insuring adequate notification, monitoring of and inspection by the Town.

Voting in FavorCharles KlumwizerIndich J. UhligVarston SpensenMartha C. WoodVoting Against~~Original of this document is in the file of the applicant.~~

CC: Applicant by Cert. Mail # P 092 029 145  
Board of Health  
Board of Selectmen  
Building Commissioner  
Chief of Police  
Conservation Commission  
Fire Chief  
Town Counsel  
Town Engineer

RECEIVED  
1986 AUG 21 AM 9:44  
TOWN CLERK  
LEXINGTON, MASS



15.00

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09/24/86

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SEE PLAN IN RECORD BOOK

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September 24, 1986

## CERTIFICATE OF ACTION

I, Mary Louise Herr, Asst. Town Clerk of the Town of  
Lexington, Massachusetts, do hereby certify that twenty days have  
elapsed since the decision of the Planning Board on

MASON'S HOLLOW1303 Massachusetts Avenue, Lexington, MA 02173

was filed in the office of the Town Clerk on August 13, 1986

and no appeal has been filed in the office of the Town Clerk.



Mary Louise Herr  
Asst. Town Clerk  
Lexington, Massachusetts





Robert A. Bowyer  
Planning Director

# Planning Board Town of Lexington, Massachusetts

TOWN OFFICE BUILDING  
Lexington, MA 02173  
617/862-0500/Ext 424

## CERTIFICATE OF ACTION

### MASONS HOLLOW CLUSTER DEVELOPMENT

DEFINITIVE PLAN APPROVED

Date of Hearing: June 23, 1986  
Date of Decision: August 12, 1986  
Date of Filing: August 13, 1986

This is to certify that the Lexington Planning Board has approved, subject to terms and conditions of a covenant given under the provisions of Section 81U, Chapter 41 of the General Laws and subject to further terms and conditions enumerated below, the definitive subdivision plan entitled "Masons Hollow, A Planned Residential Development in Lexington, Mass.", dated June 6, 1986 and revised July 11, 1986, by BSC-Bedford, a division of Boston Survey Consultants, Moore Homes, Inc., applicant.

The definitive cluster development plan comprises 8 drawings, as follows:

<u>Sheet Number</u>	<u>Title</u>	<u>Latest Date</u>
Cover	Mason's Hollow a Planned Residential Development	6/6/86
1	Subdivision: Plan of Land in Lexington Mass.	6/6/86
2	Plan and Profile of Hollow Lane in Lexington Mass.	6/6/86
	revised	7/11/86
3	Proposed Conditions	6/6/86
	revised	7/11/86
4	Existing Conditions	6/6/86
5	Sedimentation and Erosion Control	6/6/86
	revised	7/11/86
6	Details	6/6/86
	revised	7/11/86
7	Landscape Plan	8/1/86
	revised	8/8/86

The cover sheet and sheets 2, 3, 5 and 6 were stamped by Francis D. DiPietro of BSC-Bedford who is a Registered Professional Engineer in the Commonwealth of Massachusetts.

SEAL (illegible)  
AUG 13 1986

42 6 17 51 90V 9861

RECEIVED



Sheets 1 and 4 were stamped by Donald J. Forand who is a Professional Land Surveyor in the Commonwealth of Massachusetts.

The conceptual landscape plan was prepared by landscape architects from Guidelines, Inc.

The application for approval of the definitive subdivision plan was filed with the Planning Board on February 11, 1986, revised plans were filed on March 10, 1986, June 6, 1986, and again on July 11, 1986.

By request of the applicant, the time on or before which the Planning Board must act on the definitive subdivision plan was extended to May 12, 1986, June 26, 1986 and later to August 13, 1986.

#### WAIVERS

The Planning Board waives the following requirements of the "Rules and Regulations Governing the Subdivision of Land in Lexington, Massachusetts:"

1. Section 6.5.4: that requires a minor street to have a right-of-way width of 50 feet, and permits Mason's Hollow to be constructed without a right-of-way.
2. Section 7.3.3: that a turnaround with an outside pavement radius of 47 feet be constructed, and permits Mason's Hollow to be developed with an alternate and nonconforming turnaround.
3. Section 7.3.4: that the roadway pavement width be 24 feet wide for minor streets and permits Mason's Hollow to be constructed with a pavement width of 20 feet for the entire length of the interior drive, from Station 0+00 to 4+00.
4. Section 7.3.5: that sidewalks be at least 5 ft. wide and constructed of two one inch courses of bituminous concrete and permits Mason's Hollow to construct a sidewalk with a width of no less than four feet and with either brick pavers or bluestone as the surface material.
5. Section 7.3.6: that requires 12" wide bituminous concrete berms, sloping down towards the roadway 3" in 12" and permits Mason's Hollow to be constructed without bituminous concrete berm.
6. Section 7.3.9: that requires granite curb inlets to be installed at all catch basins and permits Mason's Hollow to be constructed without granite curb inlets.
7. Section 7.8: that requires three trees to be planted on each lot, and permits Mason's Hollow to be landscaped in accordance with the submitted landscape plan showing additional plantings at the end of the interior drive to serve as a buffer.



8. Section 7.9: that a fire alarm circuit be constructed within a development, and permits Mason's Hollow to be developed without a fire alarm circuit.

TERMS AND CONDITIONS

The plan must comply with all the rules and regulations set forth in the Subdivision Control Law, conditions of the special permit to be issued by the Planning Board and is subject to the following terms and conditions:

CONDITIONS TO BE MET PRIOR TO ENDORSEMENT

1. The following conditions of approval must be complied with prior to endorsement of the definitive subdivision plan by the Planning Board.

- a. A covenant or other method of performance guarantee shall be provided.
- b. Legal descriptions of all easements and/or restrictions shall be provided and shall be shown on the definitive development plan to be recorded at the registry of deeds.
- c. The existing 10 foot wide drain easement shall be relocated and a legal description provided for recording. This information will be provided to the Planning Board. A vote of the Board of Selectmen is required to create a new drain easement.
- d. The conservation easement abutting the Bertini property shall be eliminated. The easement along the rear of the property shall be changed to show a conservation restriction for all property between the 184 contour elevation and the rear of the property line, or as required by the Conservation Commission.
- e. Bituminous concrete cape cod berm shall be eliminated from the plan. The Planning Board shall require granite curb at the corner roundings within the right-of-way of Massachusetts Avenue.
- f. The curve radius at the intersection of Massachusetts Avenue and Hollow Lane shall be reduced from 30 feet to 15 feet.
- g. The applicant shall submit a copy of the restriction to be entered in the deed of each dwelling unit that the interior drive, to be known as Hollow Lane, is a private way and as such the responsibility for all maintenance of the surface and subsurface rests with the occupants of the development in perpetuity. This includes but is not limited to snow removal and maintenance of the surface and utilities snow removal and maintenance of the surface and utilities. The owners should not expect to apply for its acceptance as a public way.

GENERAL CONDITIONS

2. Any sale or transfer of rights or interests in the property described in this plan shall include a condition that successors are bound to the terms and conditions of this Certificate.



3. A written notice shall be sent by certified mail to the Planning Board advising the Board that construction within an approved planned residential development shall commence not sooner than seven (7) days from the date that such notice is mailed to the Board. Such notice shall be signed by the applicant, subdivider, developer, or other authorized representative of the record owner of the subdivision.
4. No construction work may proceed prior to establishment of the proposed limit of work line on the site. The proposed limit of work line shall be clearly marked with stakes or flags and shall be confirmed by the Board's designated representative. Such markers shall be maintained until all construction along the site's perimeter is complete. Workers shall be informed that no construction activity is to occur beyond this line at any time.
5. No construction work may proceed prior to: 1) the calculation of "an estimated cost to construct" all the public facilities (including estimated quantities of materials) submitted to the Town Engineer, and 2) notification of the Town Engineer to arrange for periodic inspections of the work. Copies of these documents shall also be submitted to the Planning Board. The Planning Board may set the amount of surety at an amount less than the "estimated cost to construct" depending on the amount of work completed at the time of establishment of surety.
6. No construction work on public facilities, other than the clearing of a site, may be started until the definitive subdivision plan and the covenant have been recorded in the Registry of Deeds. If, at any time, the construction of the subdivision is not in compliance with the approved plans, this certificate, the special permit, and the Subdivision Rules and Regulations, the Board may order that work on the construction of the subdivision be stopped, and request that the Building Commissioner defer the issuance of any additional building permits or certificates of occupancy until the non-complying construction is corrected and brought into compliance.
7. No construction work may proceed without first complying with the applicable conditions of an Order of Conditions or Determination of Applicability issued by the Lexington Conservation Commission, and without prior notification of the Town's Engineering Department and a schedule arranged for the periodic inspection of the work.
8. Prior to the start of construction the applicant shall submit to the Planning Board for approval a detailed description, with plans as appropriate, of the sequence of construction and the erosion and sedimentation control measures to be employed at each phase of construction.
9. Prior to the issuance of any building permits the developer shall submit a detailed landscape plan showing the size and species of all new plant materials to be planted for the review and approval of the Planning Board. The plan shall be substantially the same as the conceptual landscape plan approved by the Board.
10. The developer shall preserve all trees outside of the limit-of-work line as shown on sheet 3 as the limit of grading, by erecting protective barriers and avoiding stockpiles on root systems where necessary during construction, as determined in the field by the Board's designated representative. All trees to be



saved within the limit of work line shall be clearly marked and protected by snow fencing or boards strapped to the trunk.

11. If it becomes necessary to do any blasting, the Town will require specific procedures, safety measures and insurance. No blasting shall occur until this information has been submitted and approved by the Planning Board.

12. The applicant shall be responsible for maintaining in a healthy condition all new trees and shrubs shown on the landscaping plan for a period of one year after planting. Responsibility for maintenance after that time will be by the homeowners or condominium association.

13. No work on the interior finish stage of construction, finish plumbing or finish electrical installations of a dwelling may be started until the binder course of the interior drive, insofar as it services the development, has been installed and approved by the Engineering Department. Prior to the installation of the binder course, work on a dwelling shall be limited to the foundation, framing, closing, in, rough plumbing, rough electrical and equivalent rough stages of construction.

14. Permanent monuments shall be installed to delineate any easements or restrictions offered to the Town.

15. Electric, telephone, and other types of transmission wires, such as cable television, shall be installed underground.

16. The basement floor or slab of any dwelling house shall not be less than 4 feet above the water table.

17. Final contours and house locations shall be as shown on Sheet 3 unless a change is approved by vote of the Board. No construction activity shall take place outside the "limit of work" line, shown as the limit of grading, except as may be approved by a vote of the Planning Board. Such approvals shall not require a public hearing nor an amendment to the approved definitive site plan. Minor field changes from required improvements shown may be made with the prior written approval of the Town Engineer. All such changes shall be included in the "as-built" plans submitted to the Engineering Department.

18. Prior to the issuance of any certificate of occupancy for any dwelling and the occupancy of any dwelling, sewers shall be connected to M.W.R.A. sewer lines and approved by the Town Engineer.

19. A sum in the order of 15% of the total "estimated cost to construct" shall be retained by the Town in the form of final surety, not to be released prior to the submission of a set of "as built" plans, ink on mylar, of the interior drive and utilities to the Town Engineer.

20. The Town Engineer, with the Conservation Administrator, shall determine if all work within the conservation easements and/or restrictions has been satisfactorily completed. They shall submit a favorable report to the Planning Board before the final 15% of surety is released.

21. The applicant shall move swiftly to control any erosion problems that occur on the site. Any other erosion and sedimentation controls found to be necessary



by either the applicant or the Planning Board during construction shall be implemented by the applicant.

22. Bounds and monuments shall be set prior to the issuance of any building permit, including a foundation permit but shall not be installed until all construction which might destroy or disturb the bound is complete. Prior to the issuance of a certificate of occupancy for a dwelling a certificate by a registered land surveyor, to be obtained at the developers expense, shall be submitted to the Building Commissioner indicating that these permanent monuments and bounds are in place and are accurately located. The "as built" plans submitted to the Engineering Department shall be accompanied by the certificate of a registered land surveyor that all required bounds are in place and accurately located.

23. The developer shall maintain a copy of the approved plan at their normal place of business and on the site during construction. The developer shall provide a copy of the approved plans to any broker, agent, development entity, builder or attorney authorized to act in the development, sale or rental of property within the development and they shall maintain a copy of the plans at their normal place of business.

24. No Certificate of Occupancy shall be granted until final grading and landscaping of a dwelling is completed.

25. No construction within this development shall take place prior to 7:00 a.m. or after sunset or 5:00 p.m. whichever is later.

#### SPECIFIC CONDITIONS

26. The name of the interior drive shall be Hollow Lane.

27. The applicants have offered to grant to the Town easements and restrictions as follows:

a. A conservation restriction of  $\pm 37,104$  square feet for all property between the 184 contour elevation and the rear of the property line.

Said conveyance, easements and restriction shall be recorded in the Registry of Deeds or the Land Court of the Commonwealth with this Certificate of Action and the Definitive Cluster Development Plan.

28. Ownership and maintenance of all utilities within the development shall be the responsibility of the Homeowner's or Condominium association.

29. Prior to the start of construction, the applicant must submit M.W.R.A. approval of the sewer connection. If M.W.R.A. approval is not recieved, the applicant shall a revised plan of the sewer service for engineering department approval.

30. The applicant shall apply to the Lexington Department of Public Works for inclusion in the chip seal program in the Spring of 1987. Grey aggregate shall be used. The applicant shall reimburse the DPW for the cost of applying the chip seal surface over the existing interior drive.



31. Failure to comply with the requirements as set forth herein shall be deemed reason by the Board to rescind its approval of said subdivision plan.

REASONS FOR WAIVERS GRANTED AND CONDITIONS IMPOSED

The Planning Board's reasons for granting the waivers are: (the numbers below refer to the waiver.)

1. The requirement for a right-of-way was waived because the interior drive, to be known as Hollow Lane, will be privately owned and maintained by the Homeowner's Association in perpetuity. As there will be no conveyance of the road to the Town, or acceptance of the road by the Town there is no need for a right-of-way.
2. The requirement for a conventional cul-de-sac was waived because the resulting layout would better conform to existing site conditions and reduce construction impacts from the development. Also, because the road is a short interior drive serving only 5 dwelling units to be privately owned and maintained by the condominium association. The interior drive will have sufficient width to accommodate the Town's large service and public safety vehicles.
3. The requirement for a pavement width of 24 feet was waived because residential traffic and service vehicles can be assumed to move at a relatively slow speed for which a 20 foot width offers an adequate safety margin. The 20 foot pavement is of sufficient width for a interior drive with a low design speed and which will serve no more than 5 dwelling units. The reduced roadway width also reduces construction impacts from the development within the historic district.
4. The requirement for the construction of a sidewalk to the current town standard was waived because of the special nature of the site. A pedestrian walkway will be provided which connects to Massachusetts Avenue. The walkway will be constructed of bluestone or brick pavers which is appropriate for this development within the historic district. The proposed sidewalk construction exceeds the current Town standard with respect to construction material.
5. The requirement for the construction of bituminous concrete berms was waived because the road is an interior drive to be privately owned and maintained and to reduce the impact of the interior drive within the historic district.
6. The requirement for the planting of three trees per lot was waived because this requirement is not appropriate to a site where there are not individual lots. A landscape plan was submitted which exceeds this requirement and addresses all areas of the site.
7. The requirement for the installation of granite curb inlets at catch basins was waived because they are not necessary to provide adequate drainage on a interior drive with a maximum grade of 3%. At the request of the DPW, they are being eliminated in most cases on streets which are not required to have granite curbing.



8. The requirement for a fire alarm circuit was waived because the Fire Chief and the Town administration consider that type of alarm device to be an obsolete technology.

The Planning Board's reasons for imposing the general terms and conditions are that these conditions are regular, procedural requirements that call for the recording of information and recognize the need for flexibility in construction of a development while insuring adequate notification, monitoring and inspection by the Town and compliance with the terms and conditions and the Subdivision Rules and Regulations.

Voting in Favor

*[Signature]*  
*Matthew C. Wood*  
*Karsten Thomas*  
*Stephen B. Gage*  
*Clarence H. Klumpp*

Voting Against

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

LEXINGTON PLANNING BOARD AUGUST 12, 1986

Original to Town Clerk on August 13, 1986

CC: Applicant by Cert. Mail # P 092 029 142

Board of Health  
Board of Selectmen  
Building Commissioner  
Chief of Police  
Conservation Commission  
Fire Chief  
Town Counsel  
Town Engineer  
Historic Districts Commission

LEXINGTON, MASS  
TOWN CLERK

1986 AUG 13 AM 9 25

RECEIVED



# MASON'S HOLLOW

## A PLANNED RESIDENTIAL DEVELOPMENT IN LEXINGTON, MASS.

JUNE 6, 1986

### LIST OF DRAWINGS

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
1.	LOT LAYOUT PLAN
2.	DRIVEWAY PLAN & PROFILE
2.	SEWER PLAN & PROFILE
3.	PROPOSED CONDITIONS
4.	EXISTING CONDITIONS
5.	SEDIMENT AND EROSION CONTROL PLAN
6.	DETAILS
7.	LANDSCAPE PLAN



VICINITY MAP  
APPROXIMATE SCALE: 1" = 200'

Owner & Applicant  
**MOORE HOMES, INC.**  
NORTH BROOK PARK, SUITE TWO  
181 BEDFORD STREET  
LEXINGTON, MASS.

Prepared By  
**BSC - BEDFORD**  
CIVIL ENGINEERS LAND SURVEYORS  
18 NORTH ROAD BEDFORD, MASS.  
A DIVISION OF BOSTON SURVEY CONSULTANTS



RE 17500 BY J.R.  
Middlesex Registry of Deeds  
Southern District  
Cambridge, Massachusetts  
Plan No. 1308 (cont.) of 1986  
Rec'd SEPT 24 1986  
at 12:52m P.m. Doc No. 631  
Rec'd, Bk. 17426 Pg. 555  
Attest  
*John F. Fisher*  
Register

1308 A-7

1308-1





NOTES:

THIS PLAN IS SUBJECT TO A COVENANT  
DATED 9/22/86  
BOOK PAGE

THIS PLAN IS SUBJECT TO A  
SPECIAL PERMIT DATED AUGUST 18, 1986

THIS PLAN IS SUBJECT TO A  
CERTIFICATE OF ACTION DATED  
AUGUST 12, 1986

APPROVED BY  
LEXINGTON PLANNING BOARD

*Joseph J. Leung*  
*Kristen P. Brown*  
*Ellen Klemm*  
*Matthew C. Webb*

*Sept 22, 1986*  
DATE

I, CLERK OF THE TOWN OF LEXINGTON, MASS.,  
HEREBY CERTIFY THAT THE NOTICE OF APPROVAL  
OF THIS PLAN BY THE LEXINGTON PLANNING BOARD  
HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE  
AND NO APPEAL WAS RECEIVED DURING THE TWENTY  
DAYS NEXT AFTER SUCH RECEIPT AND RECORDING  
OF SAID NOTICE.

*September 23, 1986* *Rosanne N. Lach*  
DATE TOWN CLERK

REFERENCES:

MIDDLESEX REGISTRY OF DEEDS - SOUTH DISTRICT  
DEED BOOK 7396 PAGE 325  
" " 7950 " 495  
" " 8095 " 242  
" " 8699 " 216  
" " 11880 " 214  
PLAN 1134 OF 1953  
PLAN BOOK 286 PLAN 41

OWNER & DEVELOPER

MOORE HOMES INC.  
181 BEDFORD ST.  
LEXINGTON, MASS. 02173



I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL  
KNOWLEDGE, INFORMATION AND BELIEF THAT  
THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH  
THE RULES AND REGULATIONS OF THE REGISTERS OF  
DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

*6/6/86* *Donald G. Forand*  
DATE PROFESSIONAL LAND SURVEYOR

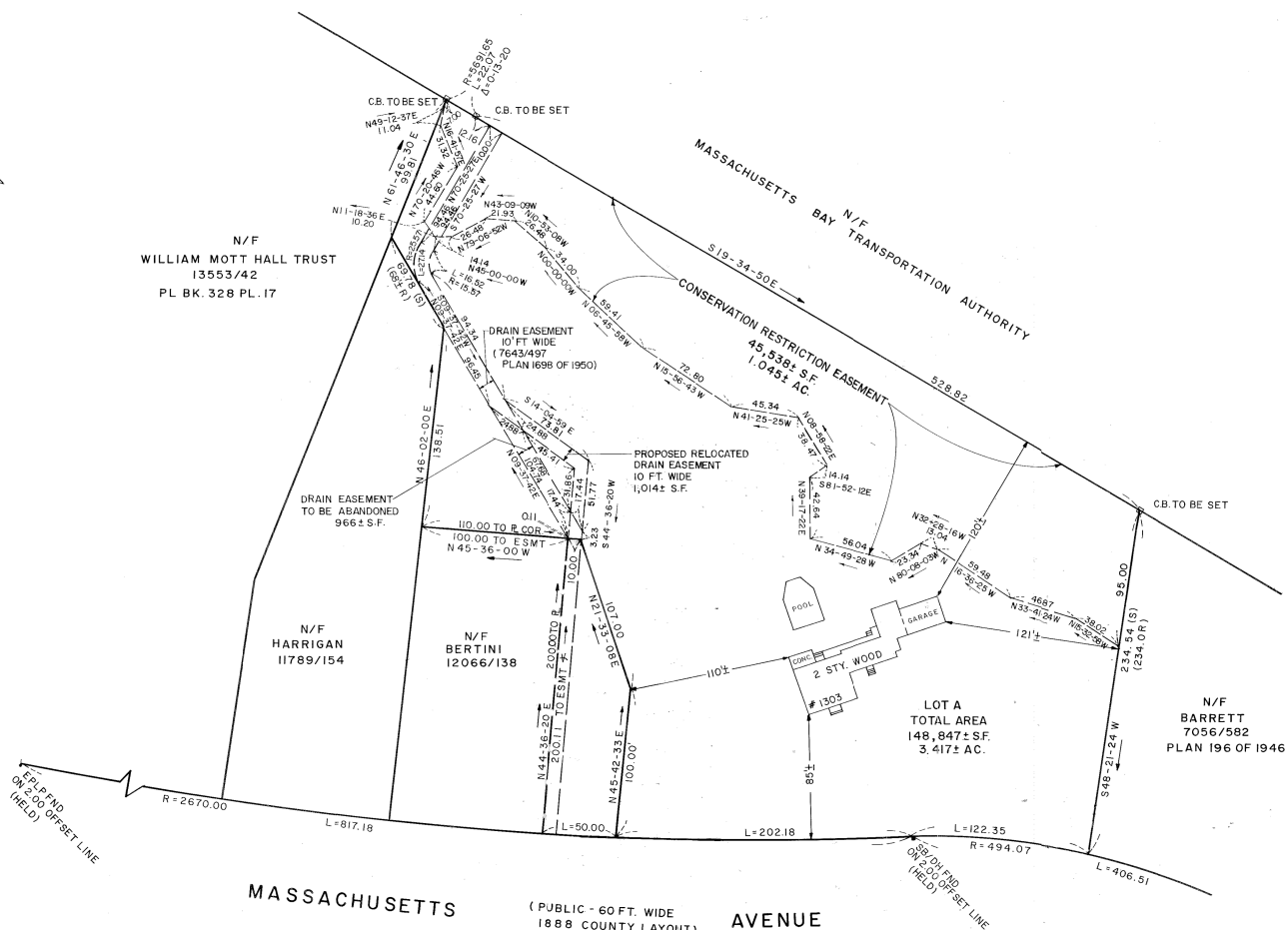
SHEET 1 OF 7 SHEETS

SUBDIVISION  
PLAN OF LAND  
IN  
LEXINGTON, MASS.  
(MIDDLESEX COUNTY)

PREPARED FOR: MOORE HOMES INC.  
SCALE: 1"=40' JUNE 6, 1986  
BSC - BEDFORD REV. 8/15/86

LAND SURVEYORS CIVIL ENGINEERS  
18 NORTH ROAD BEDFORD, MASS.  
A DIVISION OF BOSTON SURVEY CONSULTANTS INC.  
FEET 0 20 40 80 160  
METERS 0 5 10 20 40  
JOB NO. 7-230001 DWG NO. 1283.1D

- LEGEND
- CB. CONCRETE BOUND
  - EPLP ESCUTCHEON PIN IN LEAD PLUG
  - FND FOUND
  - R RECORD
  - S SURVEY
  - SBDH STONE BOUND WITH DRILL HOLE



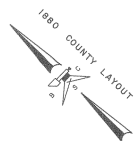
1308 B-7

1308-2









#### DATUM

ALL ELEVATIONS REFER TO N.G.V.D. OF 1929.  
BENCHMARK USED: ABOUT 0.5 MILE SOUTHEAST OF LEXINGTON CENTER IN THE NORTHWEST CORNER OF THE JUNCTION OF THE DRIVE TO THE BAY STATE NURSERIES AND MASS. AVE.; 13.2' NORTHEAST FROM FACE OF CURB ON NORTHEAST SIDE OF MASS. AVE. AND 43.9' NORTH FROM END OF CURB ON EASTERLY SIDE OF DRIVE.  
A U.S.C. & G.S. AND STATE SURVEY DISK STAMPED "54K-199.46", SET IN A CONCRETE MONUMENT, TOP OF WHICH IS 2" ABOVE THE GROUND ELEV. 199.46

100 YEAR FLOOD ELEVATION = 183.80

#### UTILITY NOTE

ALL UNDERGROUND UTILITIES SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM THE VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. GENERAL LAWS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACURATELY SHOWN BEFORE PLANNING FUTURE CONNECTIONS. THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED.

#### REFERENCES

MIDDLESEX REGISTRY OF DEEDS  
SOUTH DISTRICT  
DEED BK. 11880 PAGE 214  
\* \* \* 7396 \* 325

#### NOTES

THIS PLAN IS SUBJECT TO A COVENANT  
DATED SEPTEMBER 22, 1960  
BOOK PAGE

THIS PLAN IS SUBJECT TO A  
SPECIAL PERMIT DATED AUGUST 18, 1961

THIS PLAN IS SUBJECT TO A  
CERTIFICATE OF ACTION DATED  
AUGUST 12, 1986

#### LEGEND

BIT CONC	BITUMINOUS CONCRETE
CONC	CONCRETE
C.B.	CATCH BASIN
DB.C.B.	DOUBLE CATCH BASIN
G.G.	GAS GATE
U.P.	UTILITY POLE
D.M.H.	DRAIN MANHOLE
S.M.H.	SEWER MANHOLE
T.M.H.	TELEPHONE MANHOLE
R.C.P.	REINFORCED CONCRETE PIPE
—D—	DRAIN LINE
—S—	SEWER LINE
—W—	WATER LINE
—SS—	SEWER SERVICE
A	ASH
AP	APPLE
C	CHESTNUT
CH	CHERRY
E	ELM
HEM.	HEMLOCK
M	MAPLE
O	OAK
P	PINE
W	WILLOW
H.P.	HIGH PRESSURE
OH.W	OVERHEAD WIRE
I.P.	IRON PIPE
L.P.	LIGHT POLE
STY	STORY
T.W.	TWIN
W/F	WOOD FRAME
W/LIGHT	WITH LIGHT
—G—	GAS LINE
—T—	TELEPHONE
R	RECORD
S.B./D.H.	STONE BOUND / DRILL HOLE
FND.	FOUND
HYD.	HYDRANT
F.F.	FIRST FLOOR
—WS—	WATER SERVICE
L.C.B.	LEACHING CATCH BASIN
UU	UNDERGROUND UTILITIES
EMH	ELECTRIC MANHOLE

#### REVISIONS

NO.	DATE
1	7/11/86 ROAD, GRADING
2	8/15/86 NOTES

#### REFERENCES

#### PROJECT TITLE:

MASON'S HOLLOW  
A  
PLANNED RESIDENTIAL  
DEVELOPMENT  
IN  
LEXINGTON, MASS.  
(MIDDLESEX COUNTY)

OWNER & DEVELOPER:  
MOORE HOMES INC.  
181 BEDFORD ST.  
LEXINGTON, MASS. 02173

**BSC**  
The BSC Group

#### BSC-Bedford

18 North Road  
Bedford MA  
01730

617 275 7979

*Steven D. Pietro*

#### PROPOSED CONDITIONS

SCALE: 1" = 40'

DATE: JUNE 6, 1986

COMP/DESIGN:

CHECK:

DRAWN: P.J. COUGHLIN

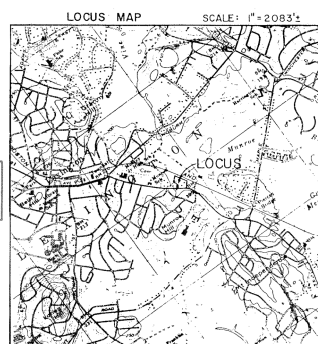
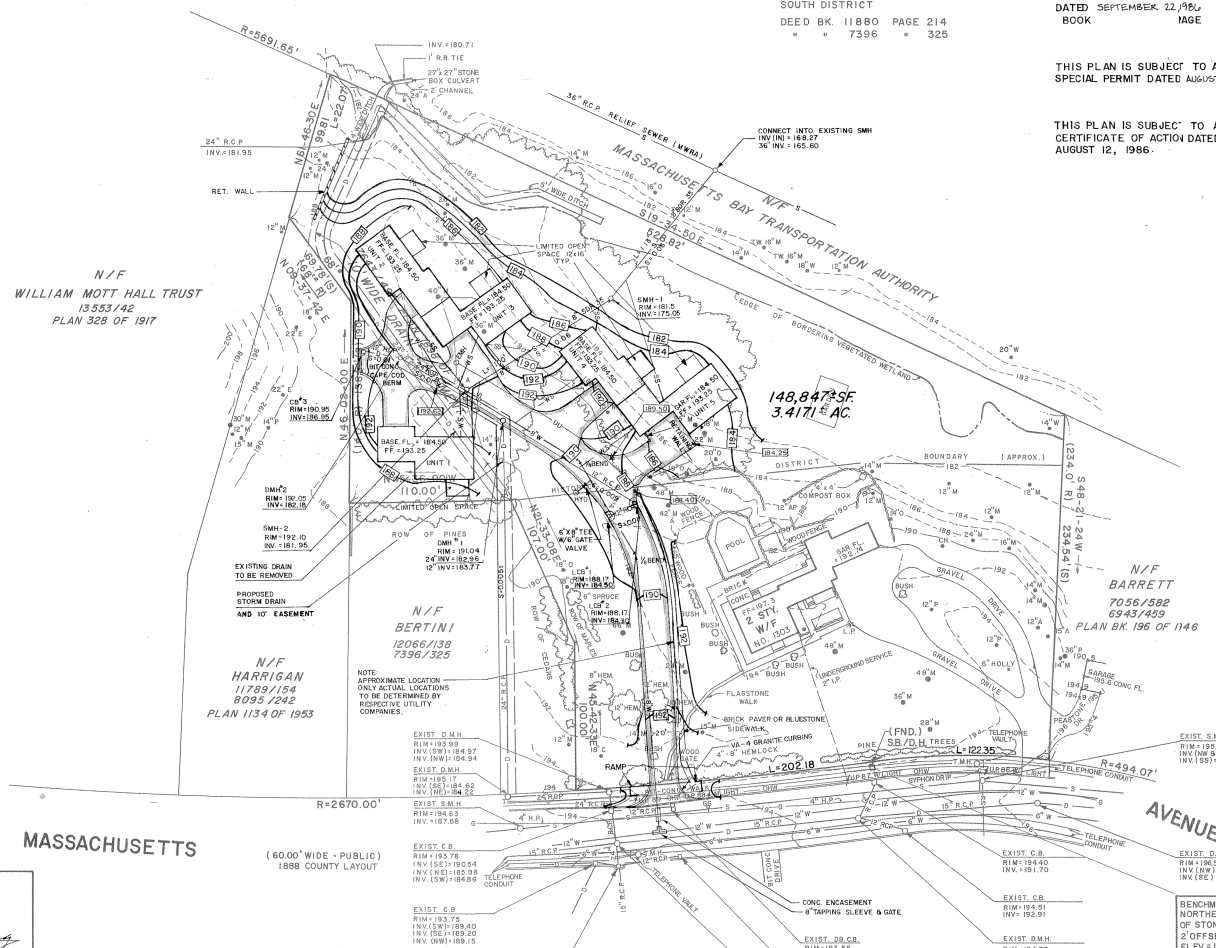
FILE NO:

DWG. NO. 1283.13

JOB NO. 7-2300.01

SHEET

3 OF 7



APPROVED BY  
LEXINGTON PLANNING BOARD  
*Frederick J. Whiting*  
*Kristen Freeman*  
*Barbara K. Lawrence*  
*Martha C. O'Neil*

Sept 22, 1986  
DATE

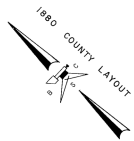
I, CLERK OF THE TOWN OF LEXINGTON, MASS.  
HEREBY CERTIFY THAT THE NOTICE OF APPROVAL  
OF THIS PLAN BY THE LEXINGTON PLANNING BOARD  
HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE  
AND NO APPEAL WAS RECEIVED DURING THE TWENTY  
DAYS NEXT AFTER SUCH RECEIPT AND RECORDING  
OF SAID NOTICE.

September 23, 1986  
DATE  
*Bonnie L. Lurie*  
TOWN CLERK

1308 D-7

1308-4





#### DATUM

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BENCHMARK USED: ABOUT 0.5 MILE SOUTHEAST OF LEXINGTON CENTER IN THE  
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A U.S.C. & G.S. AND STATE SURVEY DISK STAMPED "54K-199.46", SET IN A  
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#### UTILITY NOTE

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OMITTED OR INACCURATELY SHOWN BEFORE PLANNING FUTURE CONNECTIONS.  
THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED.

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SOUTH DISTRICT  
DEED BK. 11880 PAGE 214  
" \* 7396 \* 325

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THIS PLAN IS SUBJECT TO A  
CERTIFICATE OF ACTION DATED  
AUGUST 12, 1986

#### LEGEND

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CONC	CONCRETE
C.B.	CATCH BASIN
DB.C.B.	DOUBLE CATCH BASIN
G.G.	GAS GATE
U.P.	UTILITY POLE
D.M.H.	DRAIN MANHOLE
S.M.H.	SEWER MANHOLE
T.M.H.	TELEPHONE MANHOLE
R.C.P.	REINFORCED CONCRETE PIPE
-D-	DRAIN LINE
-S-	SEWER LINE
-W-	WATER LINE
-SS-	SEWER SERVICE
A	ASH
AP	APPLE
C	CHESTNUT
CH.	CHERRY
E	ELM
HEM.	HEMLOCK
M	MAPLE
O	OAK
P	PINE
W	WILLOW
H.P.	HIGH PRESSURE
OHW	OVERHEAD WIRE
I.P.	IRON PIPE
L.P.	LIGHT POLE
STY	STORY
T.W.	TWIN
W/F	WOOD FRAME
W/LIGHT	WITH LIGHT
-S-	TELEPHONE
R	RECORD
S	SURVEY
SB/D.H.	STONE BOUND / DRILL HOLE
FND.	FOUND

#### REVISIONS

NO. DATE

#### REFERENCES

#### PROJECT TITLE

**MASON'S HOLLOW**  
A  
PLANNED RESIDENTIAL  
DEVELOPMENT  
IN  
LEXINGTON, MASS.  
(MIDDLESEX COUNTY)

OWNER & DEVELOPER:  
MOORE HOMES INC.  
181 BEDFORD ST.  
LEXINGTON, MASS. 02173

**BSC**  
The BSC Group

#### BSC Bedford

18 North Road  
Bedford MA  
01730

617 275 7979



Donald J. Brand  
1/25/86

#### EXISTING CONDITIONS

SCALE: 1" = 40'

0 20 40 60 FEET

DATE: JUNE 6, 1986

COMP/DESIGN:

CHECK:

DRAWN: P.J. COUGHLIN

FIELD:

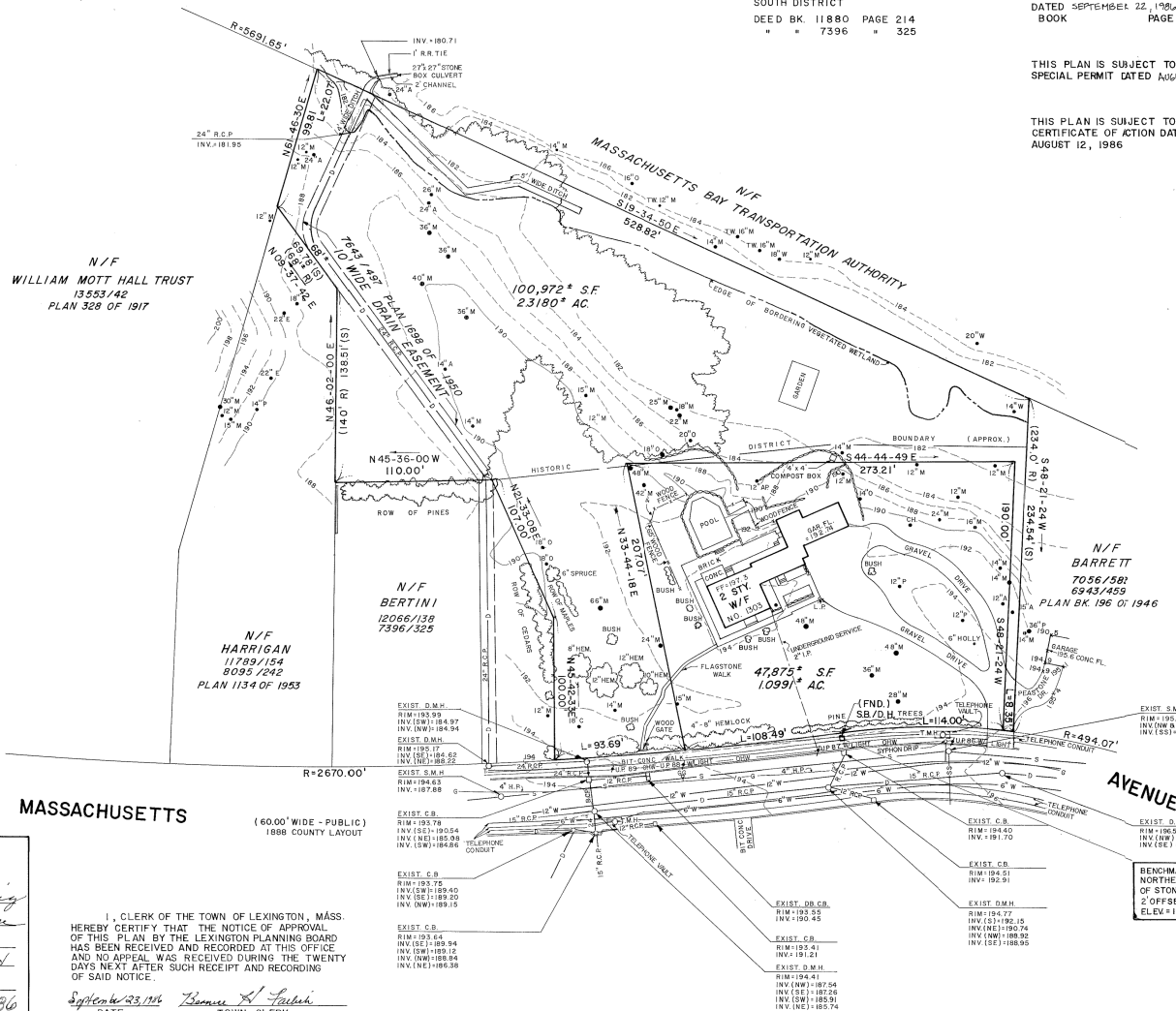
FILE NO:

DWG. NO. 1283.06

JOB NO. 72300.01

SHEET

4 OF 7



APPROVED BY  
LEXINGTON PLANNING BOARD

*Judith J. Uebing*

*Walter J. Brown*

*Thomas J. Brown*

*William C. Wadell*

April 22, 1986  
DATE

I, CLERK OF THE TOWN OF LEXINGTON, MASS.  
HEREBY CERTIFY THAT THE NOTICE OF APPROVAL  
OF THIS PLAN BY THE LEXINGTON PLANNING BOARD  
HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE  
AND NO APPEAL WAS RECEIVED DURING THE TWENTY  
DAYS NEXT AFTER SUCH RECEIPT AND RECORDING  
OF SAID NOTICE.

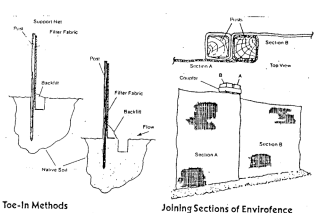
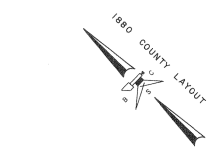
September 23, 1986  
DATE  
*Thomas A. Larkin*  
TOWN CLERK

1308-5

P.L.M. NUMBER 1308 (E-7) 1986  
RECORDING BOOK 17426 PAGE 555

1308 E-7





**Toe-In Methods**

**Joining Sections of Enviroweave**

**Enviroweave™ Sediment Control System Installation**

- Excavate 18 inch x 18 inch trench along the lower perimeter of the site.
- Unroll Enviroweave in sections at a time and position the posts against the back (downstream) wall of the trench (not side away from direction of flow).
- Place the top of fabric onto the undisturbed bottom of the trench. Backfill the trench and around the top of the fabric with compacted material.
- By tying the fabric to the undisturbed ground and placing and securing the fabric.

**N/F WILLIAM MOTT HALL TRUST 1353/42 PLAN 388 OF 1917**

**ENVIRONMENTAL AND SEDIMENTATION CONTROL MEASURES**

- Temporary diversion ditches, permanent ditches, channel and embankments, and any drained surface which will be exposed for a period of two months or more shall be considered critical vegetation areas. These areas shall be mulched with straw. Mulch shall be applied uniformly to a minimum blanket of sufficient thickness to completely hide the soil from view.
- Soil erosion and sedimentation control measures shall be installed and maintained on a daily basis to lessen their channel, temporary and permanent ditches and pipes are clear of debris, that measures are intact.
- Ditch shall be controlled by spraying or other approved methods as necessary, or as directed by the resident engineer.
- Control measure enclosures shall be provided around all drain inlets, prior to placing permanent pavement, to control siltation.
- Enviroweave control check dams are to be provided on 200' spacings within all drainage ditches and ditches and on all upstream sides of drainage pipes.

**REVISIONS OF CONSTRUCTION**

- Construction shall be supervised in such a manner that any area which is significantly disturbed shall first be protected with seedlings as follows:
  - Erosion control checks will be installed along edge of proposed developments as indicated on the plan.
  - After step A is completed, provide temporary and permanent ditches, directing the surface runoff to the areas indicated on the plan.
  - After step B, install other protective measures, including excavation of compensatory flood storage area, as indicated prior to commencing general construction.
- As general earthwork operations progress, temporary diversion ditches shall be raised or lowered, as necessary, to divert surface runoff to the basins.
- Pavement base course shall be installed over areas to be paved as soon as final topography are established and underground utility installations permit.
- Disturbed areas which are not to be paved shall be seeded as soon as final grade are established. Plantings shall also be initiated.

**N/F BERTINI 12066/138 7396/323**

**N/F HARRIGAN 11789/154 8095/242**

**PLAN 1134 OF 1953**

**MASSACHUSETTS**

(60.00' WIDE - PUBLIC)

1888 COUNTY LAYOUT

APPROVED BY LEXINGTON PLANNING BOARD

*Paul J. Whiting*  
*Robert J. Whiting*  
*Charles K. Whiting*  
*Martha C. Ward*

Sept 22, 1986  
DATE

September 23, 1986  
DATE

TOWN CLERK

**DATUM**

ALL ELEVATIONS REFER TO N.G.V.D. OF 1929.

**BENCHMARK USED** ABOUT 0.5 MILE SOUTHEAST OF LEXINGTON CENTER IN THE NORTHWEST CORNER OF THE JUNCTION OF THE DRIVE TO THE BAY STATE NURSERY AND MASS. AVE. 13.2' NORTHEAST FROM FACE OF CURB ON NORTHEAST SIDE OF MASS. AVE. AND 43.9' NORTH FROM END OF CURB ON EASTERLY SIDE OF DRIVE.

A U.S.C. & G.S. AND STATE SURVEY DISK STAMPED "54K-199 46", SET IN A CONCRETE MONUMENT, TOP OF WHICH IS 2" ABOVE THE GROUND. ELEV. = 199.46

100 YEAR FLOOD ELEVATION = 183.80

**NOTE:**

THIS PLAN IS TO BE UTILIZED FOR SEDIMENTATION AND EROSION CONTROL PURPOSES. FOR REVISIONS TO SITE PLAN SEE SHEET 3 OF 7.

**UTILITY NOTE**

ALL UNDERGROUND UTILITIES SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM THE VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. GENERAL LAWS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN BEFORE PLANNING FUTURE CONNECTIONS. THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED.

**REFERENCES:**

MIDDLESEX REGISTRY OF DEEDS  
SOUTH DISTRICT  
DEED BK. 11880 PAGE 214  
" " " 7396 " 325

**LEGEND**

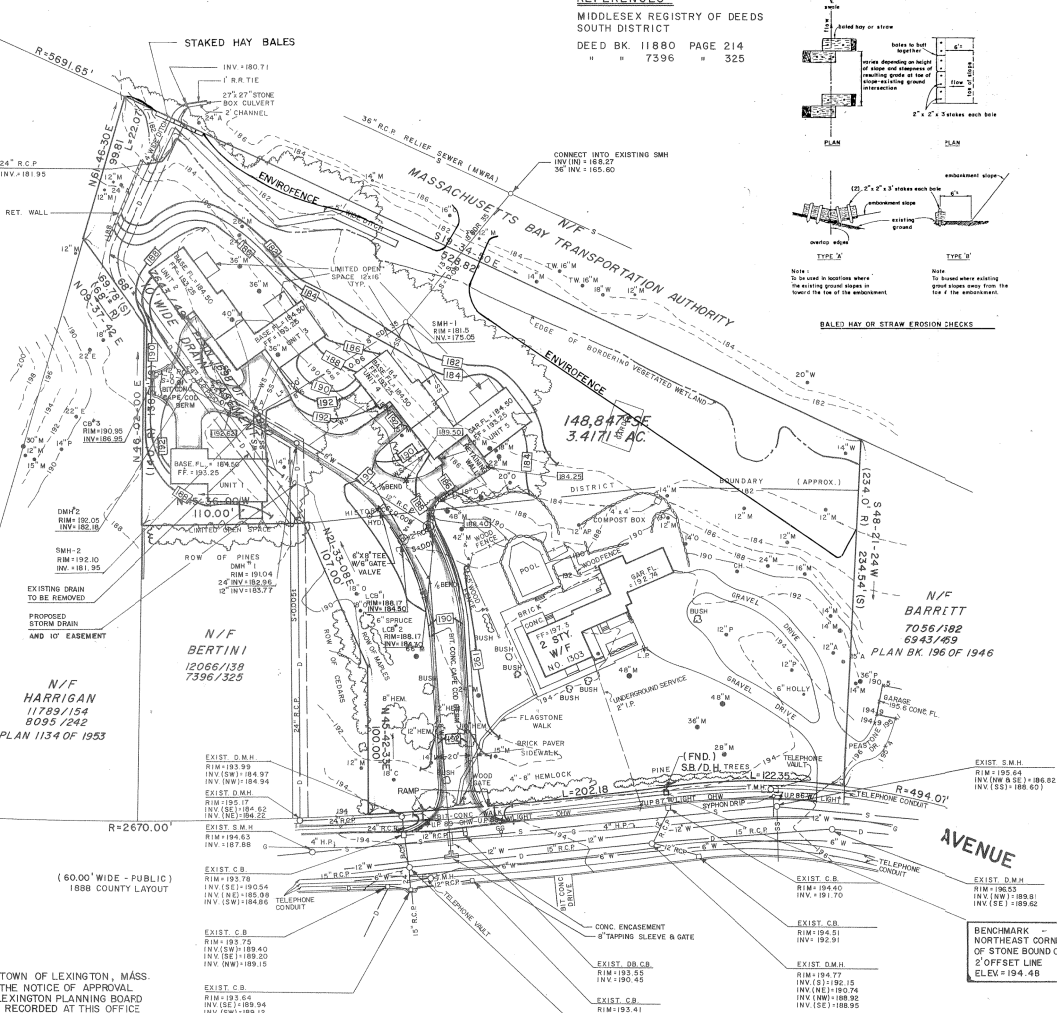
BIT CONC	BITUMINOUS CONCRETE
CONC	CONCRETE
CB	CATCH BASIN
DB.C.B.	DOUBLE CATCH BASIN
G.G.	GAS GATE
UP	UTILITY POLE
D.M.H.	DRAIN MANHOLE
S.M.H.	SEWER MANHOLE
TELEPHONE	TELEPHONE MANHOLE
R.C.P.	REINFORCED CONCRETE PIPE
—D—	DRAIN LINE
—S—	SEWER LINE
—W—	WATER LINE
—SS—	SEWER SERVICE
A	ASH
AP	APPLE
C	CHESTNUT
E	CHERRY
HEM.	HEMLOCK
M	MAPLE
O	OAK
P	PINE
W	WILLOW
H.P.	HIGH PRESSURE
OHV	OVERHEAD WIRE
I.P.	IRON PIPE
L.P.	LIGHT POLE
STY.	STORY
T.W.	TWIN
W/F	WOOD FRAME
W/LIGHT	WITH LIGHT
—G—	GAS LINE
—T—	TELEPHONE
R	RECORD
S	SURVEY
SB/D.H.	STONE BOUND / DRILL HOLE
FND.	FOUND
HYD.	HYDRANT
F.F.	FIRST FLOOR
—WS—	WATER SERVICE
L.C.B.	LEACHING CATCH BASIN

**NOTES:**

THIS PLAN IS SUBJECT TO A COVENANT DATED SEPTEMBER 22, 1986  
BOOK PAGE

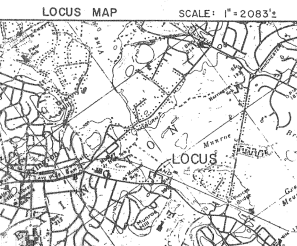
THIS PLAN IS SUBJECT TO A SPECIAL PERMIT DATED AUGUST 18, 1986

THIS PLAN IS SUBJECT TO A CERTIFICATE OF ACTION DATED AUGUST 12, 1986



**N/F BARRITT 7056/182 6943/69**

**PLAN BK. 196 OF 1946**



**SEDIMENTATION AND EROSION CONTROL**

SCALE: 1" = 40'

DATE: JUNE 6, 1986

COMP/DESIGN:

CHECK:

DRAWN: P.J. COUGHLIN

FIELD:

FILE NO:

DWG. NO. 1283.13

JOB NO. 7-2300.01

SHEET 5 OF 7

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	7/11/86	ROAD, GRADING
1	8/15/86	NOTES

**REFERENCES:**

1	7/11/86	ROAD, GRADING
1	8/15/86	NOTES

**PROJECT TITLE:**

**MASON'S HOLLOW**

**A**

**PLANNED RESIDENTIAL DEVELOPMENT**

**IN**

**LEXINGTON, MASS.**

**(MIDDLESEX COUNTY)**

**OWNER & DEVELOPER:**

MOORE HOMES INC.

181 BEDFORD ST.

LEXINGTON, MASS. 02173

**BSC**

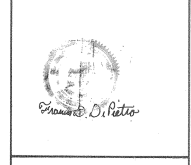
The BSC Group

**BSC-Bedford**

18 North Road

Bedford MA

01730



**SEDIMENTATION AND EROSION CONTROL**

SCALE: 1" = 40'

DATE: JUNE 6, 1986

COMP/DESIGN:

CHECK:

DRAWN: P.J. COUGHLIN

FIELD:

FILE NO:

DWG. NO. 1283.13

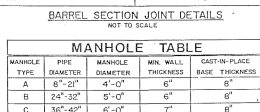
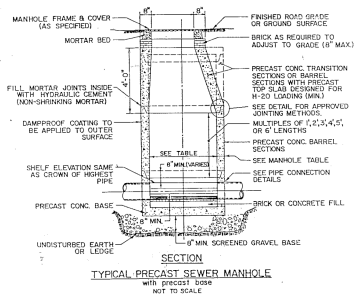
JOB NO. 7-2300.01

SHEET 5 OF 7

1308 F-7

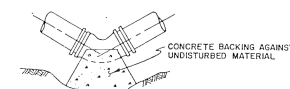
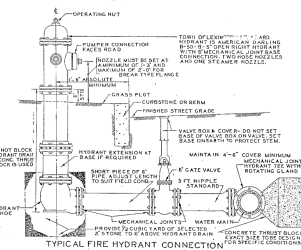
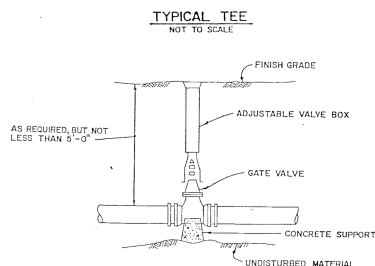
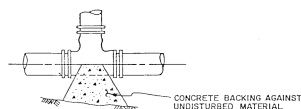
1308-6



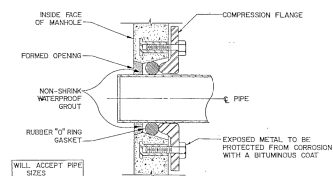


## GENERAL NOTES

1. ALL A.C. PIPE AT MANHOLE TO BE 3'-3" MAX. STUB (TYPICAL).  
NEXT LENGTH - 6'-6" PIECE (ALL VC PIPE AT MANHOLE TO BE  
5'-0" MAX. STUB (TYPICAL).
2. ALL PVC & RC PIPE AT MANHOLE TO BE 4'-0" MAX. STUB (TYPICAL).
3. CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A  
SMOOTH CONTINUATION OF THE SEWER INVERT. INVERT BRICKS  
SHALL BE LAID ON EDGE, WITH 2" FACE EXPOSED.
4. ALL GASKETS, SEALANTS, MORTAR & SLEEVES SHALL BE INSTALLED  
IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS.

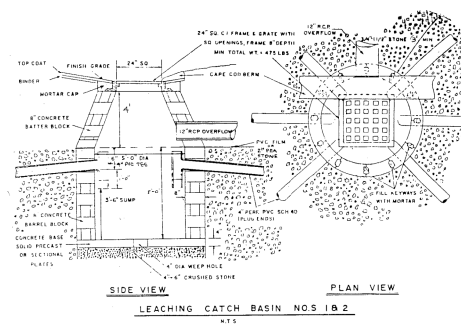
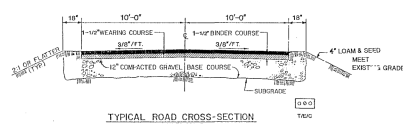


SIZE OF MAIN (IN.)	45° BEND	TEES & PLUGS	22 1/2° BEND
8" & LESS	8	10	8
10" & 12"	22	16	13



PIPE CONNECTION DETAIL  
using compression flange  
NOT TO SCALE

SEE GENERAL NOTES FOR PIPE LENGTHS AT MANHOLES



CONCRETE BACKING FOR WATER PIPE

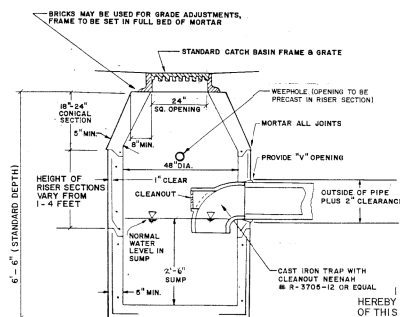
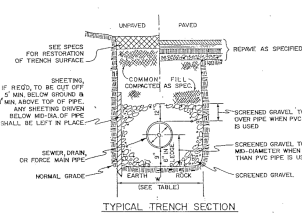
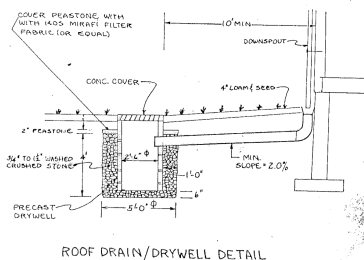
NOTES:

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DATED SEPTEMBER 22, 1986  
BOOK PAGE

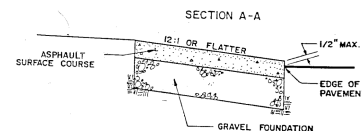
THIS PLAN IS SUBJECT TO A  
SPECIAL PERMIT DATED AUGUST 18, 1986

THIS PLAN IS SUBJECT TO A  
CERTIFICATE OF ACTION DATED  
AUGUST 12, 1986.

TRENCH WIDTH, W		
D DIAMETER OF PIPE	W UNSHEETED	W SHEETED
TO 12"	3'	4'
14" TO 24"	4'	5'
30" TO 36"	5'	6'



PRECAST CONCRETE CATCH BASIN  
WITH GAS TRAP AND CLEANOUT  
NOT TO SCALE



WHEEL CHAIR RAMP  
NOT TO SCALE

APPROVED BY  
LEXINGTON PLANNING BOARD

Judith J. Uhrig  
Karsten Strom  
Clem Klumpp  
M. antho J. W.

MAH  
OR EQUAL

I, CLERK OF THE TOWN OF LEXINGTON, MASS.  
HEREBY CERTIFY THAT THE NOTICE OF APPROVAL  
OF THIS PLAN BY THE LEXINGTON PLANNING BOARD  
HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE  
AND NO APPEAL WAS RECEIVED DURING THE TWENTY  
DAYS NEXT AFTER SUCH RECEIPT AND RECORDING  
OF SAID NOTICE.

September 28, 1986 Bessie L. Fisher  
DATE TOWN CLERK

9/22/86  
DATE

REVISIONS:

NO.	DATE	
1	2/10/86	MISC. REVISIONS
2	7/11/86	MISC. REVISIONS
3	8/15/86	NOTES

## REFERENCES:

PROJECT TITLE:

**MASON'S HOLLOW**  
A  
PLANNED RESIDENTIAL  
DEVELOPMENT  
IN  
LEXINGTON, MASS.  
(MIDDLESEX COUNTY)

OWNER & DEVELOPER:  
**MOORE HOMES INC.**  
181 BEDFORD ST.  
LEXINGTON, MASS. 02173


**BSC**  
The BSC Group

BSC-Redford

18 North Road  
Bedford MA  
01730

617 275 7979

## DETAILS

SCALE: 	
DATE: JUNE 6, 1986	
COMP/DESIGN: J. L. NOONAN	
CHECK: F. D. DIPIETRO	
DRAWN: N. MAZZONE	
FIELD:	
FILE NO:	
DWG NO: 1283.08	SHEET
JOB NO: 7-2300.01	6 OF 7

1308 G-7

1308-7



# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

475 Bedford Street - Definitive Subdivision Public Hearing

### **PRESENTER:**

Applicant: Pulte Homes of New  
England

### **ITEM NUMBER:**

### **SUMMARY:**

Pulte Homes of New England applied for approval of a definitive subdivision plan under §175-6.0 of the Planning Board's Subdivision Regulations. Application proposes subdividing property into 3 lots surrounding a cul-de-sac.

The property is located at 475 Bedford Street, Lexington, MA also known as Map 84, Lot 85A in the RO (One Family Dwelling) zoning districts.

Application materials may be viewed online at <https://lexingtonma.portal.opengov.com/records/105967>

A staff memo is attached. The applicant request two submittal items be waived and made a condition of approval. The applicant will present and the Board will discuss before opening up the hearing to public comments.

The application, as may be waived and conditioned by the Board, complies with the Board's Subdivision Regulations and Zoning Bylaw. Staff recommends approval and will prepare a draft approval decision for the Board's review on Wednesday.

### **SUGGESTED MOTION:**

Staff recommends approval with conditions. A suggested motion prepared by staff is below and may change during the course of the hearing.

Move to close the public hearing for the Definitive Subdivision for 475 Bedford Street.

Move to approve the request for two waivers to allow the submission of draft easement language and a construction phasing plan to be submitted prior to any site work and any construction for this development.

Move to approve the Definitive Subdivision for 475 Bedford Street with the 23 conditions of approval in the draft decision.



Move to have the Chair sign the decision and correct for any non-substantive changes such as grammar, typos, and consistency.

**FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

7/16/2025

**ATTACHMENTS:**

Description		Type
<input type="checkbox"/>	Staff Memo	Cover Memo
<input type="checkbox"/>	Plan Set date 6/25/25	Cover Memo





**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 475 Bedford Street: Residential Definitive Subdivision**

**Date: July 3 2025**

Property Information	
Project Address	475 Bedford Street
Applicant / Owner	Pulte Homes of New England / Cresset Lexington, LLC
Type of Review	Residential Definitive Subdivision
Permit Number	PLAN-25-30
Parcel ID	Map 84, Lot 85A
Zoning District	RO – One Family Dwelling
Property Size	392,040 SF or 9 Acres

Land Conditions	
Existing Conditions	The 9-acre property is currently improved with a single-story commercial/recreation building, surface parking with 274 parking spaces, a pool area, landscaping, and outdoor lighting.
Environmental Conditions	The property slopes down from west to east and wetlands are found both on the project site and on adjacent properties. The southeastern portion of the property is subject to a 250' wide easement for the Boston Edison Company, and contains overhead wires. In addition, the project site is subject to a 20' wide easement for the Town of Lexington sewer, and a 30' wide easement for the Tennessee Gas Transmission Company.

Dates & Deadlines	
Filed with Town Clerk	June 13, 2025
Filed with Health	June 17, 2025
Public Hearing Date	July 16, 2025
Action Deadline	September 11, 2025



<b>Action Required</b>	Approve with or without conditions and waivers; OR Disapprove with reasons stated in detail where the plan does not comply with the subdivision regulations.
<b>Appeal Period</b>	20 days from decision filing with Town Clerk

Waiver Requests	
<b>Ch. 175 § 6.1.D(10)</b>	The Applicant requests a waiver for c. 175 § 6.1.D(10) for Easements. The Applicant requests that the required draft language for proposed permanent and temporary easements be postponed to prior to recording of the subdivision as a condition of approval.
<b>Ch. 175 § 6.1.D(12)</b>	The Applicant requests a waiver for c. 175 § 6.1D(12) for Phasing. The Applicant requests that the required narrative and documentation be provided as a condition of approval.

Project Summary
<p>The Applicant is requesting approval of a definitive subdivision plan which proposes three residential (3) lots on an approximate 175-foot long roadway with a cul-de-sac.</p> <p>The Applicant submitted a preliminary subdivision plan with the Town Clerk on February 12, 2025 in order to preserve the 2024 Zoning Bylaw, which included this property in the MFO (Multi-Family Overlay) District. The Planning Board granted approval of the preliminary subdivision plan on March 27, 2025.</p> <p>Per Massachusetts state law, a submission of a preliminary subdivision plan can freeze the zoning on the land for eight years if a definitive subdivision plan is also submitted within 7 months.</p> <p>The Applicant is continuing with the subdivision process and has applied for a definitive subdivision plan freezing the 2024 Zoning Bylaw and Zoning Map that includes MFO (Multi-Family Overlay) district on the property. On March 17, 2025, Special Town Meeting (STM 2025-1) approved <u>Article 2 – Amend Section 7.5 of the Zoning Bylaw to Reduce Multi-Family Dwelling Unit Capacity</u>, removing the MFO overlay district. If the Definitive Plan is approved and endorsed by the Planning Board, the full 2024 Zoning Bylaw and Zoning Map including the MFO overlay district can be applied to the property for eight years from the date of the plan’s endorsement.</p>

Staff Comments
<p>The plan set was revised on June 18, 2025, per c. 175 § 6.1.C(5)(a)[6], to include sight lines at the intersection of Bedford Street and the proposed new road, and on June 25, 2025 to reference existing buildings and parking areas that are to be removed.</p> <p>Draft Home Owner’s Documents were revised on June 23, 2025, per c. 175 § 6.1.D(11)(b), to reference an agreement allocating the responsibility for and costs of maintenance among owners.</p>



The proposed lots each meet the required frontage of 150 feet, area of 30,000 sq. ft., and access requirements.

The proposed 52-foot ROW with a 22-foot wide roadway is appropriate for a residential subdivision.

The Applicant has provided written response to staff comments and conditions on the Preliminary Subdivision approval, dated 5/9/2025.

The Fire Department does not have any concerns.

The Board of Health received the application on February 12, 2025 and does not have any concerns.

The property contains wetland resources areas and the project requires a Notice of Intent be filed with the Conservation Commission. The Commission will review for compliance with their Regulations.

Engineering staff will conduct a full review of the stormwater upon receipt of the full application to the Conservation Commission. Test pits will be required to confirm the ESHGW and there should be a 2 ft. separation between the ESHGW and the bottom of any infiltration system.

Staff recommends approval. A draft definitive subdivision approval for the Board's review and consideration will be provided to the applicant and board members.

Staff recommend a condition of approval pertaining to the Applicant's responsibility for obtaining and necessary approvals from, or any other permits, licenses or approvals as necessary including the required application to the Conservation Commission.

Staff recommend a condition of approval requiring the Applicant to file a Notice of Intent with the Conservation Commission and receive an Order of Conditions prior to any site disturbance or construction related to this definitive subdivision plan. If the roadway layout and subsequently the layout of the lots to be created changes as part of the Conservation Commission review, the Applicant will be required to submit notice of modification to the Planning office and may require a new hearing with the Planning Board.



# Definitive Subdivision Plans

Issued for	Definitive Subdivision
Date Issued	June 6, 2025
Latest Issue	June 25, 2025

## Fieldside at Lexington Subdivision

475 Bedford Street  
Lexington, MA

### Owner

Cresset Lexington, LLC  
120 Water Street, Suite 200  
Boston, MA 02109

### Applicant

Pulte Homes of New England  
1900 West Park Drive, Suite 180  
Westborough, MA 01581

Assessor's Map: 84  
Lot: 85A



Sheet Index		
No.	Drawing Title	Latest Issue
C1.00	Legend and General Notes	June 6, 2025
C2.00	Site Context Plan	June 6, 2025
C2.01	Site Preparation, Sedimentation and Erosion Controls Plan	June 25, 2025
C3.01-C3.03	Abutters Plan	June 6, 2025
C4.00	Property Rights and Dimensional Standards	June 6, 2025
C5.00	Key Plan	June 6, 2025
C5.01-C5.02	Plan Sheet	June 6, 2025
C6.00	Street Layout and Profiles	June 18, 2025
C7.01-C7.02	Site Details	June 6, 2025
C8.00	Landscape Plan	June 6, 2025

Reference Drawings		
No.	Drawing Title	Latest Issue
Sv-1	Existing Conditions Plan of Land	October 10, 2024



260 Arsenal Place #2  
Watertown, MA 02472  
617.924.1770

Civil Engineer/Surveyor  
VHB  
260 Arsenal Place #2  
Watertown, MA 02472

Landscape Architect  
VHB  
260 Arsenal Place #2  
Watertown, MA 02472



APPROVED BY:  
LEXINGTON PLANNING BOARD

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

I, \_\_\_\_\_, CLERK OF THE TOWN OF  
LEXINGTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF  
APPROVAL OF THIS PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN  
RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS  
RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND  
RECORDING OF SAID NOTICE.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_







**Owner**

Cresset Lexington, LLC  
120 Water Street, Suite 200  
Boston, MA 02109

**Applicant**

Pulte Homes of New England  
1900 West Park Drive, Suite 180  
Westborough, MA 01581

APPROVED BY:  
LEXINGTON PLANNING BOARD

**KEY:**  
HP x HIGH POINT  
LP x LOW POINT  
← DIRECTION OF OVERLAND FLOW  
15-25% SLOPES  
25-40% SLOPES  
>40% SLOPES  
--- SOIL BOUNDARY

**SOILS INFORMATION:**  
SOILS INFORMATION DERIVED FROM THE USDA NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY OF MIDDLESEX COUNTY, MASSACHUSETTS.  
URL: <http://websoilsurvey.nrcs.usda.gov>.

SOIL INFORMATION	
SOIL UNIT	DESCRIPTION
52A	FREETOWN MUCK, 0 TO 1 PERCENT SLOPES
656	UDORTHENTS-URBAN LAND COMPLEX
631C	CHARLTON-URBAN LAND-HOLLIS COMPLEX, 3 TO 15 PERCENT SLOPES, ROCKY

- NOTES:**
1. THE TOPOGRAPHY HEREON WAS DERIVED FROM THE VHB SURVEY PERFORMED JUNE 17, 2021.
  2. THIS PLAN DOES NOT SHOW ANY EASEMENTS WHICH MAY EXIST.
  3. THE SOURCE OF NOISE AFFECTING THE SITE IS THE TRAFFIC FLOW ALONG BEDFORD STREET AND DRUMMER BOY WAY.
  4. THE SUBJECT PROPERTY IS LOCATED WITHIN THE ONE FAMILY DWELLING (RO) ZONING DISTRICT AND MULTI-FAMILY OVERLAY (MFO) DISTRICT.
  5. THE SUBJECT PROPERTY IS DEPICTED AS PARCEL 85A ON THE TOWN OF LEXINGTON'S ASSESSOR'S MAP 84.



**Fieldside at Lexington Subdivision**  
475 Bedford Street  
Lexington, Massachusetts

No.	Revision	Date	Appr'd.

Designed by **PTM** Checked by **KSS**  
Issued for **Definitive Residential Subdivision** Date **June 6, 2025**

**Not Approved for Construction Site Context Plan**





260 Arsenal Place #2  
Watertown, MA 02472  
617.924.1770

Owner

Cresset Lexington, LLC  
120 Water Street, Suite 200  
Boston, MA 02109

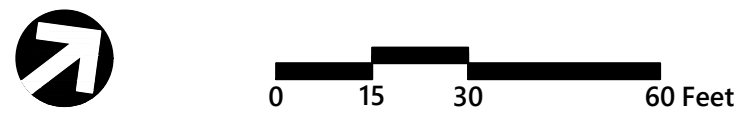
Applicant

Pulte Homes of New England  
1900 West Park Drive, Suite 180  
Westborough, MA 01581

Legend

- BUILDING DEMO
- EXISTING UTILITIES TO BE REMOVED AND DISPOSED
- PAVEMENT, CONCRETE, SIDEWALKS, GRAVEL DRIVEWAYS TO BE REMOVED AND DISPOSED

APPROVED BY:  
LEXINGTON PLANNING BOARD

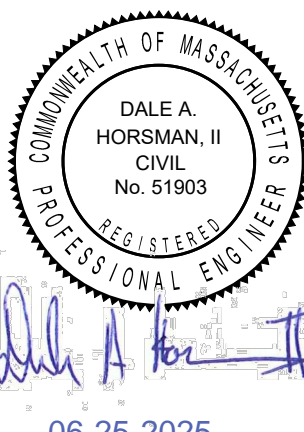


Fieldside at Lexington  
Subdivision  
475 Bedford Street  
Lexington, Massachusetts

No.	Revision	Date	Appr.

Designed by	PTM	Checked by	KSS
Issued for		Date	June 6, 2025

Definitive Residential  
Subdivision  
Not Approved for Construction  
Drawing Title  
**Site Preparation,  
Sedimentation and Erosion  
Controls Plan**  
Drawing Number



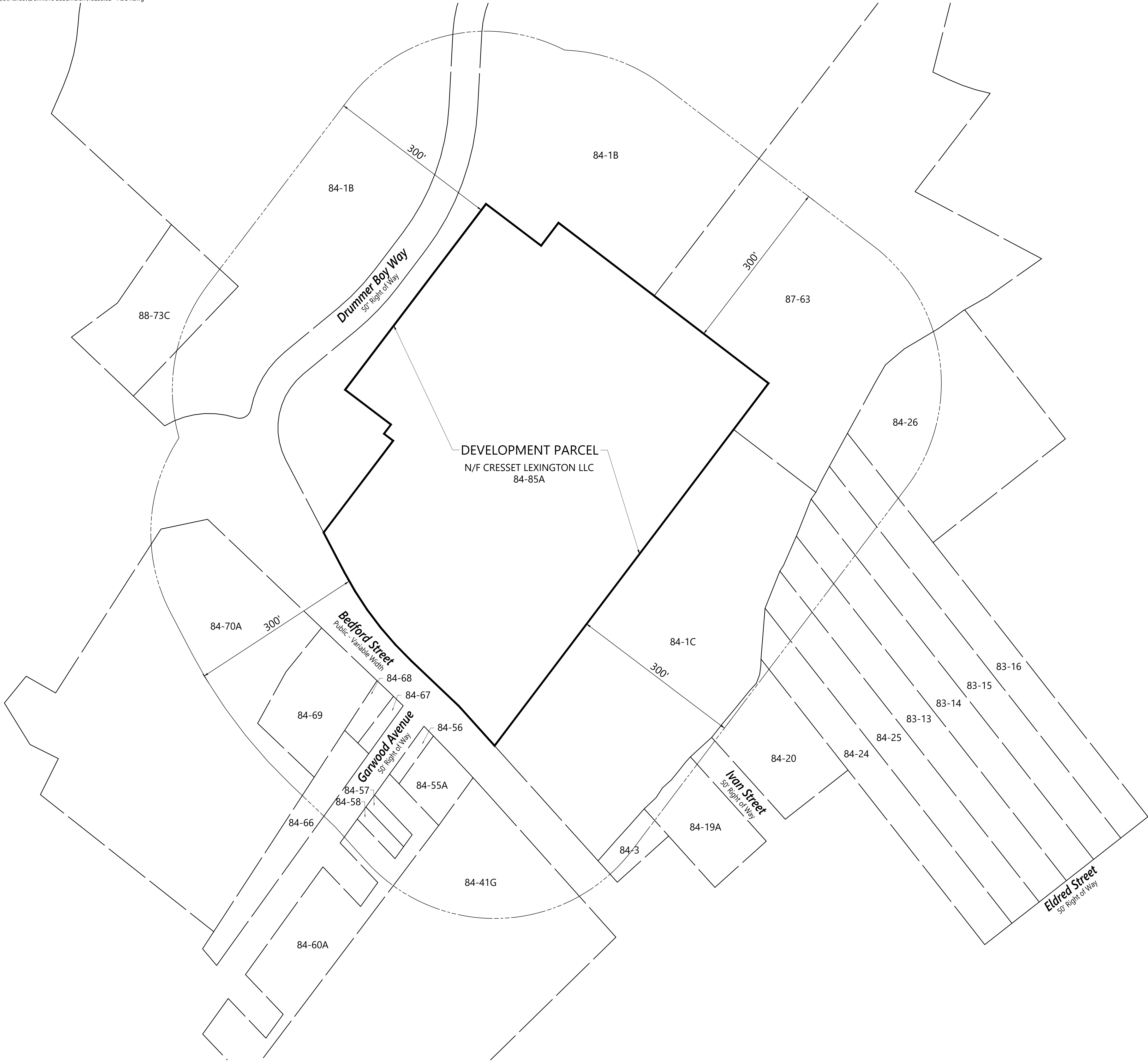
C2.01

Sheet 3 of 14

Project Number  
15233.02

06-25-2025







vhb.com

260 Arsenal Place #2  
Watertown, MA 02472  
617.924.1770


Owner

Cresset Lexington, LLC  
120 Water Street, Suite 200  
Boston, MA 02109

Applicant

Pulte Homes of New England  
1900 West Park Drive, Suite 180  
Westborough, MA 01581

APPROVED BY:  
LEXINGTON PLANNING BOARD



04080160 Feet

Fieldside at Lexington  
Subdivision  
475 Bedford Street  
Lexington, Massachusetts

No.	Revision	Date	Appr'd.

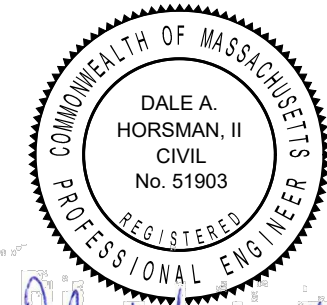
Designed by	PTM	Checked by	KSS
Issued for		Date	June 6, 2025

Definitive Residential  
Subdivision  
Not Approved for Construction

Drawing Title

Abutters Plan

Drawing Number



C3.01

Sheet 3 of 13

Project Number 15233.02





260 Arsenal Place #2  
Watertown, MA 02472  
617.924.1770

Owner

Cresset Lexington, LLC  
120 Water Street, Suite 200  
Boston, MA 02109

Applicant

Pulte Homes of New England  
1900 West Park Drive, Suite 180  
Westborough, MA 01581

APPROVED BY:  
LEXINGTON PLANNING BOARD

Fieldside at Lexington  
Subdivision

475 Bedford Street  
Lexington, Massachusetts

No.	Revision	Date	Appr'd.

Designed by	PTM	Checked by	KSS
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Issued for  
Definitive Residential Subdivision

Date  
June 6, 2025

Not Approved for Construction

Drawing Title

Abutters Plan

COMMONWEALTH OF MASSACHUSETTS  
DALE A. HORSMAN, II  
CIVIL  
No. 51903  
PROFESSIONAL ENGINEER

06-06-2025

Sheet 4 of 13

Project Number 15233.02

ID	Site Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Owner Country
83-13	24 ELDRED ST	JOSEPH ROBERT J & MAUREEN F	24 ELDRED ST	LEXINGTON	MA	02420	USA
83-14	26 ELDRED ST	GITERMAN LORI J	26 ELDRED ST	LEXINGTON	MA	02420	
83-15	28 ELDRED ST	LUTHER EDNA C	28 ELDRED ST	LEXINGTON	MA	02420	USA
83-16	32 ELDRED ST	JOSEPH TR JEAN M	32 ELDRED ST	LEXINGTON	MA	02420	
84-19A	IVAN ST	TOWN OF LEXINGTON	1625 MASS AVE	LEXINGTON	MA	02420	USA
84-1B	1-108 DRUMMER BOY WAY	DRUMMER BOY HOMES ASSOCIATION, INC	13 DRUMMER BOY WAY	LEXINGTON	MA	02420	
84-1B-1	1 FIFER LN	PALADUGU GAUTHAM &	274 MARRETT RD	LEXINGTON	MA	02421	USA
84-1B-10	10 FIFER LN	CAO QU	10 FIFER LN	LEXINGTON	MA	02420	
84-1B-100	58 FIFER LN	CHU LIANG - HUI	58 FIFER LN	LEXINGTON	MA	02421	USA
84-1B-101	59 FIFER LN	LANE TR KRISTA LOUISE	59 FIFER LN	LEXINGTON	MA	02420	
84-1B-102	60 FIFER LN	TATSUTA NORIAKI &	60 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-103	61 FIFER LN	SETHI AMIT	61 FIFER LN	LEXINGTON	MA	02420	
84-1B-104	62 FIFER LN	LIU HONG	62 FIFER LN	LEXINGTON	MA	02420	
84-1B-105	63 FIFER LN	COLMAN STEVEN L &	63 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-106	64 FIFER LN	COVIC LIDIJA	64 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-107	65 FIFER LN	PRESCOTT TR KENNETH WAYNE & HACKMAN TR SANDRA LEE	65 FIFER LN	LEXINGTON	MA	02420	
84-1B-108	66 FIFER LN	FULLMER W CARSON &	66 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-109	67 FIFER LN	ZHANG LU	67 FIFER LN	LEXINGTON	MA	02420	
84-1B-11	11 FIFER LN	KARIM RIZWANUL & MALIHA TRS	11 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-110	68 FIFER LN	BISHOP DIANA J TRUSTEE	68 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-111	69 FIFER LN	NEVES SABRINA MUNERATO A &	69 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-112	70 FIFER LN	DIXON LINDA J	70 FIFER LANE	LEXINGTON	MA	02420	USA
84-1B-113	71 FIFER LN	ZHOU NAXIN	71 FIFER LN UNIT 71	LEXINGTON	MA	02420	USA
84-1B-114	72 FIFER LN	WIENER JEFFREY	72 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-115	73 FIFER LN	DAVULURI GANESH V N	73 FIFER LN	LEXINGTON	MA	02420	
84-1B-116	74 FIFER LN	ZOU ZHIYAN	74 FIFER LN	LEXINGTON	MA	02420	
84-1B-117	75 FIFER LN	SLOBODCHIKOV EVGENY V	75 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-118	76 FIFER LN	CHOI JUNG HOON	76 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-119	77 FIFER LN	ZHANG WEI &	77 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-12	12 FIFER LN	VERMA ANSHUM	12 FIFER LN	LEXINGTON	MA	02420	
84-1B-120	78 FIFER LN	SHEN BEI	6 LORING RD	LEXINGTON	MA	02420	USA
84-1B-121	79 FIFER LN	YOUNG EDITH &	79 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-122	80 FIFER LN	MEZHIROV ALEXANDER &	80 FIFER LN	LEXINGTON	MA	02421	USA
84-1B-123	81 FIFER LN	KIM, TR CHIEUN	81 FIFER LN	LEXINGTON	MA	02420	
84-1B-124	82 FIFER LN	SHAW FREDERICK W JR & CUTLER	15 BEAVER POND RD	BELLINGHAM	MA	02019	USA
84-1B-125	83 FIFER LN	KNOWLES LESLIE	83 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-126	84 FIFER LN	LISBOA ELIANE P DESOUBA &	84 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-127	85 FIFER LN	JADHAV SATISH	85 FIFER LN	LEXINGTON	MA	02420	
84-1B-128	86 FIFER LN	FULCINITI GAIL	86 FIFER LN	LEXINGTON	MA	02420	
84-1B-129	87 FIFER LN	BECKER DAVID S & BECKER MARJORIE L TRS	87 FIFER LN	LEXINGTON	MA	02421	USA
84-1B-13	13 FIFER LN	DOUGLAS TR LAURIE ANNE	13 FIFER LN	LEXINGTON	MA	02420	
84-1B-130	88 FIFER LN	XIONG WENWEI &	88 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-131	89 FIFER LN	KOVARI GEORGE D & DANA G TRUSTEES	89 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-132	90 FIFER LN	BRONER MARTHA TRUSTEE	90 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-133	91 FIFER LN	LANDERS R MICHAEL	91 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-134	92 FIFER LN	NI HAIHONG &	87 OLD BURLINGTON RD	BEDFORD	MA	01730	USA
84-1B-135	93 FIFER LN	KINZER LOIS A	93 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-136	94 FIFER LN	SETYAWAN JULIANA	106 RUDDOCK RD	SUDBURY	MA	01776	USA
84-1B-137	95 FIFER LN	RAMANATHAN PALANIAPPAN	95 FIFER LN	LEXINGTON	MA	02420	

ID	Site Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Owner Country
84-1B-138	96 FIFER LN	BAJAJ NITIN &	96 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-139	97 FIFER LN	CUI YUE	97 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-14	14 FIFER LN	FARRELL KERRY E & JABER AFSHIN TRUSTEES	11 PLUM ISLAND TURNPIKE	NEWBURYPORT	MA	01950	USA
84-1B-140	98 FIFER LN	LIM LIONEL SHEUNG HAN &	98 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-141	99 FIFER LN	MADDOX JENNY	99 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-142	100 FIFER LN	REVELLE CYNTHIA M TRUSTEE	100 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-143	101 FIFER LN	WEST JANET	101 FIFER LN	LEXINGTON	MA	02420	
84-1B-144	102 FIFER LN	ONAIZA ANIE	102 FIFER LN	LEXINGTON	MA	02420	
84-1B-145	103 FIFER LN	LI GANG &	103 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-146	104 FIFER LN	LOSS, TR ROBERT	104 FIFER LN	LEXINGTON	MA	02420	
84-1B-147	105 FIFER LN	KIM CHE HOON	105 FIFER LN	LEXINGTON	MA	02420	
84-1B-148	106 FIFER LN	PATKIN MURRAY S TRUSTEE	106 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-149	107 FIFER LN	SPALDING JANE	107 FIFER LN	LEXINGTON	MA	02420	
84-1B-15	15 FIFER LN	AHARA CONSTANCE E	15 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-150	108 FIFER LN	DER SIRAKIAN ARAM &	108 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-16	16 FIFER LN	THIRULNIKOV VITALY &	16 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-17	17 FIFER LN	TURIN JACQUELINE W	17 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-18	18 FIFER LN	GHOSH PARTHA S &	7 WAINWRIGHT ROAD #66	WINCHESTER	MA	01890	USA
84-1B-19	19 FIFER LN	LI YONGTAO	19 FIFER LN	LEXINGTON	MA	02420	
84-1B-2	2 FIFER LN	CARL CHARLES W	2 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-20	20 FIFER LN	XIAO WEICAN &	20 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-21	21 FIFER LN	ZAI MARVIN HO - MING &	21 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-22	22 FIFER LN	GHOSH PARTHA &	7 WAINWRIGHT RD UNIT 66	WINCHESTER	MA	01890	USA
84-1B-23	23 FIFER LN	HAMILTON PHILIP K &	23 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-24	24 FIFER LN	TOUGHARI MOHSEN REZAPOUR	24 FIFER LN	LEXINGTON	MA	02420	
84-1B-25	25 FIFER LN	MCSHINE RANDALL H & ZHANG XIAOQI S TRS	71 MIDDLE ST	LEXINGTON	MA	02421	USA
84-1B-26	26 FIFER LN	RUVINSKY ANATOLY	26 FIFER LN	LEXINGTON	MA	02420	
84-1B-27	27 FIFER LN	KWAK YONG MIN &	27 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-28	28 FIFER LN	DESAI SMITA K	28 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-29	1 DRUMMER BOY WAY	ADGAONKAR SANDEEP NAGESH &	59 FREEMONT ST	LEXINGTON	MA	02421	USA
84-1B-3	3 FIFER LN	LO CONTE FORTUNATA MARIA	3 FIFER LANE	LEXINGTON	MA	02420	USA
84-1B-30	2 DRUMMER BOY WAY	WOODWORTH GAIL S	4 OSBORNE COURT UNIT 1	NEWPORT	RI	02840	USA
84-1B-31	3 DRUMMER BOY WAY	LIU ZHU	3 DRUMMER BOY WAY	LEXINGTON	MA	02420	
84-1B-32	4 DRUMMER BOY WAY	RADLO TRS MURRAY D & RITA & FITZPATRICK TR MARIBETH	4 DRUMMER BOY WAY	LEXINGTON	MA	02420	
84-1B-33	5 DRUMMER BOY WAY	RUBIN PAUL J TRUSTEE	5 DRUMMER BOY WAY	LEXINGTON	MA	02420	USA
84-1B-34	6 DRUMMER BOY WAY	SHOOR JYLLIAN TRS	6 DRUMMER BOY WAY	LEXINGTON	MA	02420	USA
84-1B-35	7 DRUMMER BOY WAY	SOOD DEEPIKA	7 DRUMMER BOY WAY	LEXINGTON	MA	02420	
84-1B-36	8 DRUMMER BOY WAY	GOHIL SMITA	8 DRUMMER BOY WAY	LEXINGTON	MA	02420	USA
84-1B-37	9 DRUMMER BOY WAY	CHRYSOSTOMOU COSTAS	9 DRUMMER BOY WAY	LEXINGTON	MA	02420	
84-1B-38	10 DRUMMER BOY WAY	US BANK TRUST NATIONAL ASSOCIATION TR C/O SELENE FINANCE	3501 OLYMPUS BLVD 5TH FLR	DALLAS	TX	75019	
84-1B-39	11 DRUMMER BOY WAY	DAD SHAHID	5 LALIA LN	BILLERICA	MA	01821	
84-1B-4	4 FIFER LN	CHEN GUOXIN	4 FIFER LN	LEXINGTON	MA	02420	USA
84-1B-40	12 DRUMMER BOY WAY	WONG DORIS SUE	12 DRUMMER BOY WAY	LEXINGTON	MA	02420	USA
84-1B-41	14 DRUMMER BOY WAY	SARKHOT YOGESH V	14 DRUMMER BOY WAY	LEXINGTON	MA	02420	
84-1B-42	15 DRUMMER BOY WAY	SHILMAN VITALY H &	15 DRUMMER BOY WAY	LEXINGTON	MA	02420	USA
84-1B-43	16 DRUMMER BOY WAY	BATLAPENUMARTHY HARISH &	16 DRUMMER BOY WAY	LEXINGTON	MA	02420	USA
84-1B-44	17 DRUMMER BOY WAY	LI ANYIN	17 DRUMMER BOY WAY	LEXINGTON	MA	02420	
84-1B-45	18 DRUMMER BOY WAY	KHORAKIWALA HASIM AND KHORAKIWALA FATEMA	18 DRUMMER BOY WAY	LEXINGTON	MA	02420	USA
84-1B-46	19 DRUMMER BOY WAY	BAIRD CYNTHIA C	36 COLONY ROAD	LEXINGTON	MA	02420	USA







RESERVED FOR REGISTRY USE ONLY

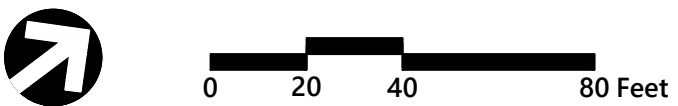
**Owner**

Cresset Lexington, LLC  
120 Water Street, Suite 200  
Boston, MA 02109

**Applicant**

Pulte Homes of New England  
1900 West Park Drive, Suite 180  
Westborough, MA 01581

APPROVED BY:  
LEXINGTON PLANNING BOARD



**Fieldside at Lexington  
Subdivision**

475 Bedford Street  
Lexington, Massachusetts

No.	Revision	Date	Appr.

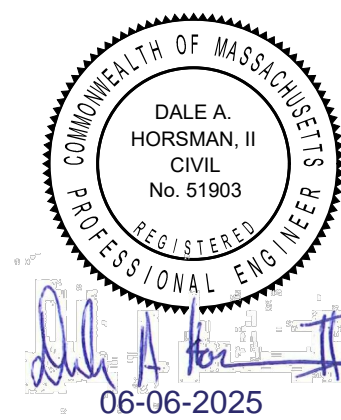
Designed by	PTM	Checked by	KSS
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Issued for		Date	June 6, 2025
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**Definitive Residential  
Subdivision**

Not Approved for Construction

**Property Rights and  
Dimensional Standards**

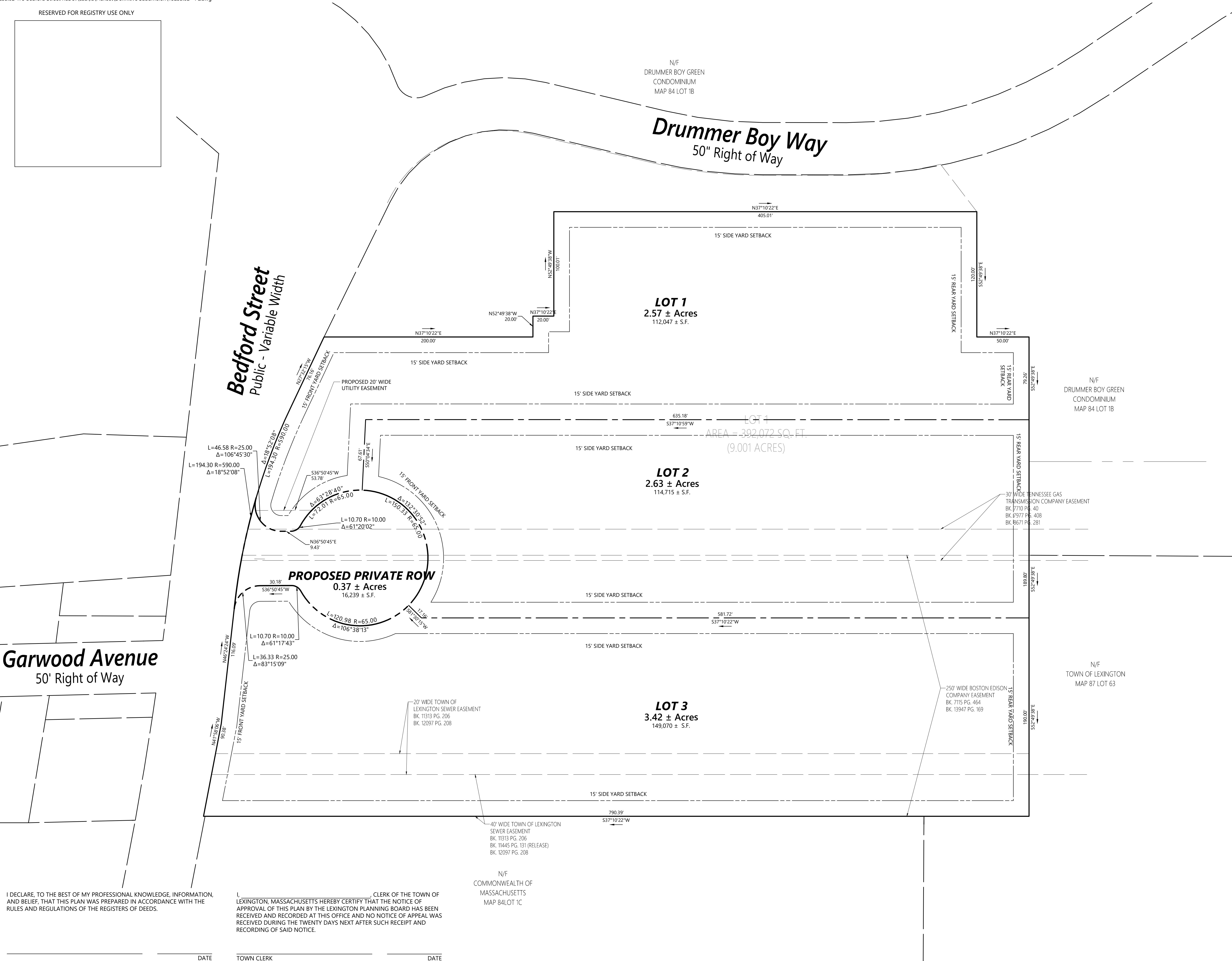


Drawing Number

**C4.00**

Sheet 6 of 13

Project Number  
15233.02



I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION,  
AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE  
RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

I, \_\_\_\_\_, CLERK OF THE TOWN OF  
LEXINGTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF  
APPROVAL OF THIS PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN  
RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS  
RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND  
RECORDING OF SAID NOTICE.

N/F  
COMMONWEALTH OF  
MASSACHUSETTS  
MAP 84 LOT 1C



Notes

General

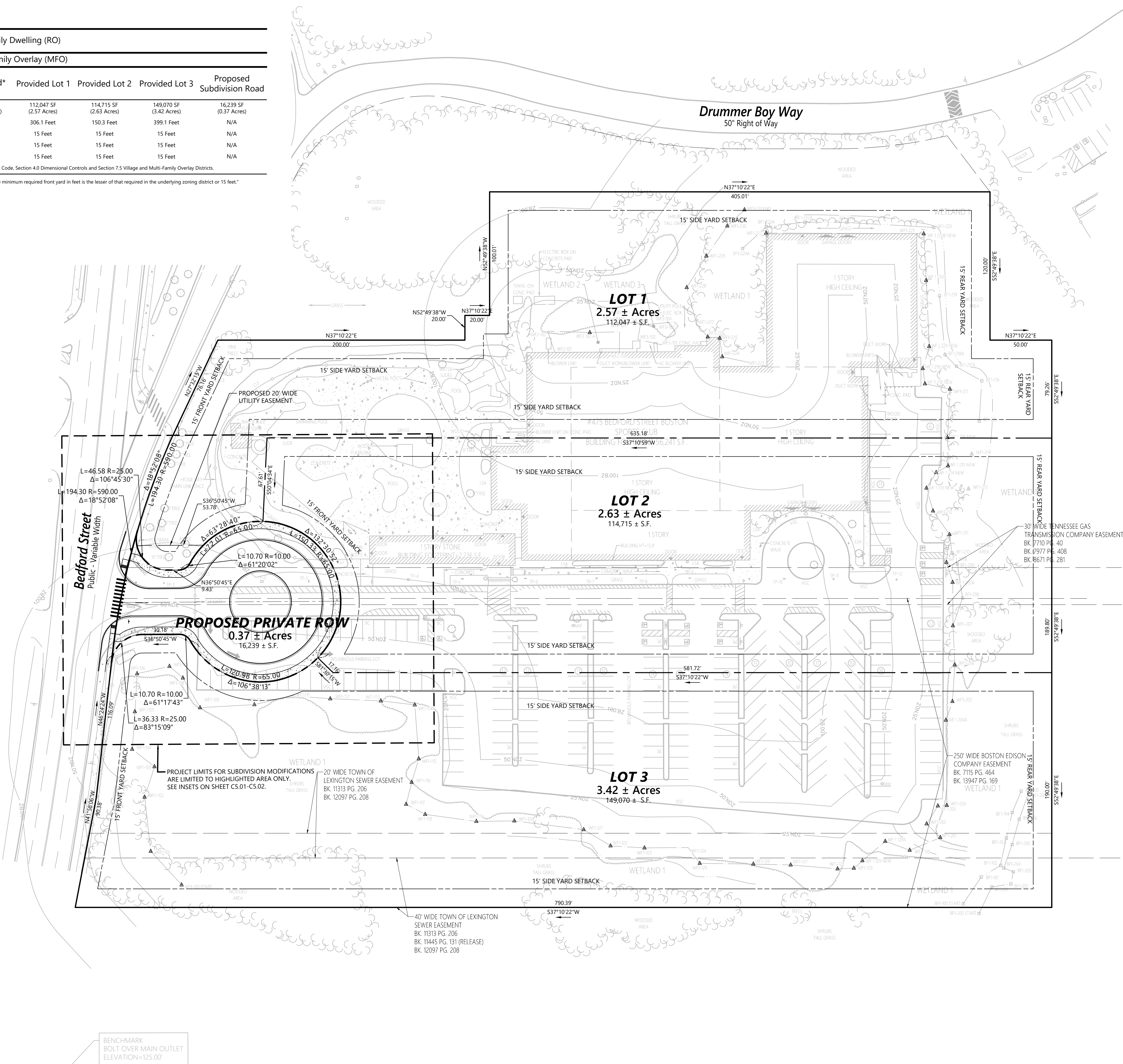
1. HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.

Zoning Summary Chart

Zoning District(S):	One Family Dwelling (RO)				
Overlay District(S):	Multi-Family Overlay (MFO)				
Zoning Regulation Requirements	Required*	Provided Lot 1	Provided Lot 2	Provided Lot 3	Proposed Subdivision Road
MINIMUM LOT AREA	30,000 SF (0.69 Acres)	112,047 SF (2.57 Acres)	114,715 SF (2.63 Acres)	149,070 SF (3.42 Acres)	16,239 SF (0.37 Acres)
FRONTAGE	150 Feet	306.1 Feet	150.3 Feet	399.1 Feet	N/A
FRONT YARD SETBACK <sup>1</sup>	15 Feet	15 Feet	15 Feet	15 Feet	N/A
SIDE YARD SETBACK	15 Feet	15 Feet	15 Feet	15 Feet	N/A
REAR YARD SETBACK	15 Feet	15 Feet	15 Feet	15 Feet	N/A

\* Zoning regulation requirements as specified in Town of Lexington Zoning Code, Section 4.0 Dimensional Controls and Section 7.5 Village and Multi-Family Overlay Districts.

<sup>1</sup> As specified in Town of Lexington Zoning Code, Section 7.5.5 Note 5, "The minimum required front yard in feet is the lesser of that required in the underlying zoning district or 15 feet."



260 Arsenal Place #2  
Watertown, MA 02472  
617.924.1770

Owner

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1900 West Park Drive, Suite 180  
Westborough, MA 01581

APPROVED BY:  
LEXINGTON PLANNING BOARD




0 20 40 80 Feet

Fieldside at Lexington Subdivision

475 Bedford Street  
Lexington, Massachusetts

No.	Revision	Date	Appr'd.

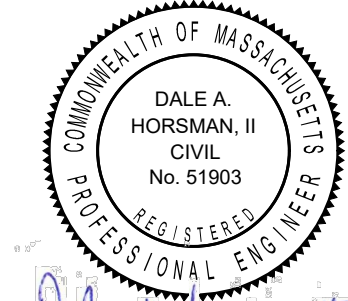
Designed by	PTM	Checked by	KSS
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Issued for	Definitive Residential Subdivision	Date	June 6, 2025
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Not Approved for Construction

Drawing Title

Key Plan



06-06-2025

Drawing Number

C5.00

Sheet 7 of 13

Project Number  
15233.02




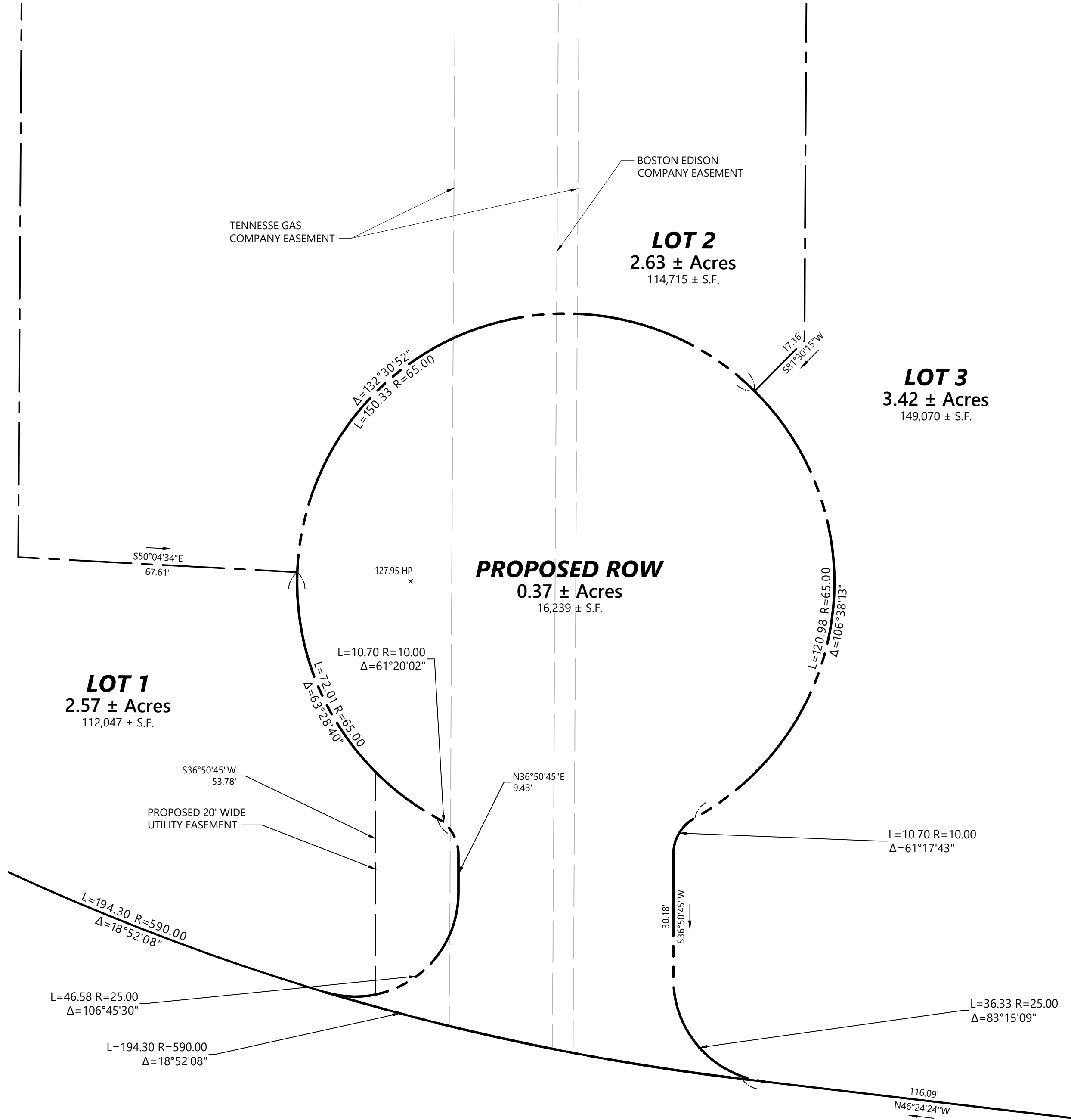
Notes

General

1. HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983.  
ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.

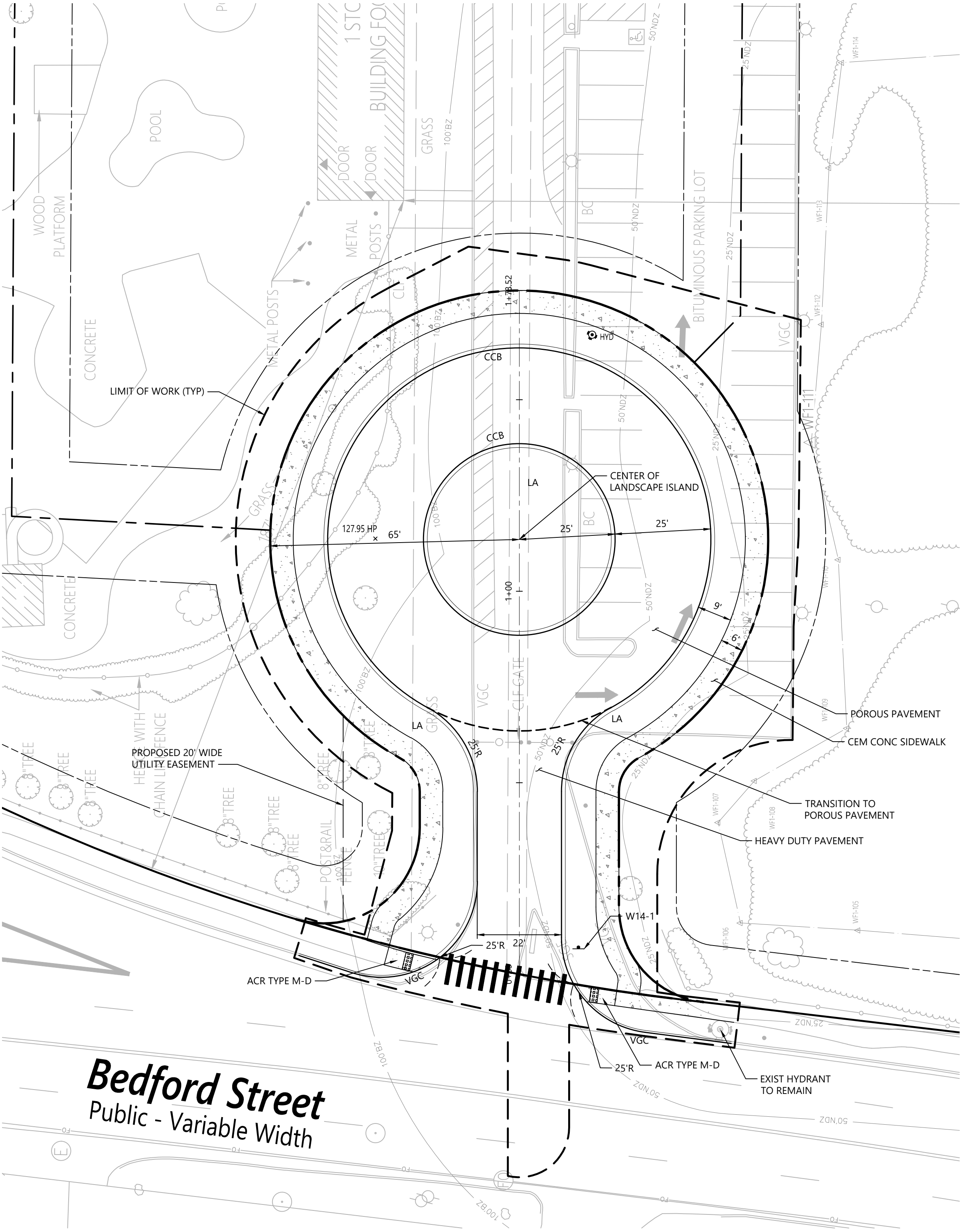
Sign Summary

M.U.T.C.D. Number	Specification		Desc.
	Width	Height	
W14-1	30"	30"	



**Bedford Street**  
Public - Variable Width

PROPERTY LINE PLAN



**Bedford Street**  
Public - Variable Width

LAYOUT AND MATERIALS



vhb.com

260 Arsenal Place #2  
Watertown, MA 02472  
617.924.1770

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APPROVED BY:  
LEXINGTON PLANNING BOARD



**Fieldside at Lexington Subdivision**  
475 Bedford Street  
Lexington, Massachusetts

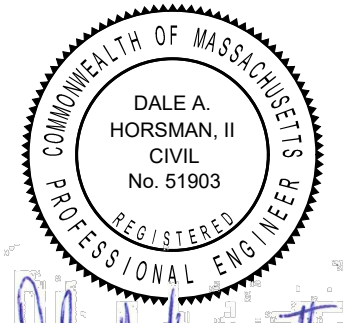
No.	Revision	Date	Appr'd.

Designed by PTM	Checked by KSS
Issued for Definitive Residential Subdivision	Date June 6, 2025

Not Approved for Construction

Drawing Title  
**Plan Sheet**

Drawing Number



DALE A. HORSMAN, II  
CIVIL  
No. 51903

**C5.01**

Sheet 8 of 13

Project Number  
15233.02



Notes

General

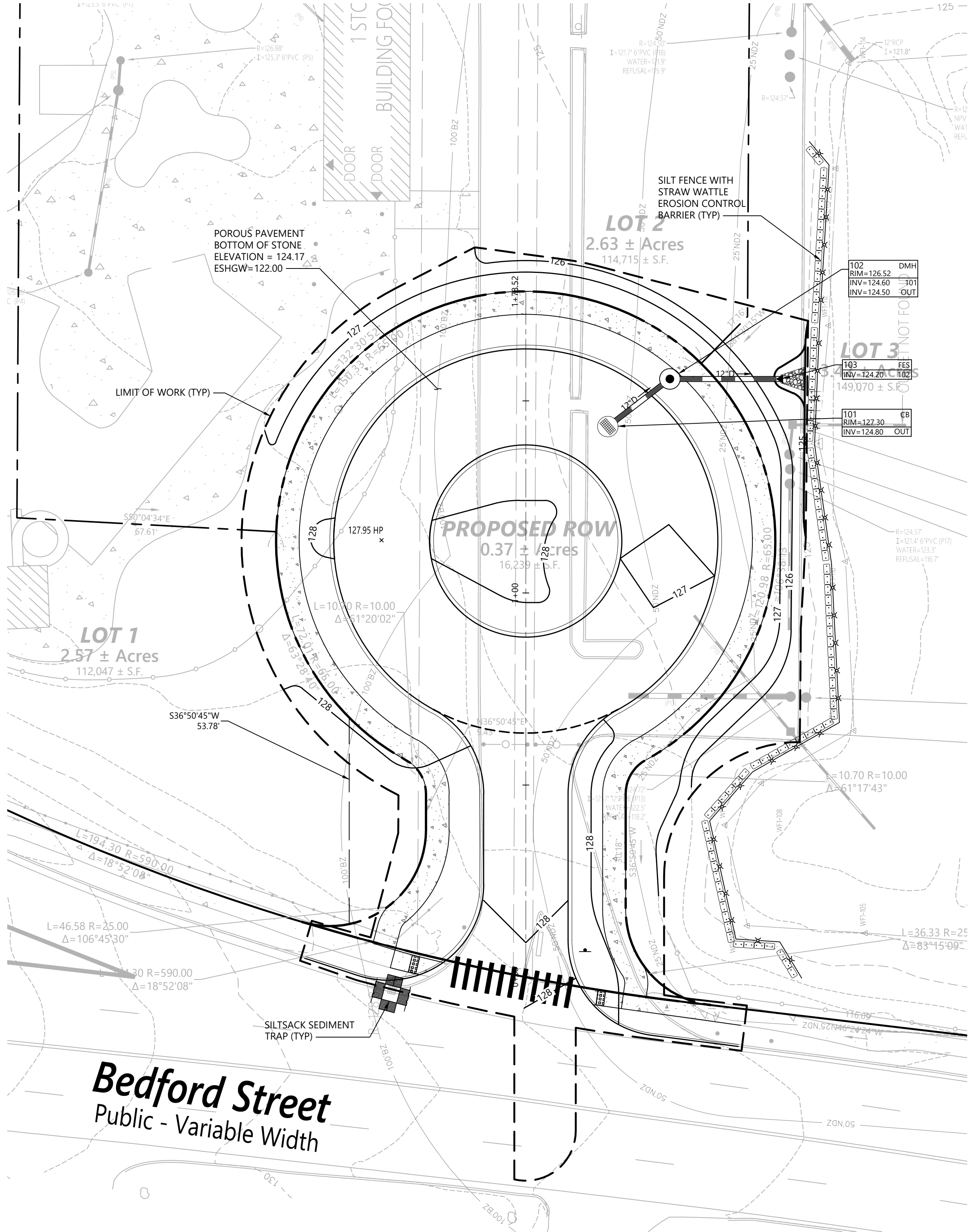
1. HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.

Cut/Fill Calculations

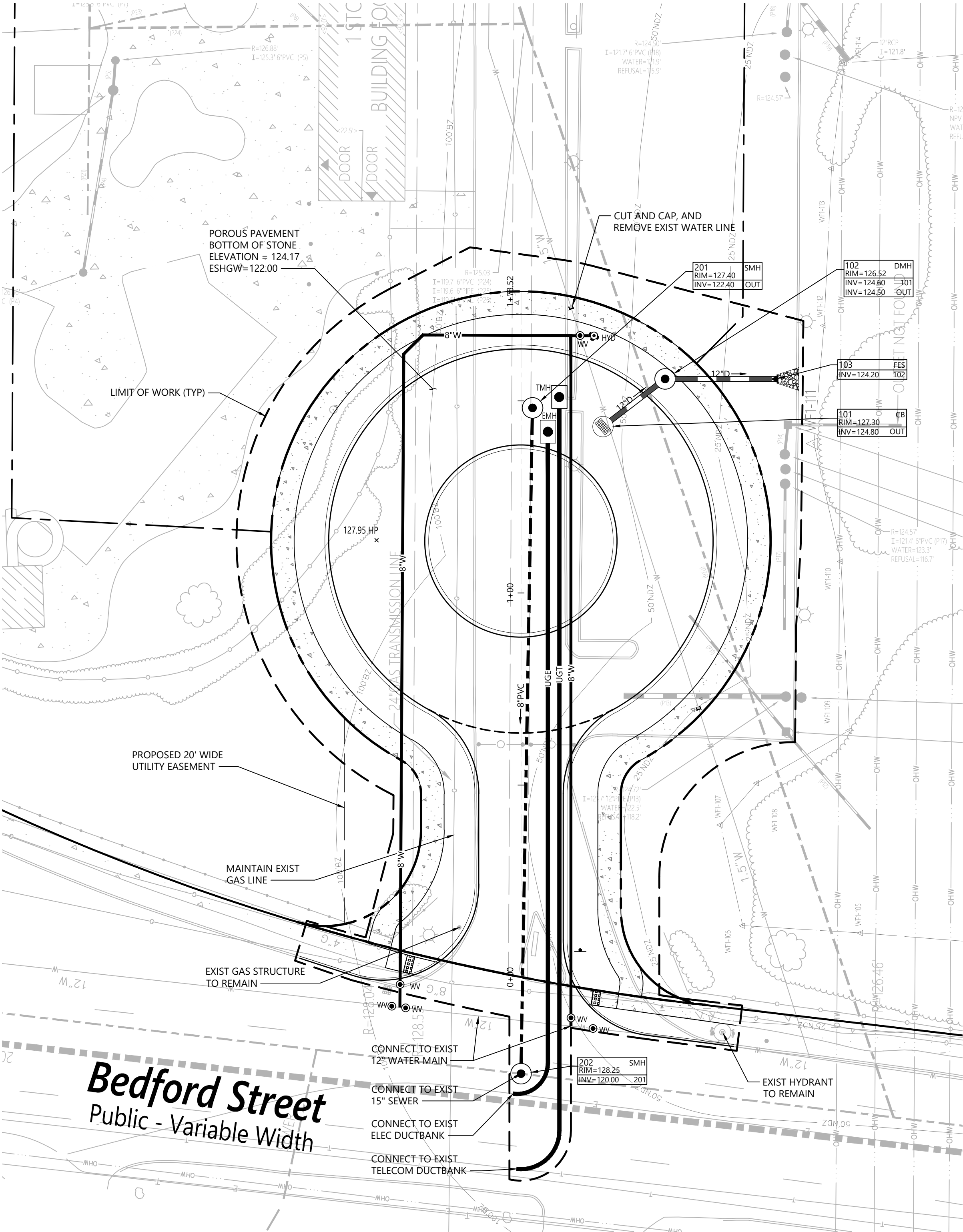
1. REMOVAL OF EXISTING UNDERGROUND UTILITIES OR OBSTRUCTIONS IS NOT INCLUDED IN THE CALCULATIONS, NOR IS THE INSTALLATION OF PROPOSED UTILITIES.
2. NO ASSUMPTIONS ARE MADE REGARDING OVER-EXCAVATION THAT MAY BE REQUIRED DUE TO UNSUITABLE MATERIALS.
3. NO SHRINK/SWELL FACTORS ARE APPLIED.

Cut/Fill Calculations

CUT	± 30 CY
FILL	± 1,100 CY
NET (FILL)	± 1,070 CY



GRADING AND DRAINAGE



UTILITIES

**vhb**  
260 Arsenal Place #2  
Watertown, MA 02472  
617.924.1770

Owner

Cresset Lexington, LLC  
120 Water Street, Suite 200  
Boston, MA 02109

Applicant

Pulte Homes of New England  
1900 West Park Drive, Suite 180  
Westborough, MA 01581

APPROVED BY:  
LEXINGTON PLANNING BOARD

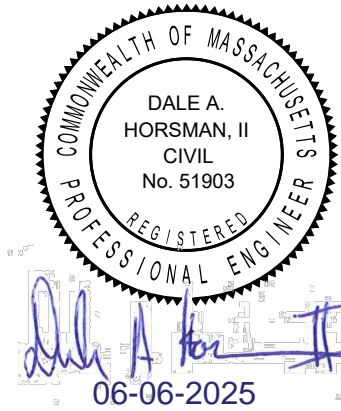


**Fieldside at Lexington Subdivision**  
475 Bedford Street  
Lexington, Massachusetts

No.	Revision	Date	Appr'd.

Designed by PTM	Checked by KSS
Issued for Definitive Residential Subdivision	Date June 6, 2025

Not Approved for Construction  
Drawing Title  
**Plan Sheet**



C5.02  
Sheet 9 of 13

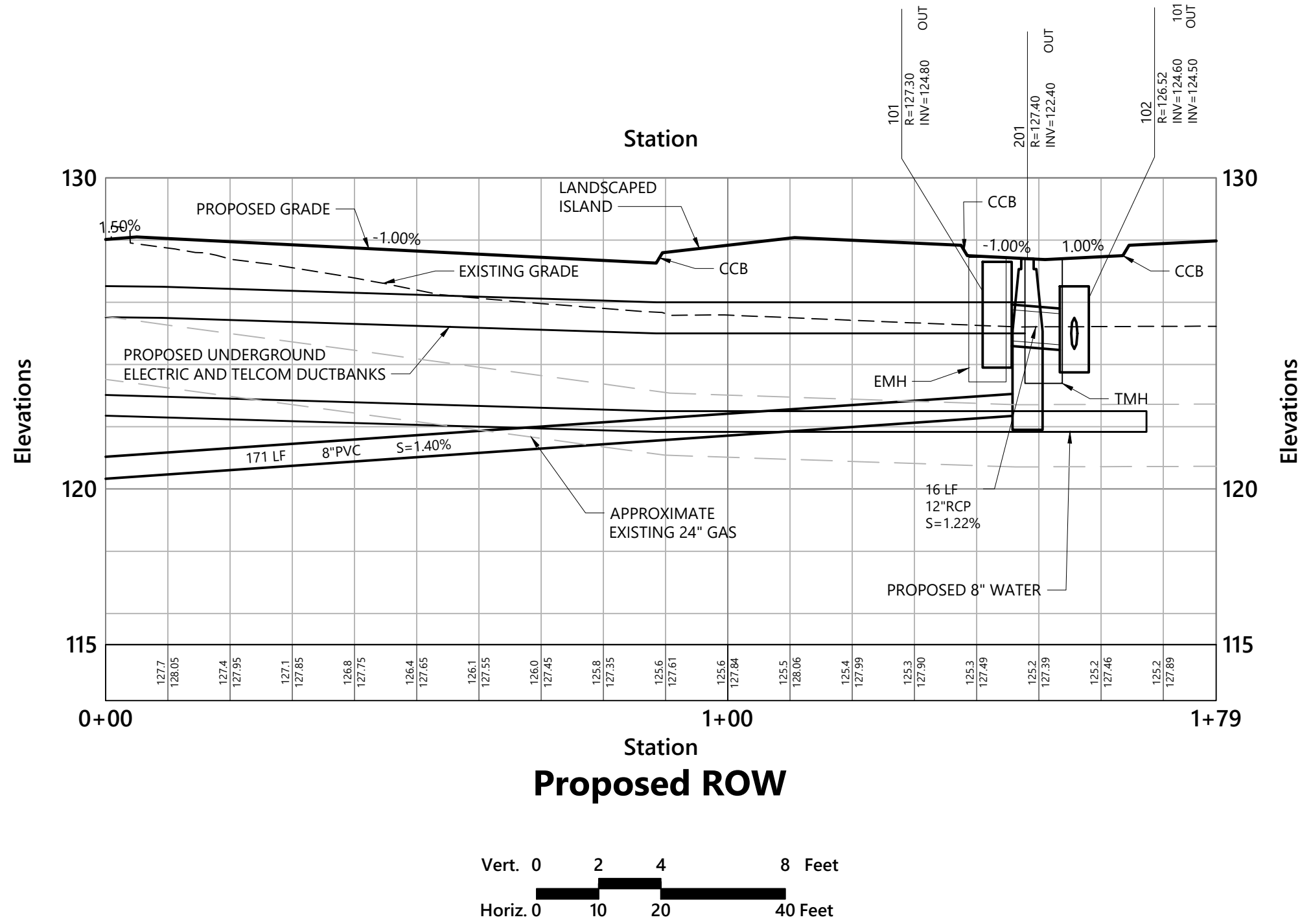
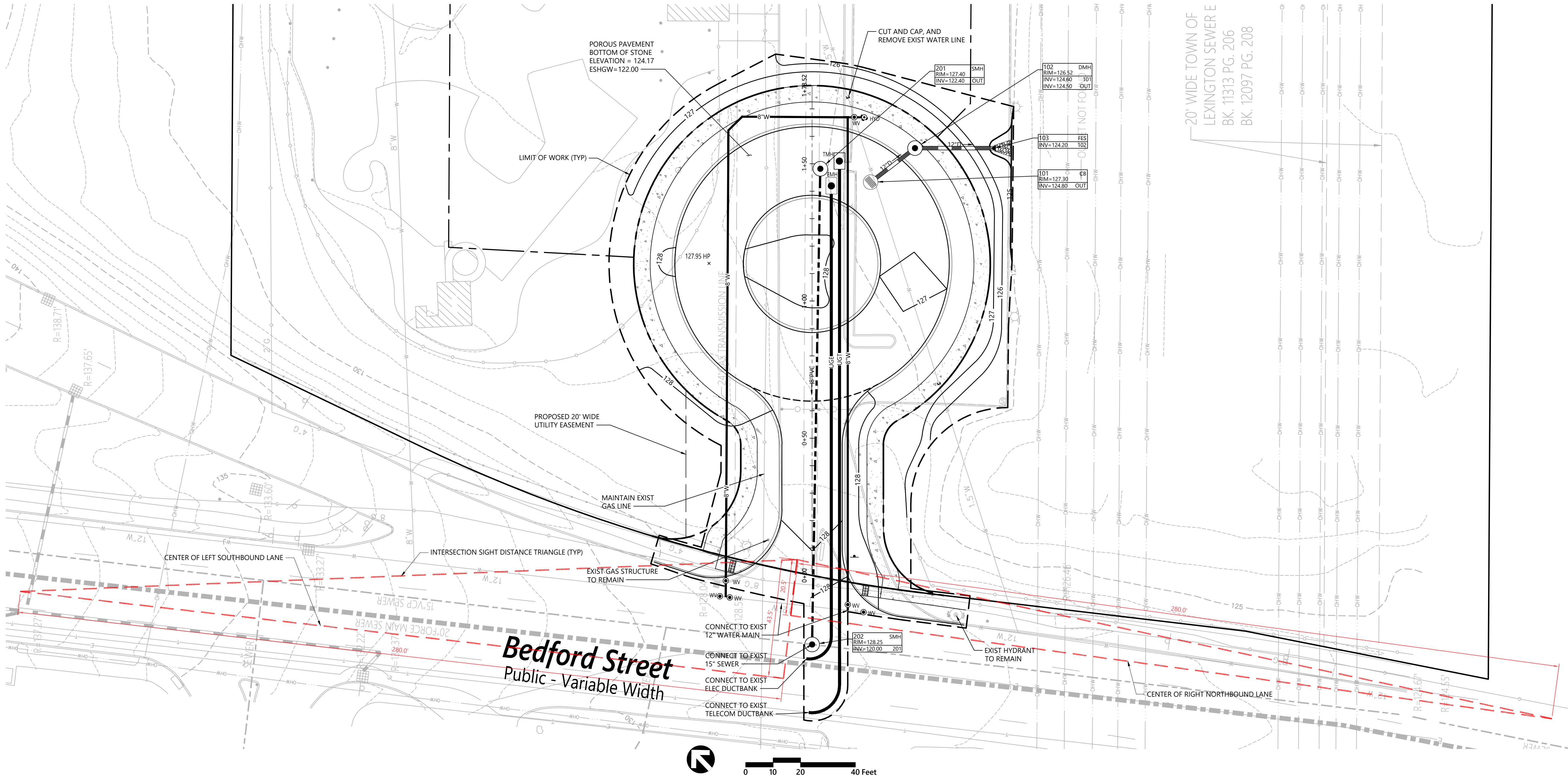
Project Number  
15233.02



## Notes

### General

- HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983.  
ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.



### Owner

Cresset Lexington, LLC  
120 Water Street, Suite 200  
Boston, MA 02109

### Applicant

Pulte Homes of New England  
1900 West Park Drive, Suite 180  
Westborough, MA 01581

APPROVED BY:  
LEXINGTON PLANNING BOARD

## Fieldside at Lexington Subdivision

475 Bedford Street  
Lexington, Massachusetts

No.	Revision	Date	Appr.
1	RESPONSE TO CITY COMMENTS	6/17/2025	PTM

Designed by	Checked by
PTM	KSS

Issued for  
Date  
June 6, 2025

### Definitive Residential Subdivision

Not Approved for Construction

### Street Layout and Profile

Drawing Number



06-20-2025

C6.00

Sheet 10 of 13

Project Number  
15233.02



Owner

Cresset Lexington, LLC  
120 Water Street, Suite 200  
Boston, MA 02109

## Applicant

Pulte Homes of New England  
1900 West Park Drive, Suite 180  
Westborough, MA 01581

APPROVED BY:  
LEXINGTON PLANNING BOARD

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**Fieldside at Lexington  
Subdivision**  
475 Bedford Street  
Lexington, Massachusetts

No.	Revision	Date	Appvd.



Designed by	PTM	Checked by	KSS
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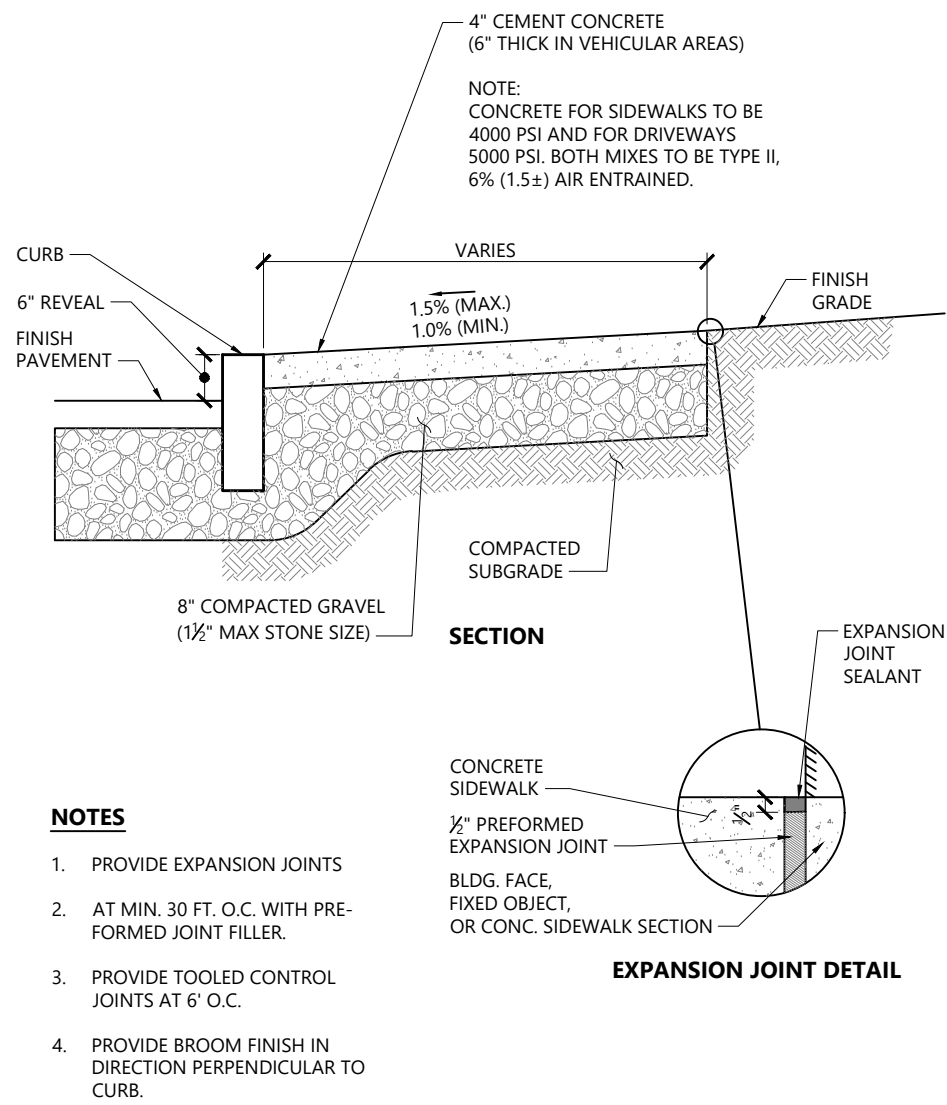
**Definitive Residential Subdivision** June 6, 2025

Not Approved for Construction

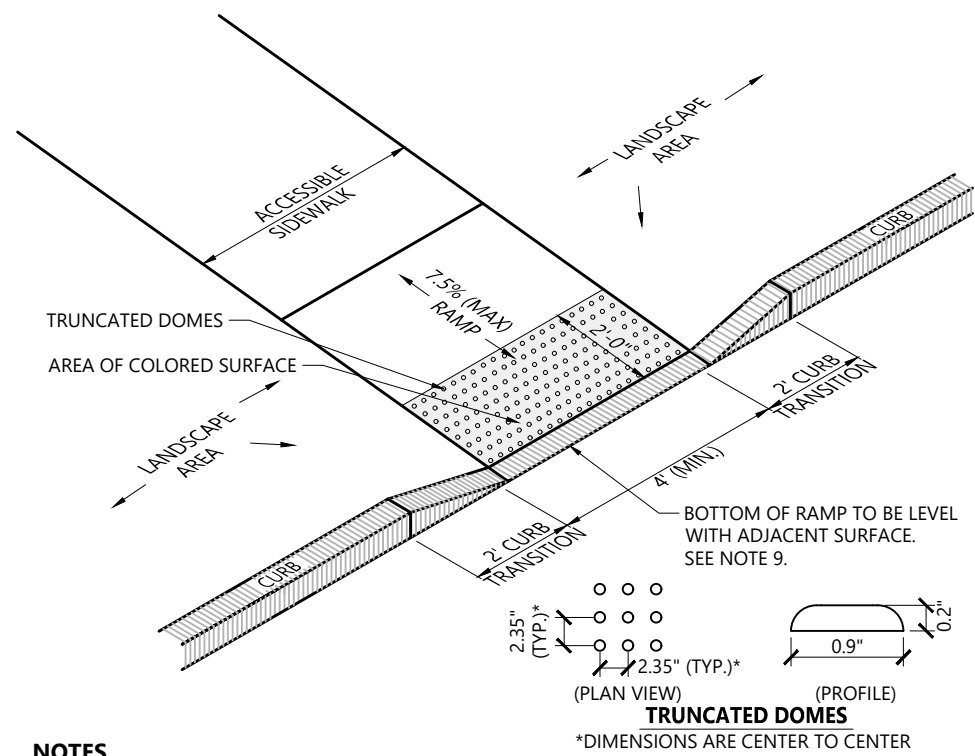
## Site Details

100

 DALE A. HORSMAN, II CIVIL No. 51903 REGISTERED PROFESSIONAL ENGINEER STATE OF MASSACHUSETTS	<b>C7.01</b>
	Sheet _____ of _____  11 13
 06-06-2025	Project Number <b>15233.02</b>



<b>Concrete Sidewalk</b>		1/16
N.T.S.	Source: VHB	LD_420

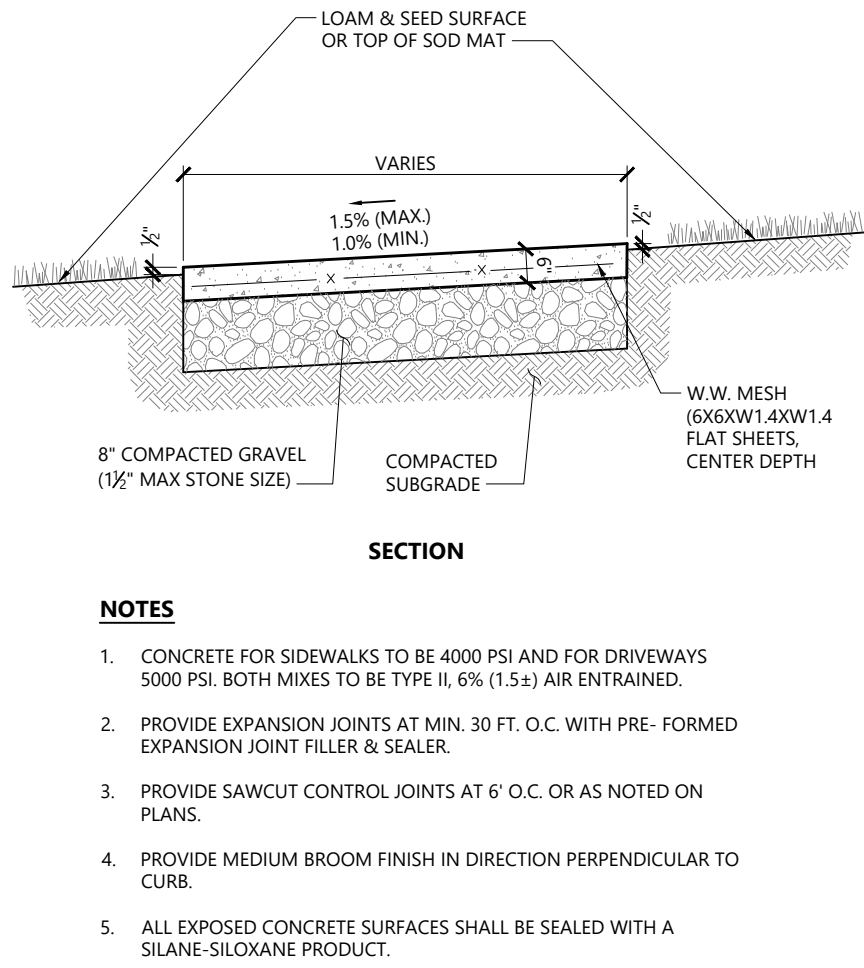


**"DIMENSIONS ARE CENTER TO CENTER"**

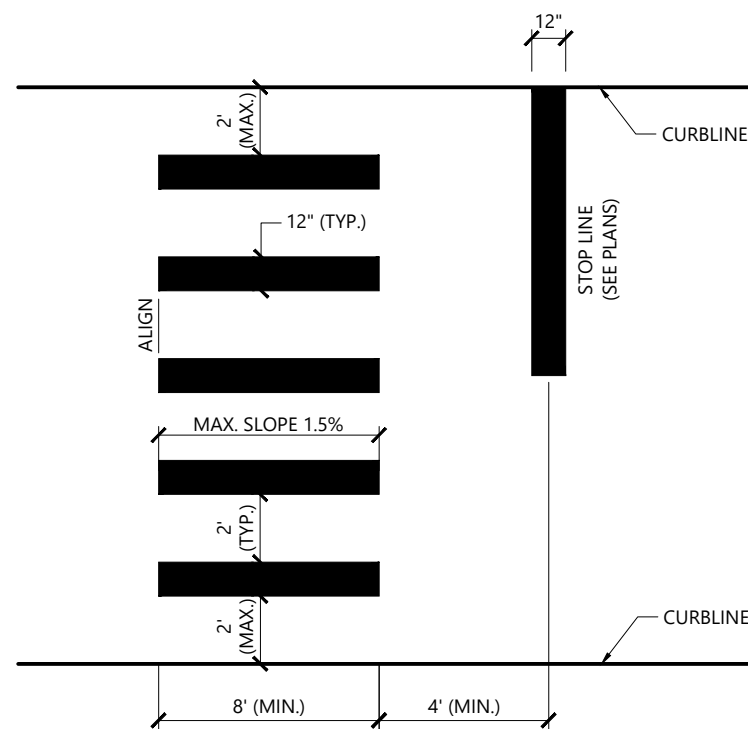
**NOTES**

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1:5 (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 3%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 1:5.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, ETC.).
5. CURB TREATMENT VARIES FOR TYPES FOR CURB TYPE.
6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING. SEE SPECIAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
7. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH EXCLUDING CURBING, A 5' X 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
8. ELIMINATE CURBING OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHEN IT ABUTS ROADWAYS.
9. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
10. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.

<b>Accessible Curb Ramp (ACR) Type 'M-D'</b>		12/20
N.T.S.	Source: VHB	LD_512



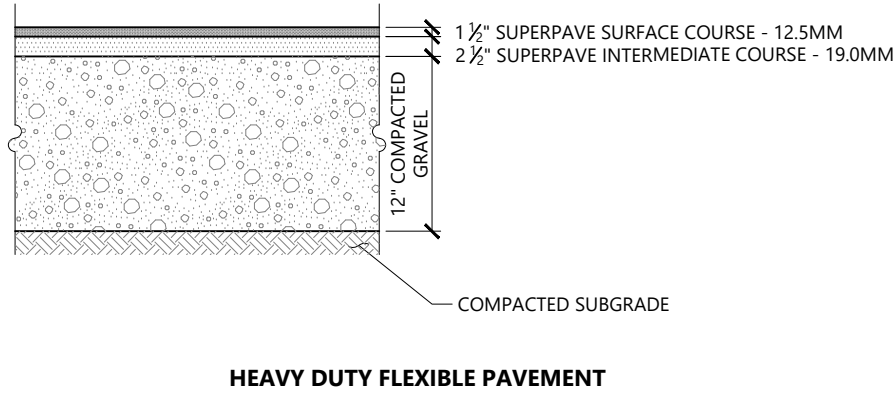
<b>Concrete Sidewalk in Landscape Area</b>		3/21
N.T.S.	Source: VHB	LD_426



**NOTES**

1. TWELVE INCH (12") LINES SHALL BE APPLIED IN ONE APPLICATION. NO COMBINATION OF LINES (TWO - 6 INCH LINES) WILL BE ACCEPTED.
2. LONGITUDINAL CROSSWALK LINES TO BE PARALLEL TO CURBLINE.
3. ALL LONGITUDINAL CROSSWALK LINES SHALL BE THE SAME LENGTH AND PROPERLY ALIGNED.
4. CROSS WALK SIDESLOPE SHALL NOT EXCEED 1.5%.

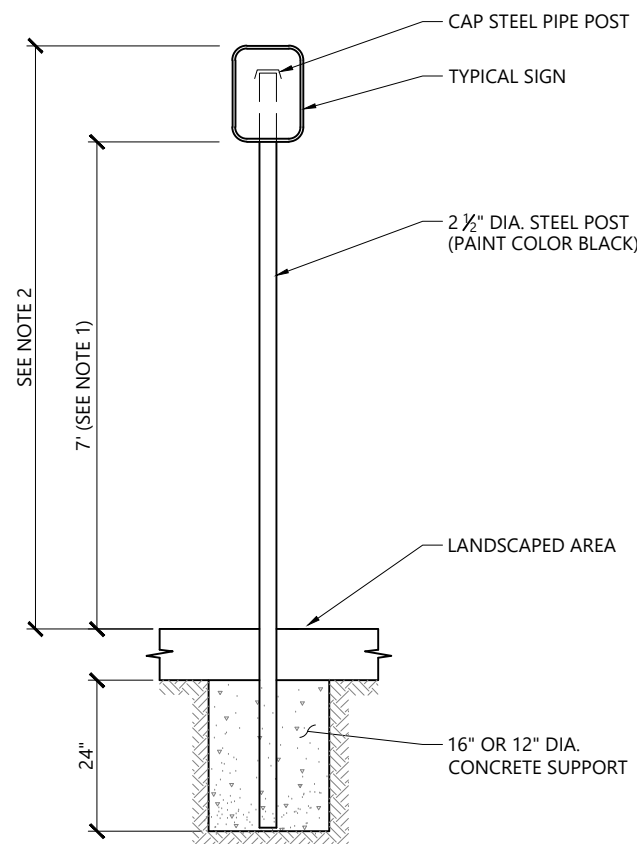
<b>Crosswalk</b>		12/19
N.T.S.	Source: VHB	LD_553A



**NOTES**

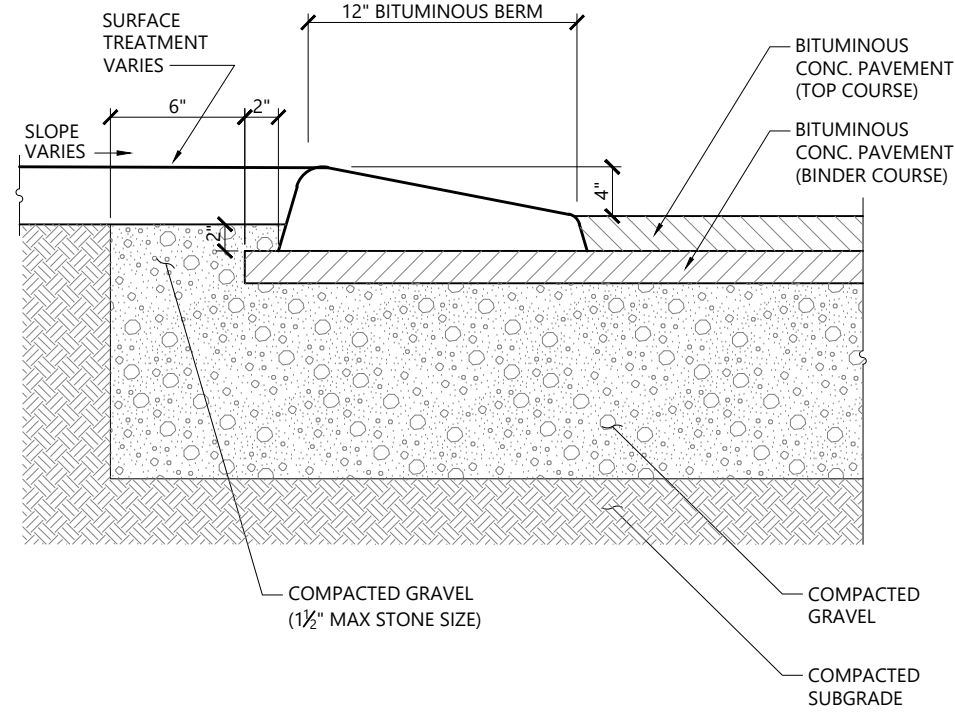
PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

**Bituminous Concrete Pavement Sections** 11/19  
 N.T.S. Source: VHB LD\_430



1. THIS DIMENSION SHALL BE A MINIMUM OF 5' FOR ACCESSIBLE SIGNAGE.
2. THIS DIMENSION SHALL BE A MAXIMUM OF 8' FOR ACCESSIBLE SIGNAGE

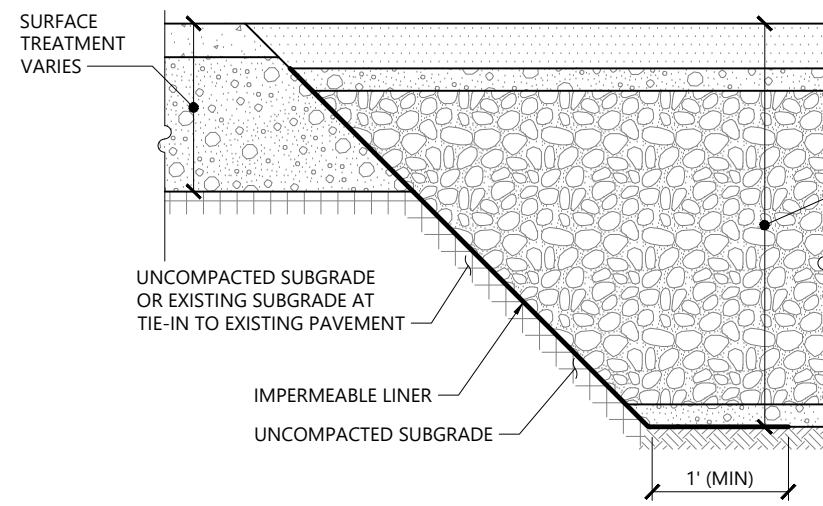
<b>Sign Post - Type 'A'</b>		3/19
N.T.S.	Source: VHB	LD_701



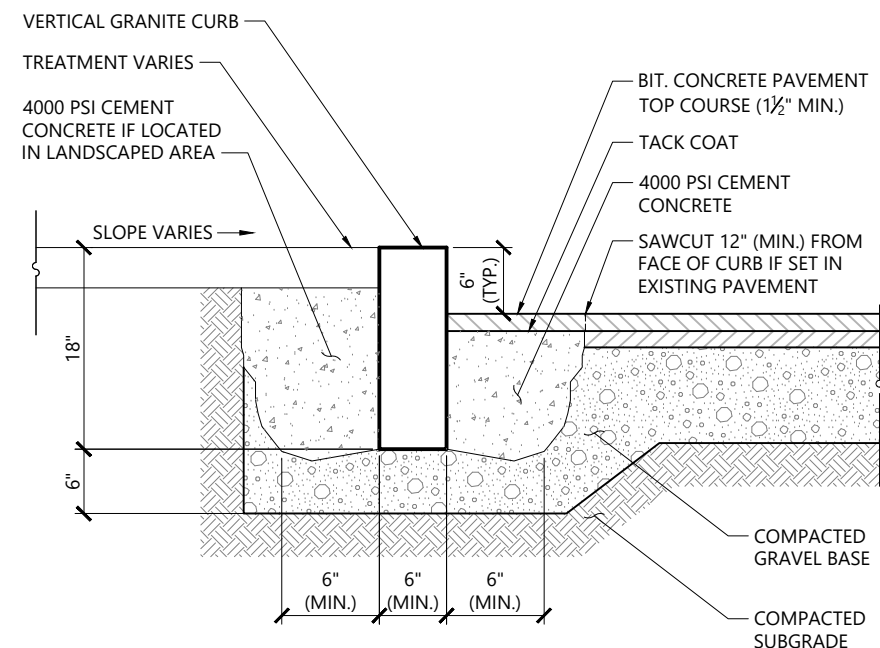
**NOTES**

ALL CURBING TO BE MACHINE EXTRUDED

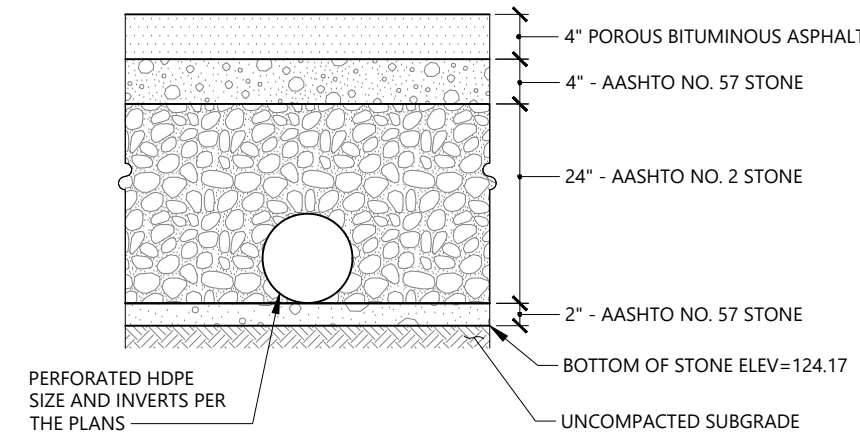
<b>Cape Cod Berm (CCB)</b>		1/16
N.T.S.	Source: VHB	LD_407



<b>Porous Pavement Tie-In to Bituminous Pavement</b>		10/20
N.T.S.	Source: VHB	14899.00



<b>Vertical Granite Curb (VGC)</b>		3/20
N.T.S.	Source: VHB	LD_402



**NOTES:**

1. PROVIDE IMPERMEABLE LINER ON VERTICAL SIDES OF EXCAVATION AS INDICATED ON GRADING AND UTILITY PLAN AND IN DETAILS.
2. UNLESS OTHERWISE INDICATED, INSTALL ALL UTILITY PIPES, CONDUIT, AND DUCT BANKS BELOW POROUS PAVEMENT SECTION.

<b>Porous Bituminous Asphalt Pavement Section</b>		10/20
N.T.S.	Source: VHB	14899.00







Planting Notes

1.

ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2.

CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
3.

NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
4.

A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5.

ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
6.

FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
7.

ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
8.

ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
9.

ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
10.

AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
11.

ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
12.

THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.
13.

NO EXISTING TREES ARE BEING REMOVED, RETAINED, OR TRANSPLANTED WITHIN THE LIMIT OF WORK.

Tree Protection

1.

EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE. ERECT FENCE AT EDGE OF THE TREE DRIPLINE PRIOR TO START OF CONSTRUCTION.
2.

CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS, OR DISPOSE OF ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA.
3.

DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.

Plant Maintenance Notes

1.

CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
2.

CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
3.

WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
4.

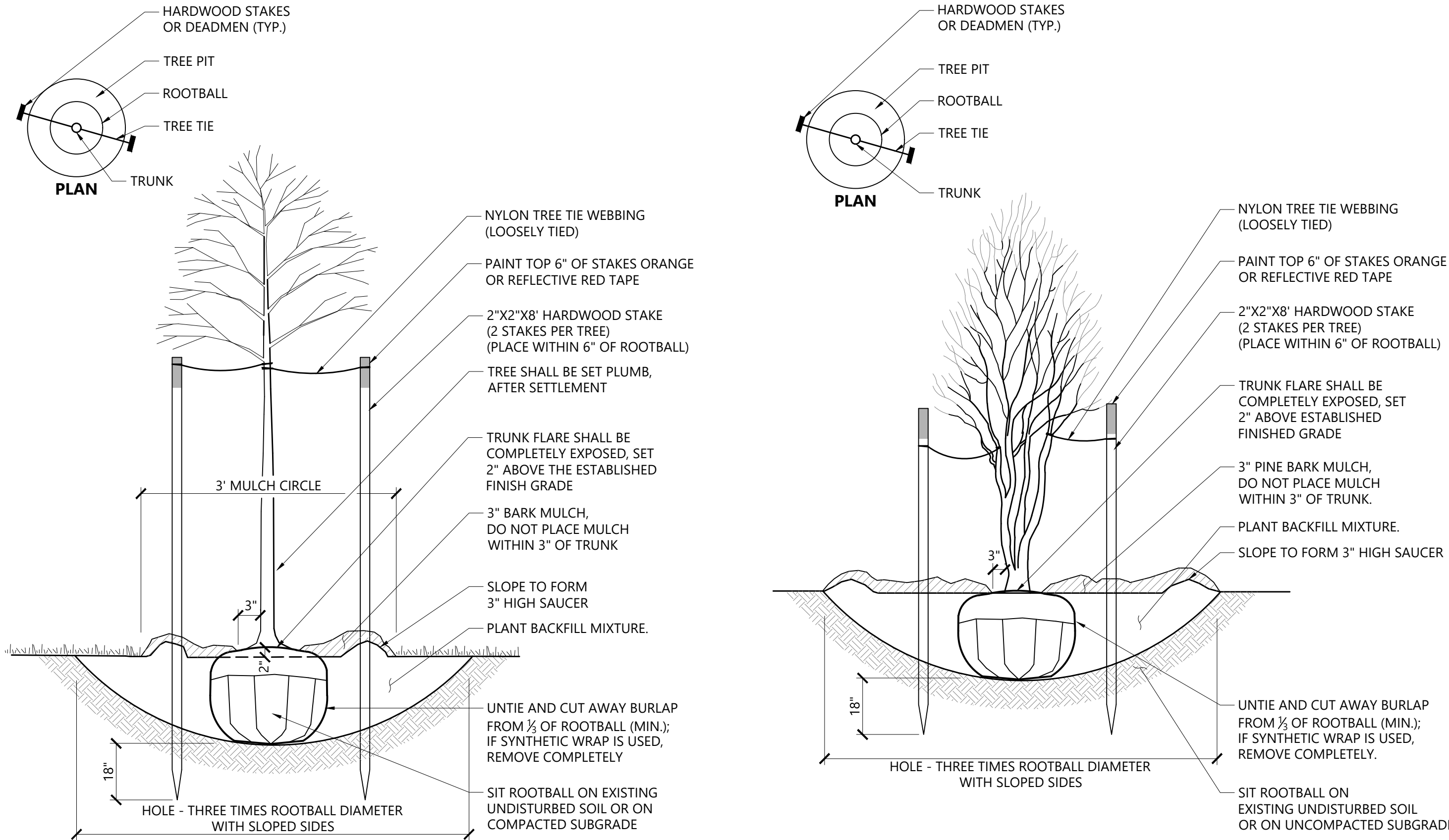
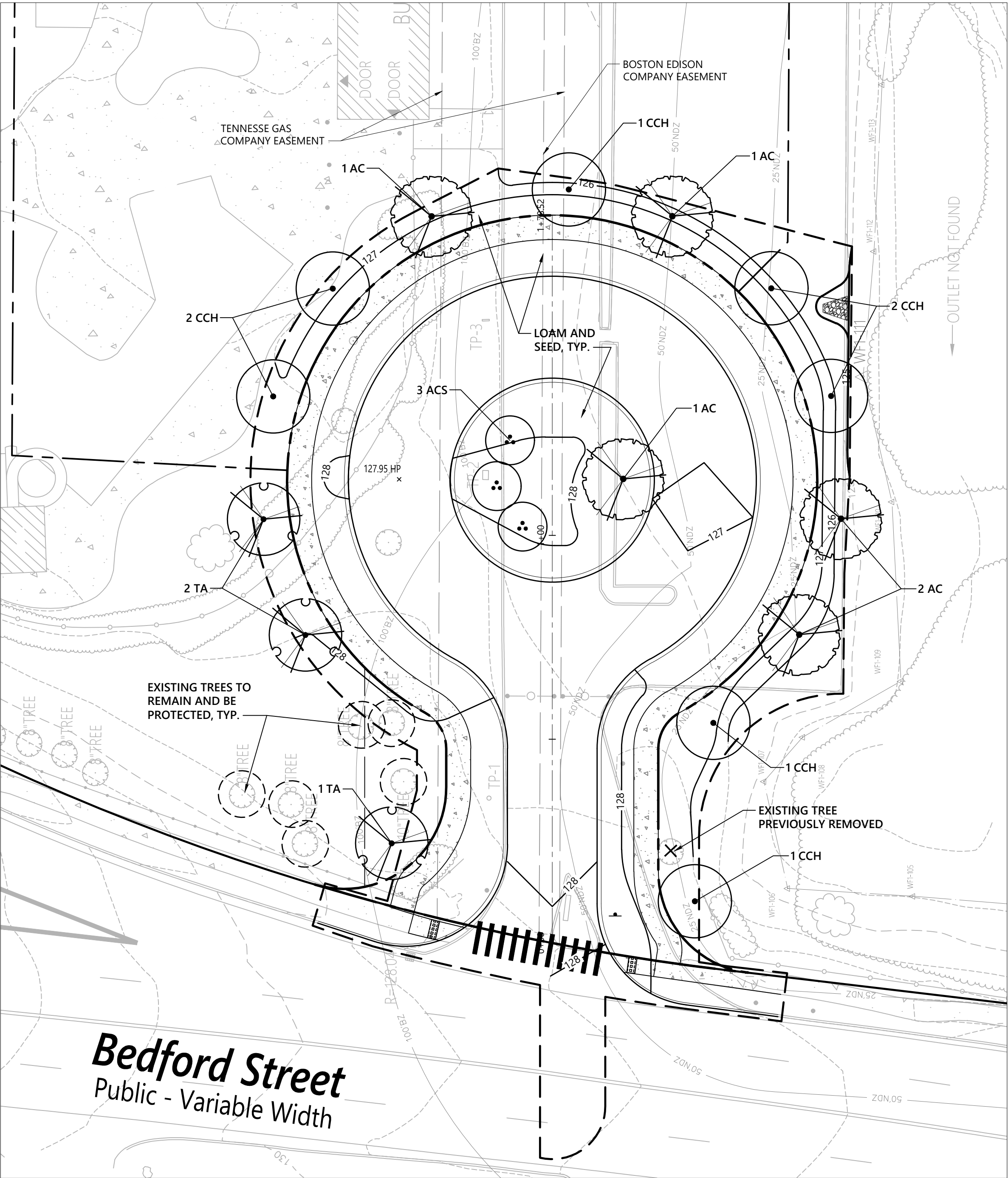
WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
5.

CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	RATE OF GROWTH	MATURE SIZE
DECIDUOUS TREES						
AC	5	Acer campestre	Hedge Maple	3 - 3 1/2" CAL.	Medium	25-35'H X 30-40'W
CCH	7	Crataegus crus-galli	Cockspur Hawthorn	3 - 3 1/2" CAL.	Medium	25-35'H X 25-35'W
TA	3	Tilia americana	American Linden	3 - 3 1/2" CAL.	Medium	50-80'H X 30-50'W

FLOWERING TREES						
ACS	3	Amelanchier canadensis	Shadblow Serviceberry	8 - 10' HT./Multi-Stem	Medium	25-30'H X 15-20'W



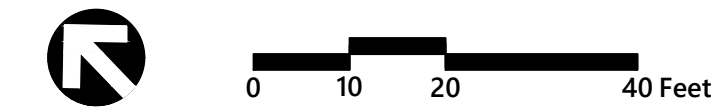
Owner

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120 Water Street, Suite 200  
Boston, MA 02109

Applicant

Pulte Homes of New England  
1900 West Park Drive, Suite 180  
Westborough, MA 01581

APPROVED BY:  
LEXINGTON PLANNING BOARD



Fieldside at Lexington  
Subdivision  
475 Bedford Street  
Lexington, Massachusetts

No.	Revision	Date	Appr.

Designed by	PTM	Checked by	KSS
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Issued for  
Definitive Residential Subdivision  
Not Approved for Construction  
June 6, 2025

Drawing Title  
Landscape Plan  
Drawing Number

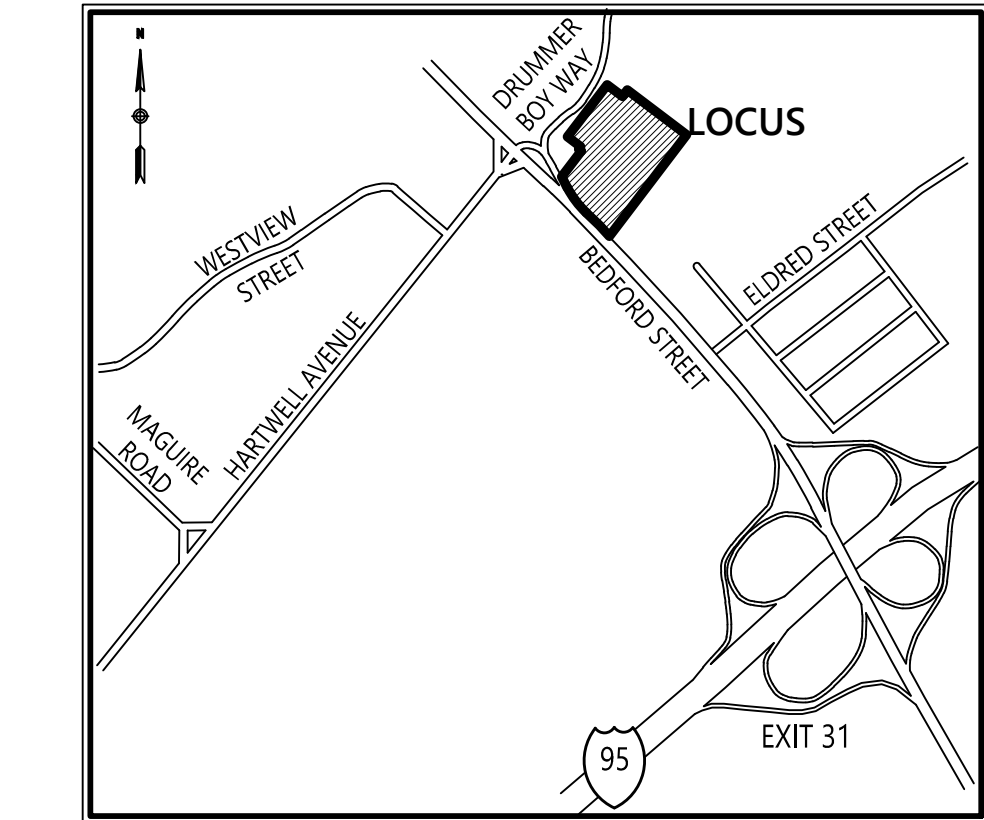




101 Walnut Street  
PO Box 9151  
Watertown, MA 02471  
617.924.1770

### Legend

- ① DRAIN MANHOLE
- ⊞ CATCH BASIN
- ⊞ SEWER MANHOLE
- ⊞ ELECTRIC MANHOLE
- ⊞ TELEPHONE MANHOLE
- ⊞ FIBER OPTIC MANHOLE
- ⊞ MANHOLE
- HH □ HANDHOLE
- WATER GATE
- ⊙ FIRE HYDRANT
- ⊙ GAS GATE
- ⊞ GAS METER
- ⊞ TRAFFIC SIGNAL LIGHT
- ⊞ STREET SIGN
- ⊞ LIGHT POLE
- ⊞ UTILITY POLE
- ⊞ GUY POLE
- ⊞ GUY WIRE
- ⊞ MONITORING WELL
- ⊞ FLOOD LIGHT
- ⊞ WELL
- ⊞ HANDICAP PARKING SPACE
- ⊞ DOOR/ENTRANCE
- FF FINISHED FLOOR ELEVATION
- CNO COULD NOT OPEN
- NPV NO PIPES VISIBLE
- DWL DOUBLE YELLOW LINE
- DASHED WHITE LINE
- SYL SINGLE WHITE LINE
- LSA LANDSCAPED AREA
- EDGE OF PAVEMENT
- CONCRETE CURB
- VERTICAL GRANITE CURB
- SLOPED GRANITE EDGE
- BITUMINOUS BERM
- BITUMINOUS CURB
- METAL GUARDRAIL
- WOOD GUARDRAIL
- WOOD FENCE
- CHAIN LINK FENCE
- DRAINAGE LINE
- SEWER LINE
- OVERHEAD WIRE
- UNDERGROUND ELECTRIC
- TELEPHONE LINE
- GAS LINE
- WATER LINE
- FIBER OPTIC LINE
- TREE LINE
- 25' NO DISTURB ZONE
- 50' FT BUFFER ZONE
- 100' FT BUFFER ZONE
- 100' FT RIVER FRONT AREA
- 200' FT RIVER FRONT AREA
- LIMIT MEAN ANNUAL HIGH WATER
- VEGETATED WETLAND BOUNDARY



**Locus**  
(NOT TO SCALE)

### Record Owner

CRESSET LEXINGTON LLC  
475 BEDFORD STREET  
LEXINGTON, MASS.  
ASSESSORS MAP 84 PARCEL 85A  
BOOK 49032, PAGE 245  
PLAN 1352 OF 1986

### Plan References

REGISTRY OF DEEDS  
PLAN 1420 OF 1957  
PLAN 718 OF 1958  
PLAN 192 OF 1963  
PLAN 1235 OF 1965  
PLAN 999 OF 1967  
PLAN 270 OF 1968  
PLAN 1218 OF 1971  
PLAN 1255 OF 1972  
PLAN 1190 OF 1975  
PLAN 1352 OF 1986

MDOT  
LO. 2347  
LO. 4689

### General Notes

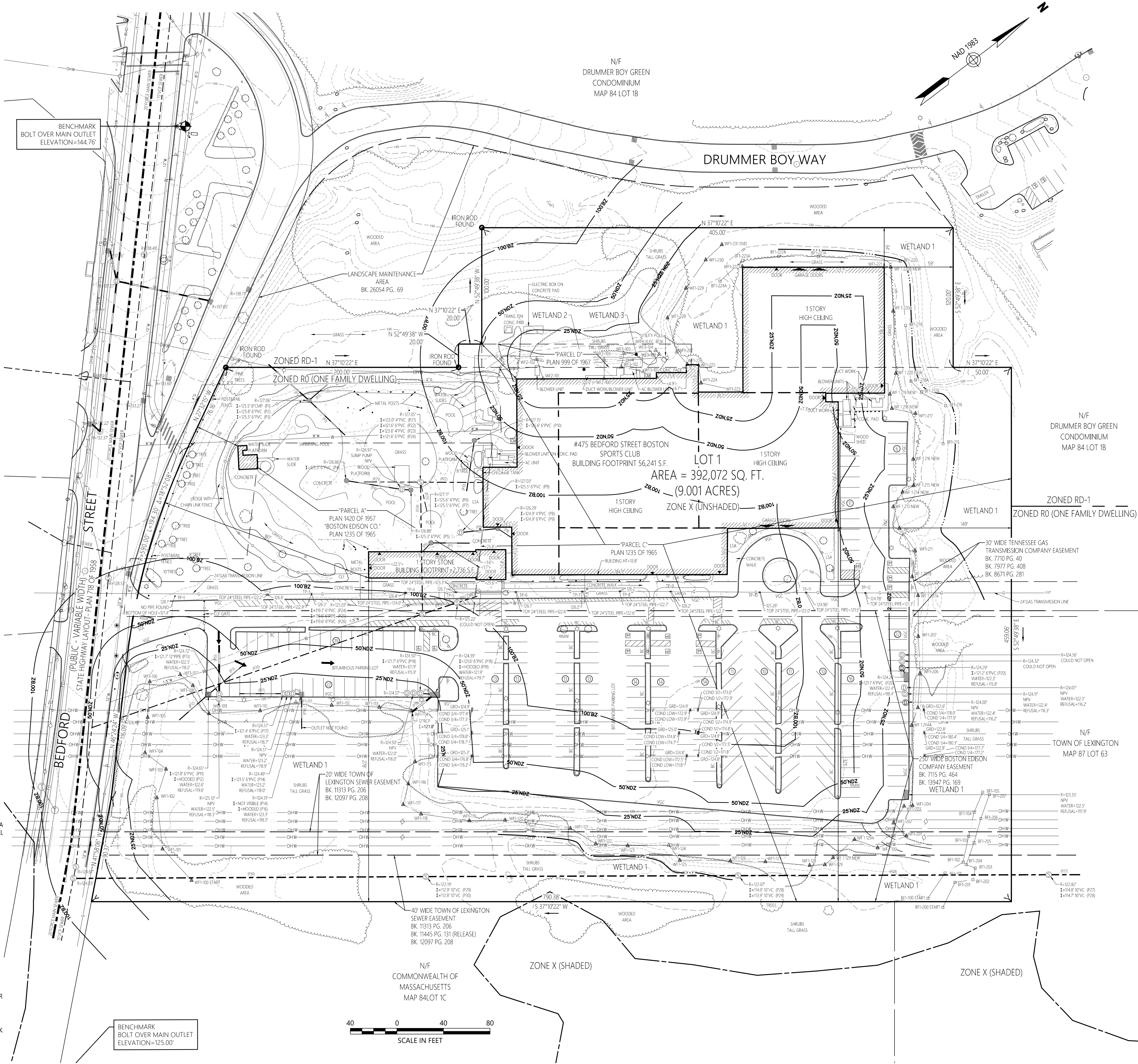
- THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN JUNE, 2021 AND FROM DEEDS AND PLANS OF RECORD.
- THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE DEVELOPED FROM AN AERIAL PHOTOGRAMMETRIC MAPPING BY EASTERN TOPOGRAPHICS, INC., BASED ON AERIAL PHOTOGRAPHS TAKEN ON APRIL 4, 2021 AND SUPPLEMENTED BY ON-THE-GROUND SURVEY COMPLETED BY VHB BETWEEN JUNE & OCTOBER 2024.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN WERE MAPPED PER AMERICAN SOCIETY OF ENGINEERS (ASEC) STANDARD 38-22, QUALITY LEVEL(S) 'X' AS SPECIFIED IN THE CONTRACT BETWEEN THE CLIENT AND VHB. PLEASE NOTE THAT WHILE BEST PRACTICES WERE FOLLOWED, NOT ALL UTILITIES MAY BE SHOWN AND THE ACCURACY OF UTILITY LOCATIONS CANNOT BE GUARANTEED.
- HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.
- THE LOT LIES WITHIN ZONE X (UNSHADED) (AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE X (SHADED) (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBERS 25017C0382F EFFECTIVE DATE JULY 6, 2016 & 25017C0401E, EFFECTIVE DATE JUNE 4, 2010.
- THE WETLANDS SHOWN ON THIS PLAN WERE FLAGGED BY VHB ENVIRONMENTAL DEPARTMENT IN APRIL 2021 AND FIELD SURVEYED BY VHB IN JUNE, 2021
- THE TREE SYMBOL OUTLINE SHOWN ON THIS PLAN DOES NOT REPRESENT THE ACTUAL TREE CANOPY.

### Zoning

THE LOT LIES ENTIRELY WITHIN THE ONE FAMILY DWELLING RESIDENTIAL DISTRICT (RO), WITH A MULTI-FAMILY OVERLAY (MFO) AS SHOWN ON THE "ZONING MAP AS AMENDED THROUGH SPECIAL TOWN MEETING 2023 OF THE TOWN OF LEXINGTON", DATED MARCH 27, 2024.

	REQUIRED
MINIMUM LOT AREA	30,000 S.F.
MINIMUM FRONTAGE	150 FEET
MINIMUM FRONT YARD SETBACK	30 FEET
MINIMUM SIDE YARD SETBACK	15 FEET (d)(i)
MINIMUM REAR YARD SETBACK	15 FEET(d)
MAXIMUM BUILDING HEIGHT	40 FEET
MAXIMUM BUILDING STORIES	2.5 STORIES
MAXIMUM SITE COVERAGE	15% (e)
PARKING SPACES	6 PER 1,000 S.F.*

- (d) FOR INSTITUTIONAL USES (SEE TABLE 1) THE MINIMUM SETBACK FOR A BUILDING SHALL BE THE GREATER OF 25 FEET OR A DISTANCE EQUAL TO THE HEIGHT OF THE BUILDING AS DEFINED IN § 4.3. FOR OTHER NONRESIDENTIAL USES (SEE TABLE 1), INCREASE THE REQUIRED SIDE YARD TO 20 FT. PLUS ONE FT. FOR EVERY ½ ACRE (OR FRACTION THEREOF) OVER ½ ACRE LOT AREA.
- (e) APPLICABLE ONLY TO USES PERMITTED BY SPECIAL PERMIT.
- (f) FOR NON-CONFORMING ONE AND TWO-FAMILY RESIDENTIAL STRUCTURES, THE SIDE YARD SETBACK MAY BE REDUCED AS ALLOWED IN SECTION 8.4.1 "NO INCREASE IN NONCONFORMING NATURE"
- \*TYPE OF USE: INDOOR ATHLETIC AND EXERCISE FACILITIES, WEIGHT REDUCTION SALON.



40 0 40 80  
SCALE IN FEET

### Existing Conditions Plan of Land



Sv-1

Sheet 1 of 1

2/11/25

Project Number  
15233.00



# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

Public Hearing for Amendments to Planning Board's Zoning Regulations

### **PRESENTER:**

Board Discussion

### **ITEM NUMBER:**

### **SUMMARY:**

Public Hearing to amend Planning Board's Zoning Regulations Ch. 176. Various sections to be amended including: § 3:0 General Regulations, § 4.0 Fee Schedule, § 5.0 Submission Material, § 9.0 Site Plan Review, § 9.5 Limited Site Plan Review, § 12.0 Site Plan Review Design Regulations, § 14.4 Payments in lieu for Special Residential Developments.

Board will review changes since last meeting, discuss other Board and Committee feedback, and consider any other additional revisions. At the end of the discussion and if all edits have been incorporated, staff recommends the Board close the hearing and vote to accept the amendments.

A draft revised through July 14 is enclosed. Also attached are the sustainability narrative form referenced in the Regulations as a new application submittal and the updated tree list to include the list of prohibited trees.

### **SUGGESTED MOTION:**

If the Board is ready to vote at the end of the discussion, suggested motion:

Move to close the public hearing on the amendments to the Planning Board's Zoning Regulations various sections of Chapter 176.

Move to approve and accept the amendments to the Planning Board's Zoning Regulations Chapter 176 as detailed in the draft revised through July 14, 2025 as may be amended this evening.





### **FOLLOW-UP:**

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



7/16/2025

**ATTACHMENTS:**

Description		Type
	DRAFT Amendments to Regulations	Exhibit
	Sustainability Narrative - Bldg-SITE	Exhibit
	Preferred Planting List Amended 7.10.25	Exhibit
	Affordable Housing Trust Memo to PB	Cover Memo



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

The Planning Board held a virtual public hearing via Zoom on June 11, a continued hearing on June 25, and further continued the public hearing to **Wednesday, July 16 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 at [Chapter 176](#). Proposed amendments are as follows, where ~~struck through text~~ is to be removed and underlined text is to be added. **Purple font** indicates changes made after the June 25 hearing.

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, minor adjustments in landscaping and utilities, or substituting like and kind materials. Non-substantive changes as a result of other approvals or permits such as from the Conservation Commission, Historic Districts Commission, utility company, or state entity may also be considered field changes. 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. <u>0906</u> per square foot of <u>new</u> gross floor area for each new or expanded building, <del>with a maximum of \$10,000.</del>
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> <u>\$2,000</u>
Petition and PSDUP	\$4,000

3. Amend § 176-5.3.1 a table of development data showing, to delete:

~~11. Checklist of SITES performance standards.~~

4. Amend § 176-9.2.4 Disapproval as follows:

Disapproval. The Planning Board, or its designee in the case of a minor site plan review, may disapprove an application where:

1. ~~The application is incomplete, as determined by the Planning Board or Planning Office, Information required by these regulations to review the application is not submitted with the application,~~ the applicant has been so notified, and has failed to remedy the ~~application~~ deficiency; or

2. The imposition of ~~reasonable~~ conditions will not ensure the project's compliance with the substantive requirements of the Zoning Bylaw or requirements of these regulations.  
~~or~~

~~3. The project, as proposed, does not comply with the Zoning Bylaw.~~

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

4. Installation of a canopy or large-scale solar energy system if the photovoltaic surface area is greater than 5,000 square feet in cases where site plan review is required.

6. 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 and 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 development features on a form submitted with the application that includes: any proposed on-site solar generation or other energy efficient-efficiency measures proposed or explored to reduce the project's greenhouse gas emissions; any proposed LEED construction methods; sustainable landscape design measures; or other similar sustainable features. [See enclosed sustainability form]
  18. A narrative describing the location and dimensions for accessibility of common outdoor spaces, including, but not limited to, materials used, slopes of surfaces and parking space locations, etc. If applicable, provide the number of accessible dwelling units proposed and their location(s).
7. Amend § 176-9.4 Minor Site Plan as follows:
- ~~3. Installation of a solar energy system when site plan review is required.~~
8. 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 regulations as applicable pursuant to §181-71.
  - 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 §9.3.1 for Major Site Plan Review or §9.4.1 for Minor Site Plan Review ~~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.~~
9. Amend § 176-12.1.1.4 as follows:
4. Establish best practices through the implementation of low-impact development (LID), SITES, and other measures to create a site that contributes to rather than degrades the functioning of surrounding natural systems and the environment;
10. Amend § 176-12.3.5 Limit of Clearing as follows:



2. The clearing of vegetation and alteration of topography is strongly discouraged.  
~~Where required, the~~ Disturbed areas shall be revegetated with ~~a~~ stratified plantings ~~(i.e., canopy trees, understory trees, shrubs and ground layer)~~ of native plant material.
11. Amend § 176-12.3.11 Best Management Practices (BMP) as follows:
    2. Erosion controls~~s~~, tree protection fencing, and construction best management practices (BMP) installations shall be checked before the start of construction and at the end of construction daily. Such controls, when damaged, shall be repaired within 24 hours.
  12. 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 50 or more dwelling units, a bike share station where bicycles are available for shared use is encouraged for residents and any employees of the development. The bike share system shall follow the same number and sizing standards for long-term bicycle storage and may count towards the overall long-term space requirements.
    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 standard 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 rows bicycle 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 a mechanical lift is employed.
  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 shall be provided to accommodate 25% of the long-term parking spaces.
  15. Bicycle racks shall be the inverted-U-frame or similar to support the bicycle at two or more points above the center of gravity.
  16. Whether indoors or outdoors, in no case shall bicycle parking require carrying bicycles up or down stairs.
13. 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 a varied number of bedrooms and square footage, and units for families.
14. 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, with the exception of native tree plantings to provide shade, privacy, health and environmental benefits. When street-facing 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. Buildings in a campus setting without a street-facing facade should have a pedestrian-oriented main façade. Areas designed for pedestrian use shall be shaded wherever possible.



15. 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 public areas in commercial spaces facing pedestrian-oriented areas shall be transparent and not have mirrored or reflective glass.
10. New buildings should break up vertical and horizontal building lines to reduce the overall massing appearance. This can be achieved through variations in depth, materials and architectural elements. Vertical divisions in the façade are encouraged to breakup long horizontal facades.

16. Amend § 176-12.6.1.6 Site Design as follows:

6. Projects shall ~~plant provide ample space for~~ canopy trees with ample space to grow to mature size and specify sufficient space for water penetration and root growth.

17. Amend § 176-12.6.4.4 Plant Selection as follows:

1. Plants listed as "invasive" by the Massachusetts Invasive Plant Advisory Group, the Lexington Invasive Tree List for Tree Bylaw Exemption, and plants on the Massachusetts Prohibited Plant~~s~~ list are strictly prohibited.
2. Plant and tree selection should consider possible pollutants, water management, habitat for pollinator species and other wildlife, and aesthetics while improving biodiversity and water conservation, limiting pesticide and fertilizer use, and reducing energy use. See the Lexington Preferred Planting List,<sup>[1]</sup> or genotypes found in EPA Eco Region III native to the Northeastern Coastal Zone (EPA Ecoregion 8.1.7) for planting trees and shrubs.

**[1] Editor's Note: The Preferred Planting List is included as an attachment to this chapter.** (updated 7/10/25 to include invasive species that are not recommended)

4. Shrubs and herbaceous vegetation planted in nonturf areas must include native species on the Lexington Preferred Planting List, or genotypes found in EPA Eco Region III native to the Northeastern Coastal Zones (EPA Ecoregion 8.1.7) sufficient to achieve 70% aerial coverage in 10 years. The sum of the DBHs of native trees on the Lexington Preferred Planting List, or genotypes found in EPA Eco Region III native to the Northeastern Coastal Zone (EPA 8.1.7) for newly planted trees must also comprise at least 70% of the total DBHs of all newly planted trees. Planting areas shall consist of stratified plantings of native material with tall and small trees, shrubs, and groundcovers.

18. Amend § 176-12.6.5 Parking Perimeter Buffers, Transition Areas, and Screening as follows:



2. If there are no street trees and room exists without interfering with utilities or stormwater systems, tall deciduous shade trees shall be planted along the frontage and spaced so that the trees can grow. Tree spacing should be approximately every 30 feet and within 10 feet from the property line.

19. Amend § 176-12.6.8 Irrigation and Soils to add:

6. Where soils have been compacted and where existing trees will not be adversely affected by the process, soil profile rebuilding and restoration methods shall be employed before landscaping begins.

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

2. Residential amenity spaces are shared between residents of a building or residential development for common use. 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 and designed to be accessible for all residents of the development.
3. In addition to the residential amenity space, mixed-use developments shall include a shared amenity space available to nonresidential users adjacent to the non-residential uses and preferably 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.

21. Amend § 176-12.8 Outdoor Lighting as follows:

- 12.8.5 Shall use top-mounted sign lighting with shields so that the light falls entirely on the sign and is positioned so that the light source (bulb) is not visible from any point of the property or the roadway.
- 12.8.6 Shall use full cut-off or fully shielded designated luminaires with an International Dark Sky Seal or equivalent.
- 12.8.7 Exterior lighting for surface parking lots and their driveways shall not exceed an average of four-footcandles. The highest point of light fixtures not mounted on a building shall not be greater than 12 feet for residential and mixed-use developments.

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

8. Use-s Stormwater harvesting systems, such as cisterns and ponds, to collect, treat, and reuse for plant irrigation should be provided.

23. 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 \$~~400~~ ~~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.~~ Future calculations for payments-in-lieu shall be adjusted as necessary based on changes in the Census Bureau's Price Index for Multifamily Housing Units Under Construction (<https://www.census.gov/construction/cpi/index.html>) or similar index to reflect changes in construction cost over time.



## **Sustainability Narrative For Building, Land, & Operation Town of Lexington**

Items marked with \* should be considered in the beginning or early stage of design.

The Town of Lexington is taking steps to reduce community greenhouse gas emissions and is striving to achieve net-zero emission by 2050 or earlier. With buildings emitting 70% of Lexington's greenhouse gas emissions, the building sector is a key area of focus for achieving those goals. Buildings in Lexington should minimize adverse environmental and health impacts through their design, construction, and operation. The Town will look favorably on proposals that go beyond code requirements (e.g. net-zero or net-positive designs, maximizing on-site renewable energy).

### **1. Project information**

- a. Name of the project, address(es) of the property
- b. Name and contact information of the submitter

### **2. HVAC Systems**

- a. Describe the space heating and cooling system, including fuel and technology
- b. Describe the water heating system, including fuel and technology
- c. Describe what kind of outdoor fossil fuel-based cooking or heating systems will be installed, if any
- d. Describe how the above systems will be chosen to lower the total lifecycle costs to building occupants

### **3. \*Renewable Energy and Energy Storage**

- a. How will the buildings/structures be placed and oriented to accommodate solar?
- b. In what ways is the roof design compatible/incompatible with solar?
- c. How much rooftop solar will be deployed?
- d. How much parking lot/canopy solar will be deployed?
- e. How much energy storage will be deployed?
- f. How might energy storage lower peak electricity demand and/or act as a short-term backup generator?
- g. Were the above measures considered to minimize costs for occupants or generate revenue
- h. \*Describe the potential for the proposed building to work in an interconnected nature with other buildings for networked technologies like micro-grids, heating and cooling loops or networked energy storage.

### **4. Building Energy Performance:**

- a. How will building energy performance be optimized? To what extent have energy cost savings to the tenants been considered in these choices?

### **5. Air Quality and Health**

- a. \*What methods will be used to minimize heat island effect, promote urban canopy and support local ecology? This could include preserving and planting trees or planning solar canopies to provide shade for open areas such as parking lots or common spaces, specific plant species selection, and minimizing the need for chemical interventions for pest and plant care.



- b. How will building air quality (filtration and air changes) be considered to optimize human health and cognitive productivity?
- c. How will toxic materials (i.e. Red List materials) be minimized beyond standard expectations for the construction and operation of the building to promote the health of occupants?

#### **6. Waste Avoidance and Reduction**

- a. How will waste reduction be prioritized during construction?
- b. How will recycling and food waste be collected and disposed separately for occupants?
- c. What is the embodied carbon of the pre-existing structure (if applicable) and what efforts will be taken to minimize embodied carbon in the project design?
- d. How will the project minimize the use of potable water, especially water used for irrigation purposes?

#### **7. Additional Information**

- a. What green building certifications (e.g. LEED, Passive House, Living Building Challenge, etc.) will be pursued on the project?
- b. Describe all other sustainability measures that will be included in the project.

### **SITE SUSTAINABILITY NARRATIVE**

Items marked with \* should be considered in the beginning or early stage of design.

The Town of Lexington acknowledges that green infrastructure can mitigate both the causes and effects of climate change and has a goal to preserve and increase tree canopy. Trees and other plantings sequester carbon, reduce air and surface temperatures, manage stormwater, filter air and water pollutants, provide wildlife habitat, enhance physical and mental health, and reduce energy use. Because residential and commercial construction is a major contributor to the loss of mature shade trees, the building sector is a key area of focus for restoring the green infrastructure that it disrupts. Construction in Lexington should minimize adverse environmental and health impacts through building and site design, construction, and operation. The Town will look favorably on proposals that go beyond code requirements (e.g. preserving native ecosystems and mature trees, limiting construction to previously disturbed areas, restoring compacted soils, reducing heat island effects, using plantings to shade and enhance outdoor gathering spaces, and orienting buildings and trees to reduce heating and cooling loads.)

#### **1. PROJECT INFORMATION**

- a. Name of the project, address(es) of the property
- b. Name and contact information of the submitter



## **2. DESIGN**

- a. \*Is the project designed to be certifiable at the gold level under SITES v2?
- b. \*Is the project designed to use building orientation and vegetation to minimize building energy use?
- c. \*Does the design incorporate shade trees, vegetated and high-reflectance roofs and hardscapes to reduce heat island effects?
- d. Are outdoor gathering, pedestrian, recreation and play spaces well shaded?

## **3. CONSTRUCTION IMPACTS / SOILS**

- a. \*Describe what you've done in design and construction planning to limit activities to already disturbed areas and what you will do to protect existing natural areas.
- b. \*What measures will be taken during construction to protect existing soils and improve degraded soils? Will soil profile rebuilding methods be used to repair compacted soils prior to landscaping?

## **4. LANDSCAPING / ECOSYSTEMS**

- a. \*Does the design maintain or improve habitat connectivity within the site and to natural areas adjacent to it? Does the project maintain or fragment contiguous forested areas?
- b. \*What natural vegetation will be retained and how will it be protected during development?
- c. What measures will be taken to reduce or eliminate invasive plants from the site?
- d. Will there be a buffer of native vegetation between unvegetated areas or lawns and wetlands?
- e. Describe how the use of turfgrass will be minimized.
- f. Please confirm that your landscape plantings will conform to the requirements of 176-12.6.4.4 (Plant Selection), including coverage and stratification. A detailed landscaping plan, if not yet prepared, will be required demonstrating species selection and coverage estimates that comply with the standards.

## **5. OPERATIONS**

- a. What measures will be taken to reduce potable water use for irrigation? Does the design include rainwater collection systems for irrigation?
- b. How will maintenance operations minimize pesticide, fertilizer and water use?

## **6. ADDITIONAL INFORMATION**

- a. Describe other site sustainability measures that will be included in the project.



**Lexington Preferred Planting List**  
**Adopted on October 6, 2021, Amended July 10, 2025**

Tall Trees - Deciduous		
Botanical Name	Common Name	Remarks
<i>Acer negundo</i>	Boxelder	
<i>Acer rubrum</i>	Red Maple	(ST)
<i>Acer rubrum 'armstrong'</i>	Armstrong Maple	(ST)(NN)
<i>Acer saccharinum</i>	Silver Maple	
<i>Acer saccharum</i>	Sugar Maple	
<i>Carpinus caroliniana</i>	American hornbeam-Musclewood/Ironwood	
<i>Carya alba</i>	Mockernut Hickory	
<i>Carya cordiformis</i>	Bitternut Hickory	
<i>Carya glabra</i>	Pignut Hickory	
<i>Carya ovata</i>	Shagbark Hickory	
<i>Carya tomentosa (alba)</i>	Mockernut Hickory	
<i>Castanea dentata</i>	American Chestnut	
<i>Fagus grandifolia</i>	American Beech	
<i>Ginkgo biloba</i>	Ginkgo	(ST)(NN)
<i>Gleditsia triacanthos</i>	Honey Locust	(ST)(NN)
<i>Gymnocladus dioica</i>	Kentucky coffee tree	(ST)(NN)
<i>Liquidambar styraciflua</i>	Sweet Gum	(ST)
<i>Liriodendron tulipifera</i>	Tulip Tree/ Tulip Popular	
<i>Magnolia virginiana</i>	Sweetbay Magnolia	(ST)
<i>Nyssa sylvatica</i>	Black Gum, Black Tupelo	(ST)
<i>Plantanus occidentalis</i>	American Sycamore	(ST)
<i>Platanus acerifolia</i>	London Plane	(ST)(NN)
<i>Populus deltoides</i>	Cottonwood	
<i>Tilia americana</i>	American Linden/Basswood	
<i>Tilia cordata</i>	Littleleaf Linden	(NN)
<i>Tilia tormentosa</i>	Silver Linden	(NN)
<i>Tsuga caroliniana</i>	Carolina Hemlock	
<i>Ulmus americana</i>	American Elm (cultivars also encouraged include 'Homestead,' 'Princeton,' 'Valley Forge')	(ST)

Tall Trees – Conifer/Evergreen		
Botanical Name	Common Name	Remarks
<i>Chamaecyparis thyoides</i>	Atlantic White Cedar	
<i>Ilex opaca</i>	American Holly	
<i>Juniperus virginiana</i>	Eastern Red Cedar	(ST)
<i>Larix laricina</i>	American Larch, Tamarack	(ST)
<i>Picea rubens</i>	Red Spruce	
<i>Tsuga Canadensis</i>	Canadian/Eastern Hemlock	
<i>Tsuga caroliniana</i>	Carolina Hemlock	

(ST) denotes salt tolerance

(NN) denotes non-native, not to be credited toward 70% native planting

**Note:** Nut and berry trees shall not be located over sidewalks and walkways



Small/Understory Trees		
Botanical Name	Common Name	Remarks
<i>Cornus florida</i>	Flowering Dogwood	
<i>Acer pensylvanicum</i>	Striped Maple/Moosewood	
<i>Alnus incana (rugosa)</i>	Speckled Alder	
<i>Amelanchier arborea</i>	Downy Serviceberry	
<i>Amelanchier canadensis</i>	Shadblow, Shadbush, Serviceberry	(ST)
<i>Amelanchier laevis</i>	Smooth Serviceberry	
<i>Amelanchier x grandifolia</i>	Apple serviceberry	
<i>Benthamidia (Cornus) florida</i>	Flowering Dogwood	
<i>Betula alleghaniensis</i>	Yellow Birch	
<i>Betula lenta</i>	Black (sweet) Birch, Black Birch	
<i>Betula nigra</i>	River Birch	
<i>Betula papyrifera</i>	Paper Birch	
<i>Betula populifolia</i>	Grey Birch	
<i>Cercis canadensis</i>	Eastern Redbud	
<i>Chionanthus virginicus</i>	Fringe tree	(ST)
<i>Cornus florida</i>	Flowering Dogwood	
<i>Cornus kousa</i>	Kousa Dogwood	(NN)
<i>Crataegus crus-galli</i>	Cockspur Hawthorn	(ST)
<i>Crataegus phaenopyrum</i>	Washington hawthorn	(ST)
<i>Crataegus submollis (mollis)</i>	Downy Hawthorn	(ST)
<i>Hamamelis virginiana</i>	Witch Hazel	
<i>Magnolia grandiflora</i>	Bull bay magnolia	(NN)
<i>Magnolia virginiana</i>	Sweet bay magnolia	(ST)
<i>Ostrya virginiana</i>	Hop Hornbeam	
<i>Oxydendron arboretum</i>	Sourwood	
<i>Populus grandidentata</i>	Big-toothed aspen	
<i>Populus tremuloides</i>	Quaking (trembling) Aspen	
<i>Salix discolor</i>	Pussy Willow	
<i>Sassafras albidum</i>	Sassafras	
<i>Sorbus americana</i>	American Mountain Ash	
<i>Swida (Cornus) alternifolia</i>	Pagoda Dogwood	

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**Note:** Nut and berry trees shall not be located over sidewalks and walkways



<b>Habitat, Buffering, and Park Trees</b> (utilize away from pedestrian and vehicle parking areas)		
<b>Botanical Name</b>	<b>Common Name</b>	<b>Remarks</b>
<i>Abies balsamea</i>	Balsam fir	
<i>Abies concolor</i>	Concolor fir	(NN)
<i>Abies grandis</i>	Grand fir	(NN)
<i>Catalpa speciosa</i>	Catalpa	(ST)
<i>Celtis occidentalis</i>	Common Hackberry	
<i>Chamaecyparis thyoides</i>	Atlantic white cedar	
<i>Corylus Americana</i>	American hazelnut	
<i>Fagus grandifolia</i>	American beech	
<i>Juglans cinerea</i>	Butternut	(ST)
<i>Metasequoia lyptostroboides</i>	Dawn Redwood	(NN)
<i>Picea mariana</i>	Red Spruce	
<i>Pinus resinosa</i>	Red Pine	
<i>Pinus rigida</i>	Pitch Pine	(ST)
<i>Pinus strobus</i>	Eastern White Pine	
<i>Platanus occidentalis</i>	American sycamore	(ST)
<i>Quercus macrocarpa</i>	Bur oak	(NN)
<i>Picea glauca</i>	White spruce	(ST)
<i>Prunus americana</i>	Wild Plum/American Plum	
<i>Prunus pensylvanica</i>	Pin (fire) Cherry	
<i>Prunus serotina</i>	Black Cherry	
<i>Prunus virginiana</i>	Choke Cherry	
<i>Quercus alba</i>	White Oak	
<i>Quercus bicolor</i>	Swamp Oak	
<i>Quercus coccinea</i>	Scarlet Oak	
<i>Quercus montana (prinus)</i>	Chestnut Oak	
<i>Quercus palustris</i>	Pin Oak	(ST)
<i>Quercus rubra</i>	Red Oak	(ST)
<i>Quercus stellata</i>	Post Oak	
<i>Salix nigra</i>	Black Willow	
<i>Thuja occidentalis</i>	Arborvitae	
<i>Ulmus rubra</i>	Slippery Elm	

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**Note:** Nut and berry trees shall not be located over sidewalks and walkways



Shrubs - Deciduous		
Botanical Name	Common Name	Remarks
<i>Amelanchier arborea</i>	Downy Serviceberry	
<i>Amelanchier laevis</i>	Alleghany Serviceberry	
<i>Andromeda polifolia (glaucophylla)</i>	Bog Rosemary	
<i>Aronia (Photinia) arbutifolia</i>	Red Chokeberry	(ST)
<i>Aronia (Photinia) melanocarpa</i>	Black Chokeberry	
<i>Baccharis halimifolia</i>	Groundsel tree	
<i>Calycanthus floridus</i>	Carolina Allspice (sweet shrub)	
<i>Ceanothus americanus</i>	New Jersey Tea	
<i>Cephalanthus occidentalis</i>	Buttonbush	(ST)
<i>Cercis Canadensis</i>	Eastern Redbud	
<i>Chamaecyparis obtusa</i>	Hinoki cypress	(NN)
<i>Clethra alnifolia</i>	Sweet Pepperbush	(ST)
<i>Comptonia peregrina</i>	Sweet Fern	
<i>Cornus racemosa</i>	Gray Dogwood (see Swida)	
<i>Corylus americana</i>	American Filbert	
<i>Corylus cornuta</i>	Beaked Hazelnut	
<i>Dasiphora floribunda (Potentilla fruticosa)</i>	Bush (shrubby) Cinquefoil	
<i>Diervilla lonicera</i>	Bush Honeysuckle	
<i>Dirca palustris</i>	Leatherwood	
<i>Fothergilla gardenia</i>	Dwarf Fothergilla	
<i>Fothergilla major</i>	Fothergilla	
<i>Gaylussacia baccata</i>	Black Huckleberry	
<i>Gaylussacia bigeloviana (dumosa)</i>	Dwarf Huckleberry	
<i>Gaylussacia frondosa</i>	Dangleberry (blue huckleberry)	
<i>Hypericum densiflorum</i>	St. Johnswort	
<i>Ilex decidua</i>	Possumhaw	
<i>Ilex laevigata</i>	Smooth winterberry	
<i>Ilex verticillata</i>	Winterberry	(ST)
<i>Itea virginica</i>	Sweet Spire	
<i>Lindera benzoin</i>	Spicebush	
<i>Lyonia ligustrina</i>	Maleberry	
<i>Magnolia liliflora 'Nigra' x stellate 'Rosea'</i>	Ann Magnolia	(NN)
<i>Magnolia virginiana</i>	Sweetbay Magnolia	(ST)
<i>Myrica gale</i>	Sweet Gale	
<i>Myrica pensylvanica</i>	Bayberry	(ST)
<i>Physocarpus opulifolius</i>	Eastern Ninebark	
<i>Prunus maritima</i>	Beach Plum	
<i>Rhododendron arborescens</i>	Sweet Azalea	
<i>Rhododendron Canadensis</i>	Rhodora	
<i>Rhododendron groenlandicum (Ledum)</i>	Labrador Tea	
<i>Rhododendron maximum</i>	Great Laurel	(ST)
<i>Rhododendron periclymenoides</i>	Pinxterbloom (pink) Azalea	
<i>Rhododendron prinophyllum</i>	Early Azalea, Roseshell	

(ST) denotes salt tolerance

(NN) denotes non-native, not to be credited toward 70% native planting

**Note:** Nut and berry trees shall not be located over sidewalks and walkways



Shrubs – Deciduous Continued		
Botanical Name	Common Name	Remarks
<i>Rhododendron viscosum</i>	Swamp Azalea	(ST)
<i>Rhus aromatica</i>	Fragrant Sumac	
<i>Rhus aromatica 'Gro-Low'</i>	Dwarf Fragrant Sumac	(ST)
<i>Rhus copallinum</i>	Winged Sumac, Flameleaf	
<i>Rhus glabra</i>	Smooth Sumac	(ST)
<i>Rhus hirta</i>	Staghorn Sumac	(ST)
<i>Ribes americanum</i>	Wild Black Currant	
<i>Ribes hirtellum</i>	Swamp Gooseberry	
<i>Rosa carolina</i>	Pasture (Carolina) Rose	
<i>Rosa nitida</i>	New England (shining) Rose	
<i>Rosa palustris</i>	Swamp Rose	
<i>Rosa virginiana</i>	Low (Virginia) Rose	
<i>Rubus allegheniensis</i>	Common Blackberry	
<i>Rubus enslenii</i>	Southern Dewberry	
<i>Rubus flagellaris</i>	Northern Dewberry	
<i>Rubus hispidus</i>	Bristly Dewberry	
<i>Rubus idaeus ssp strigosus (strigosus)</i>	Wild Red Raspberry	
<i>Rubus odoratus</i>	Thimbleberry (flowering raspberry)	
<i>Rubus pensilvanicus</i>	Pennsylvania Blackberry	
<i>Rubus pubescens</i>	Dwarf Raspberry (swamp dewberry)	
<i>Rubus vermontanus</i>	Vermont Blackberry	
<i>Sambucus nigra ssp. canadensis (canadensis)</i>	Black Elderberry	
<i>Sambucus racemosa (pubins)</i>	Red Elderberry	
<i>Spiraea alba var. latifolia</i>	Meadowsweet	(ST)
<i>Spiraea salicifolia</i>	Spirea	(ST)(NN)
<i>Spiraea tomentosa</i>	Steep bush	(ST)
<i>Swida (Cornus) amomum</i>	Silky Dogwood	
<i>Swida (Cornus) racemosa</i>	Gray Dogwood	
<i>Swida sericea (Cornus stolonifera)</i>	Red Osier Dogwood	
<i>Vaccinium angustifolium</i>	Lowbush Blueberry	
<i>Vaccinium corymbosum</i>	Highbush Blueberry	
<i>Vaccinium macrocarpon</i>	American Cranberry	
<i>Viburnum acerifolium</i>	Mapleleaf Viburnum	
<i>Viburnum dentatum var. lucidum (recognitum)</i>	Northern Arrowwood	
<i>Viburnum lantanooides (alnifolium)</i>	Hobblebush	
<i>Viburnum lentago</i>	Nannyberry	
<i>Viburnum nudum (cassinoides)</i>	Wild Raisin, Withercod	
<i>Viburnum opulus ssp. trilobum (trilobum)</i>	American Cranberry (highbush cranberry)	
<i>Viburnum opulus ssp. trilobum 'Compactum'</i>	Dwarf American Cranberry (highbush cranberry)	
<i>Viburnum prunifolium</i>	Blackhaw Viburnum	(NN)

(ST) denotes salt tolerance

(NN) denotes non-native, not to be credited toward 70% native planting

**Note:** Nut and berry trees shall not be located over sidewalks and walkways



Shrubs - Evergreen		
Botanical Name	Common Name	Remarks
<i>Chamaedaphne calyculata</i>	Leatherleaf	
<i>Ilex glabra</i>	Inkberry	(ST)
<i>Ilex mucronata (Nemopanthus mucronatus)</i>	Mountain Holly	
<i>Ilex opaca</i>	American Holly	
<i>Juniperus communis</i>	Common Juniper	(ST)
<i>Juniperus horizontalis</i>	Creeping Juniper	(ST)
<i>Kalmia angustifolia</i>	Sheep Laurel	
<i>Kalmia latifolia</i>	Mountain Laurel	(ST)
<i>Kalmia polifolia</i>	Bog Laurel	
<i>Leucothoe axillaris</i>	Coast Leucothoe	
<i>Leucothoe fontanesiana</i>	Drooping Leucothoe	
<i>Leucothoe racemosa</i>	Fetterbush	
<i>Morella (Myrica) pensylvanica</i>	Bayberry	
<i>Rhododendron maximum</i>	Rosebay Rhododendron	
<i>Taxus Canadensis</i>	American Yew	

#### Groundcovers, Vines, Ferns, Mosses, Graminoids, Forbs

Please contact the Conservation Office for a full list. The use of natives and drought resistant are highly recommended.

#### Lexington Invasive Tree List of Prohibited Trees

Scientific Name	Common Name
Amur Cork-tree	<i>Phellodendron amurense</i>
Autumn Olive	<i>Elaeagnus umbellata</i>
Callery (Bradford) Pear	<i>Pyrus Calleryana</i>
Catclaw Mimosa	<i>Mimosa pigra</i>
European Buckthorn	<i>Rhamnus cathartica</i>
Glossy Buckthorn	<i>Frangula alnus, Rhamnus frangula</i>
Gray Willow, Rusty Willow	<i>Salix cinerea</i>
Japanese Black Pine	<i>Pinus thunbergii</i>
Large Gray Willow	<i>Salix atrocinerea, Salix cinerea ssp. oleifolia</i>
Melaleuca	<i>Melaleuca quinquenervia</i>
Sycamore maple	<i>Acer pseudoplatanus</i>

(ST) denotes salt tolerance

(NN) denotes non-native, not to be credited toward 70% native planting

**Note:** Nut and berry trees shall not be located over sidewalks and walkways



## MEMORANDUM

TO: Planning Board

FROM: Affordable Housing Trust

RE: Zoning Regulation Ch. 176, §14.4 Payments in Lieu for Special Residential Developments

DATE: July 10, 2025

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The Affordable Housing Trust supports the Planning Board's proposed revision of § 176-14.4 regarding payments-in-lieu for Special Residential Developments to the Affordable Housing Trust from \$325 to \$400 for each square foot of required GFA. The Affordable Housing Trust also recommends that the Planning Board consider replacing the sentence stating:

"The Board will review the amount on a regular annual basis and may make any necessary adjustments to the amount."

with:

"Future calculations for payments-in-lieu shall be adjusted annually based on changes equal to the annual percentage increases in the Consumer Price Index for non-seasonally adjusted housing in the Boston -Cambridge-Newton, MA-NH or similar index to reflect changes in dollar values over time; however, annual decrease in CPI shall not cause the rate to be decreased."

In our opinion, this proposed language will simplify the process and create certainty and predictability moving forward. Thank you for your consideration.



# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

Board Member & Staff Updates

### **PRESENTER:**

Board Discussion

### **ITEM NUMBER:**

### **SUMMARY:**

Any updates from Board or Staff. Staff will inform the Board that the Select Board is considering designating the Planning Board as the group responsible for future Condo Conversion request. A Condominium Conversion Board was established in the 1980s and has been inactive in recent years. Attached is information about the Condo Conversion Board's charge and regulations.

### **SUGGESTED MOTION:**

### **FOLLOW-UP:**

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

7/16/2025

### **ATTACHMENTS:**

Description	Type
☐ Com. Charge	Exhibit
☐ General Bylaw_CCB	Exhibit
☐ CCB Regulations	Exhibit



## CONDOMINIUM CONVERSION BOARD

Members: 5  
Appointed by: Board of Selectmen  
Length of Term: 3 years  
Appointments made: September 30  
Meeting Times: As needed

Description: The Condominium Conversion Board is responsible for establishing license fees; notifying abutters of proposed condominium sites; holding public hearings; filing a decision with the Town Clerk; and holding hearings regarding eviction licenses and making decisions concerning such issues. In addition, the Conversion Board is liable to appeal on any of its decisions.

Criteria for Membership: Members of this board must demonstrate sound judgment and knowledge of housing and land planning issues. Members of this board may also consist of members of any official committee, commission, or other authority in the town at the discretion of the Board of Selectmen.

Ref.: Lexington Code Chapter 63 §6

Selectmen designated as Special Municipal Employees on December 14, 1987.

Selectmen reaffirmed designation as Special Municipal Employees on January 18, 2006.



*Town of Lexington, MA  
Tuesday, May 13, 2025*

## Chapter 63. Housing Conversion and Eviction

### § 63-6. Condominium Conversion Board.

- A. Appointment and composition. The Select Board shall appoint five members to administer the provisions of this by-law. The Select Board may appoint any existing board (including itself), official committee of the Town, commission or authority to act as the Condominium Conversion Board. It may, as an alternative, appoint five citizens of the Town of sound judgment and knowledge of housing and land planning issues.  
[Amended 3-27-2019 ATM by Art. 34]
- B. Terms of office. Members of the Conversion Board will serve without compensation for three-year terms, except for the first year of appointment when the Select Board shall designate two members to have three-year terms, two members to have two-year terms and one member to have a one-year term. If the Select Board appoints an existing board, official committee of the Town, commission or authority to act as the Condominium Conversion Board, the terms of office of the Condominium Conversion Board shall be coterminous with the terms of office of such other board, committee, commission, or authority.  
[Amended 3-27-2019 ATM by Art. 34]
- C. Procedure and hearings. The Condominium Conversion Board shall promulgate rules of procedure for the conduct of its business.
- (1) It may establish reasonable fees for applications for licenses.
  - (2) Its rules shall require that it will hold a public hearing on any application for a condominium conversion license after notice by certified or registered mail to all occupants of the subject property and by publication in a newspaper of general circulation within the town.
  - (3) The hearing shall not be scheduled for a date less than 30 days from the date of the mailed notice, nor more than 60 days from that date. The rules of the Board may provide for reasonable postponements by agreement of the Board and the applicant.
  - (4) The Board shall reduce its decisions to writing which it shall file with the Town Clerk within 60 days of the completion of the hearing or within such time as the Board and the applicant shall agree. If the Board does not render its decision within the time required by this section, it shall be deemed to have granted the license requested without condition, save those imposed by state law.
  - (5) The Board's rules shall require that it will hold a public hearing on any application for an eviction license after notice by certified or registered mail to the tenants in the subject property whose eviction the applicant seeks and by publication in a newspaper of general circulation within the town.
  - (6) The Board shall reduce its decisions to writing which it shall file with the Town Clerk within 60 days of the completion of the hearing or within such time as the Board and the parties shall agree. However, the failure of the Board to act within the time required by this Subsection **C(6)** shall not have the effect of granting the license to evict.
  - (7) Any aggrieved party may appeal a decision of the Board to a court of competent jurisdiction within 30 days of the date the decision of the Board has been filed with the Town Clerk or within such time as state law permits.



Town of Lexington, MA  
Thursday, June 5, 2025

## Chapter 144. Condominium Conversion Board

[HISTORY: Adopted by the Condominium Conversion Board of the Town of Lexington 11-1-1989. Amendments noted where applicable.]

### GENERAL REFERENCES

Housing conversion and eviction — See Ch. 63.

### § 144-1. Purpose and scope.

- A. Purpose. These regulations implement the Town of Lexington Housing Conversion and Eviction By-Law,<sup>[1]</sup> Chapter 527 of the Acts of 1983, and other statutes regulating the conversion of residential housing into condominium or cooperative units in the Town of Lexington.

[1] *Editor's Note: See Ch. 63, Housing Conversion and Eviction.*

- B. Scope. These regulations provide for various rights, duties and obligations pursuant to the Town of Lexington Housing Conversion and Eviction By-Law, as amended, and shall apply to the conversion of housing accommodations in the Town of Lexington into condominium or cooperative units or accommodations, as defined herein. Provisions of the by-law or these regulations which impose requirements in addition to those set forth in Chapter 527 of the Acts of 1983, as amended, shall be inapplicable to:

- (1) Housing accommodations constructed or converted from a nonhousing to a housing use after November 30, 1983;
- (2) Housing accommodations which were constructed or substantially rehabilitated pursuant to any federal mortgage insurance program, without any interest subsidy or tenant subsidy attached thereto; or
- (3) Housing accommodations financed through the Massachusetts Housing Finance Agency, with an interest subsidy attached thereto.

### § 144-2. Relationship to other laws.

These regulations are meant to supplement, and not to limit, the protections and benefits available to tenants under the Town of Lexington Housing Conversion and Eviction By-Law, as amended, Chapter 527 of the Acts of 1983, as amended, MGL c. 183A; as amended; and any other statute of the commonwealth or court decision.

### § 144-3. Definitions.

As used in these regulations, the following words shall have the following meanings, unless the context clearly requires otherwise.

#### APPLICANT



The owner or purchaser of a housing accommodation applying for a conversion or eviction license under these regulations and the by-law.

## **BOARD**

The Condominium Conversion Board, consisting of five members appointed by the Town of Lexington Select Board who are responsible for the administration of the by-law and these regulations.

[Amended 3-27-2019 ATM by Art. 34]

## **BY-LAW**

The Town of Lexington Housing Conversion and Eviction By-Law, as amended.<sup>[1]</sup>

## **CONDOMINIUM OR COOPERATIVE CONVERSION EVICTION**

An eviction of a tenant (a) for the purpose of removing such tenant from a housing accommodation in order to facilitate the initial sale and transfer of legal title to that housing accommodation as a condominium or cooperative unit to a prospective purchaser, or (b) for the purpose of removing such tenant from a housing accommodation in order to facilitate the sale and transfer of legal title to that housing accommodation after a binding purchase and sale agreement has been validly executed for the sale of such condominium or cooperative unit; provided, however, that the eviction of a tenant for nonpayment of rent or other violation of a rental agreement for which a tenant may be evicted under applicable law shall in no event be deemed a condominium or cooperative conversion eviction.

## **CONDOMINIUM UNIT OR ACCOMMODATION**

A unit, as that term is defined in MGL c. 183A, in a housing condominium.

## **CONSUMER PRICE INDEX**

As used in § **63-4E(2)** of this Code and Chapter 527 of the Acts of 1983, shall be the United States Consumer Price Index for All Urban Consumers, U.S. City Average, as published by the United States Department of Labor, Bureau of Labor Statistics.

## **CONVERSION**

The recording of a master deed or master lease in order to make the initial sale and transfer of title to a housing accommodation as one or more condominium units pursuant to an individual unit deed or deeds, or, as one or more cooperative units pursuant to an individual proprietary lease or leases, as the case may be.

## **CONVERSION LICENSE**

The license required by the by-law and § **144-4A** of these regulations prior to the conversion of any housing accommodation into condominium or cooperative forms of ownership.

## **CONVERSION NOTICE**

The notice given by the owner to the tenant as required by § **144-4B** of these regulations.

## **COOPERATIVE UNIT OR ACCOMMODATION**

A unit, as set forth in MGL c. 156B, 157, or 157B, in a housing cooperative.

## **ELDERLY TENANT**

A tenant or group of tenants of the same housing accommodation, any of whom has reached the age of 62 years or over as of the date of the conversion of such housing accommodation prior to the adoption of this by-law or the receipt by such tenant or group of tenants of any conversion notice provided for herein, whichever is earlier.

## **EVICTION LICENSE**

The license required by the by-law and § **144-5A** of these regulations prior to the eviction of any handicapped, elderly or low- to moderate-income tenant from any housing accommodation.



**HANDICAPPED TENANT**

A tenant or group of tenants of the same housing accommodation, any of whom is physically handicapped as defined in MGL c. 22, § 13A, as of the date of the conversion of such housing accommodation prior to the adoption of this by-law or the receipt by such tenant or group of tenants of any conversion notice provided for herein, whichever is earlier.

**HOUSING ACCOMMODATION**

Any building, structure, or part thereof or land appurtenant thereto, or any other real or personal property rented or offered for rent for living or dwelling purposes which has been used in whole or in part for residential purposes within one year prior to the date of submission of an application for a conversion license provided for herein or within one year prior to the time of the conversion of such housing accommodation prior to the adoption of this by-law, whichever is earlier, together with all services connected with the use or occupancy of property, but not including the following:

- A. Housing accommodations which the United States or the commonwealth or any authority created under the laws thereof either owns or operates;
- B. Housing accommodations in any hospital, convent, monastery, asylum, public institution or college or school dormitory operated exclusively for charitable or educational purposes; or in any nursing or rest home for the aged;
- C. Buildings containing fewer than four housing accommodations; or
- D. Housing accommodations in hotels, motels, inns, tourist homes, and rooming houses and boardinghouses which are occupied by transient guests staying for a period of fewer than 14 consecutive calendar days.

**INTEREST SUBSIDY**

Any payment made by the federal or state government to reduce the effective interest rate payable by a mortgagor.

**LOW- or MODERATE-INCOME TENANT**

A tenant or group of tenants entitled to occupy the same housing accommodation as of the date of the conversion of such housing accommodation prior to the adoption of this by-law or the receipt by such tenant or group of tenants of any conversion notice provided for herein, whichever is earlier, so long as the total income for such tenant or group of tenants for the 12 months immediately preceding the date of the conversion of such housing accommodation prior to the adoption of this by-law or the receipt by such tenant or group of tenants of any conversion notice provided for herein, whichever is earlier, is less than 80% of the median income for the area set forth in regulations promulgated from time to time by the Department of Housing and Urban Development pursuant to 42 U.S.C. § 1437 et seq., and calculated pursuant to said regulations; or, a tenant or group of tenants entitled to occupy the same housing accommodation as of the date of the conversion of such housing accommodation prior to the adoption of this by-law or the receipt by such tenant or group of tenants of any conversion notice provided for herein, whichever is earlier, so long as the total income for such tenant or group of tenants for the 12 months immediately preceding the date of the conversion of such housing accommodation prior to the adoption of this by-law or the receipt by such tenant or group of tenants of any conversion notice provided for herein, whichever is earlier, falls within 50% to 120% of the Boston SMSA median income as calculated from time to time by the Department of Housing and Urban Development pursuant to 42 U.S.C. § 1437 et seq., as amended; whichever shall apply.

**OWNER**

The individual or entity which holds title to any housing accommodation subject to conversion, including the individual or entity which holds title to any condominium or cooperative accommodation after such conversion but prior to the execution, delivery and recording of a unit deed (in the case of condominium conversion) or a unit lease (in the case



of a cooperative conversion) for such accommodation, including without limitation, a partnership, corporation, or trust.

**PURCHASER**

An individual or entity other than the owner which has validly executed a binding purchase and sale agreement for a condominium or cooperative unit, including without limitation, a partnership, corporation, or trust. For the purposes of these regulations, a purchase and sale agreement shall be considered binding even though the purchaser's obligation to purchase the condominium or cooperative unit is subject to the customary contingencies as to financing and inspection.

**TENANT**

A person or group of persons collectively entitled to occupy a housing accommodation pursuant to a written, oral or implied rental agreement existing at the date of the conversion of such housing accommodation prior to the adoption of this by-law or the receipt by such tenant or group of tenants of any conversion notice, whichever is earlier. Any tenant or group of tenants who first becomes entitled to occupy a housing accommodation after the date of the conversion of such housing accommodation prior to the adoption of this by-law or the granting of any conversion license for such housing accommodation shall not be entitled to the protections afforded by the by-law or these regulations.

**TENANT SUBSIDY**

Any payment made by the federal or state government for or on behalf of any tenant to be applied toward the reduction of the tenant's rental payment.

**TOTAL INCOME**

The total combined income from all sources for a tenant or group of tenants of a housing accommodation for the 12 months immediately preceding the date of the conversion of such housing accommodation prior to the adoption of this by-law, or the receipt by such tenant or group of tenants of any conversion notice provided for herein, whichever is earlier, or the exercising of any right, whichever may occur later, excluding income which is temporary, nonrecurring or sporadic as defined in H.U.D. Regulation 24 CFR 860.403(n)(1)-(7). Total income shall include, but not be limited to, the following:

- A. The gross amount, before any payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips and bonuses;
- B. Net income from the operation of a business or profession;
- C. Interest, dividends, and net income of any kind from real or personal property;
- D. The full amount of periodic payments received from social security, annuities, insurance policies, retirement funds, pensions, disability or death benefits and other similar types of periodic receipts;
- E. Payments in lieu of earnings, such as unemployment compensation and severance pay;
- F. Welfare assistance payments;
- G. Periodic and determinable allowances, such as alimony and child support payments, and payments nominally to a minor for his support and controlled for his benefit by another;
- H. Regular contributions or gifts received from persons not residing in the housing accommodation; and
- I. All regular pay, special payments, and allowance received by a member of the Armed Forces.

**TOWN**



The Town of Lexington, Massachusetts.

[1] *Editor's Note: See Ch. 63, Housing Conversion and Eviction.*

## § 144-4. Conversion licenses.

- A. License required. No housing accommodation in the Town shall be converted to condominium or cooperative units after May 13, 1987, unless the owner or purchaser, as the case may be, of such housing accommodation shall have first secured a conversion license from the Board. The Board shall grant a conversion license, provided the applicant has complied with all requirements of federal, state and local law and regulations.
- B. License applications. Applications for conversion licenses shall be made on forms established by the Board. Application forms shall be signed by the applicant and shall be accompanied by evidence satisfactory to the Board that the applicant has notified the Lexington Housing Authority, the Lexington Housing Assistance Board and all affected tenants of the applicant's intent to convert the subject housing accommodations to condominium or cooperative units; which notice to affected tenants shall include, at a minimum, all information required by Section 4 of Chapter 527 of the Acts of 1983, as amended, as can be provided prior to the creation of the condominium or cooperative units, together with such other information as the Board may from time to time require.
- C. Public hearing notice. Upon receipt of the completed conversion license application, the materials described in Subsection **B**, and payment of the application filing fee as provided in § **144-9**, the Board shall serve notice of a public hearing to all tenants of the subject housing accommodation by certified or registered mail, return receipt requested, and by publication in a newspaper of general circulation within the Town.
- D. Form of notice. The notice of the public hearing shall schedule the date for a public hearing not less than 30 days nor more than 60 days from the date of that notice. By agreement of a majority of the Board and the applicant, the public hearing may be reasonably postponed for up to an additional 60 days beyond the initial public hearing date; provided, however, that no postponement shall be made during the seven days prior to the public hearing. In the event of a postponement, the Board shall renotify the parties entitled to receive notice pursuant to this section and shall republish the notice of the public hearing in the same newspaper.
- E. Decisions. Except as provided for in this section, the Board shall issue a written decision within 60 days of the public hearing, which shall be duly filed with the Town Clerk and served to the applicant and all tenants entitled to receive notice pursuant to Subsection **C** by certified or registered mail, return receipt requested. In the event that the Board does not so issue a written decision within 60 days of the public hearing, the Board shall be deemed to have granted the conversion license requested without condition, except those imposed by state law. The Board shall, upon request of any party, issue a written confirmation of its deemed decision within seven days of such request.
- F. Conversion license conditions.
  - (1) Any conversion license issued by the Board may contain reasonable conditions for the protection of tenants. The Board shall consider the following factors in determining whether to impose any conditions and in deciding what conditions may be appropriate in connection with a particular conversion:
    - (a) The protection of the public interest of the Town of Lexington in preserving the existing rental housing accommodations available for use by tenants, particularly those who are elderly, handicapped, or of low to moderate income;
    - (b) The hardships imposed on the tenants residing in the housing accommodations proposed to be converted;



- (c) The aggravation of the shortage of rental housing accommodations in the Town which may result from the conversion, especially housing accommodations suitable for low- and moderate-income tenants, single-parent household tenants, elderly tenants, handicapped tenants, or fixed-income tenants;
  - (d) The hardships imposed on the owner or purchaser of the unit; and
  - (e) Reasonable arrangements by the owner, purchaser, or third parties, to alleviate the hardships on the tenants affected by the proposed conversion.
- (2) The conversion license conditions imposed may include, but are not limited to:
- (a) Specified schedules for the sale of individual units; or
  - (b) The offering of a specified percentage of units to the Lexington Housing Authority, the Lexington Housing Assistance Board or other entity approved by the Board for low- and moderate-income rental units as provided in § **144-7** of these regulations.

## § 144-5. Eviction licenses.

- A. License required. No condominium or cooperative conversion eviction shall be instituted against any elderly, handicapped, or low- or moderate-income tenant unless the owner or purchaser seeking to evict any such tenant shall have first secured an eviction license from the Board. The Board shall grant an eviction license, provided the applicant has complied with all requirements of federal, state, and local law and regulations, and with the requirements of these regulations. No eviction license shall be granted unless (a) either the conversion occurred prior to May 13, 1987, or a valid conversion license has been issued for the subject housing accommodation, and (b) either a binding purchase and sale agreement for the subject housing accommodation unit has been validly executed or the owner in good faith desires to occupy the subject housing accommodation unit. Any tenant or group of tenants who first becomes entitled to occupy a housing accommodation after the date of the conversion of such housing accommodation prior to the adoption of this by-law or the granting of any conversion license for such housing accommodation shall not be entitled to the protections afforded by the by-law or these regulations.
- B. License applications. Applications for eviction licenses shall be made on forms established by the Board. Application forms shall be signed by the applicant and shall be accompanied by the following materials:
  - (1) A copy of the conversion license previously granted by the Board or evidence that the conversion occurred prior to May 13, 1987;
  - (2) Evidence reasonably satisfactory to the Board that the applicant has complied with all applicable provisions of Chapter 527 of the Acts of 1983, as amended, as can be satisfied prior to the eviction of the tenant, specifically including written evidence that the condominium or cooperative unit was offered for sale to the tenant and that the tenant has waived his or her right to acquire such unit; and
  - (3) Such other information as the Board may from time to time require.
- C. Public hearing notice. Upon receipt of (a) the completed eviction license application, (b) the materials described in Subsection **B**, and (c) a copy of an executed, binding purchase and sale agreement covering the subject housing accommodation, or an affidavit from the owner as to his or her desire to occupy said accommodation, as the case may be, and upon payment of the application filing fee as provided in § **144-9**, the Board shall serve notice of a public hearing to all tenants of the subject housing accommodation whose eviction the applicant seeks by certified or registered mail, return receipt requested, and by publication in a newspaper of general circulation within the Town.



- D. Form of notice. The notice of the public hearing shall schedule the date for a public hearing not less than 30 days nor more than 60 days from the date of that notice. By agreement of a majority of the Board and the applicant, the public hearing may be reasonably postponed for up to an additional 60 days beyond the initial public hearing date; provided, however, that no postponement shall be made during the seven days prior to the public hearing. In the event of a postponement, the Board shall renotify the parties entitled to receive notice pursuant to Subsection **C** and shall republish the notice of the public hearing in the same newspaper.
- E. Decisions. Except as provided for in this section, the Board shall issue a written decision within 60 days of the public hearing, which shall be duly filed with the Town Clerk and served to the applicant and all tenants entitled to receive notice pursuant to Subsection **C** hereof by certified or registered mail, return receipt requested. In the event that the Board does not issue a written decision within 60 days of the public hearing, the Board shall be deemed to have granted the eviction license requested.
- F. Eviction license conditions.
- (1) Any eviction license issued by the Board may contain reasonable conditions for the protection of tenants. The Board shall consider the following factors in determining whether to impose any conditions and in deciding what conditions may be appropriate in connection with a particular eviction:
    - (a) The hardships on the tenant and the owner or purchaser of the unit, including, but not limited to, finances, health, age, family problems, and the desirability of tenant children continuing to attend Town schools;
    - (b) The availability of affordable housing for the tenant in the Town; and
    - (c) The housing situation of the owner or purchaser of the unit.
  - (2) Eviction license conditions may include, but are not limited to:
    - (a) Prohibiting the eviction for a period of time, not less than one year or any other period of time to which the tenant is entitled under the provision of any other law, court decision, regulation, or by-law, and not more than a period of five years from the date of the application for a license to evict.
    - (b) Requiring the applicant to extend the rental agreement for a period of time not less than one year or any other period of time which the tenant is entitled to under the provision of any other law, court decision, regulation, or by-law, and not more than a period of five years from the date of the application for a license to evict, as provided for in § **144-6**.
  - (3) Such conditions imposed by the Board on an eviction license shall be in addition to, and not in limitation of, any right, protection, or benefit available to any tenant under any statute of the commonwealth or court decision.

## § 144-6. Rental agreement extensions.

Pursuant to § **144-5F(2)(b)**, the Board may grant an eviction license on the condition that the applicant extend the applicable rental agreement for a period of time not less than one year or for any other period of time to which the tenant is entitled under the provision of any other law, court decision, regulation, or by-law, but not for more than a period of five years from the date of the application for the eviction license. In connection with any such extension, the provisions of such a rental agreement may not otherwise be modified, except with respect to the amount of annual rent, any increase in which shall not exceed an amount equal to the sum which would result by multiplying said rent by the percentage increase in the Consumer Price Index for Urban Consumers as published by the United States Department of Labor, Bureau of Labor Statistics, during the calendar year immediately preceding the date upon which such rental agreement is



commenced, or 10%, whichever is less. This restriction, however, shall not limit the right of an owner or purchaser to any reasonable amounts which may be due under a valid tax escalation clause in the rental agreement.

## § 144-7. Low- to moderate-income rental housing dedication.

Pursuant to § **144-4F(1)(e)**, the Board may grant a conversion license on the condition that the applicant offer a reasonable percentage (not less than 10% and not more than 20%) of the housing accommodations to the Lexington Housing Authority, the Lexington Housing Assistance Board, or a limited profit or nonprofit legal entity approved by the Board upon reasonable terms and conditions as will make the offeree eligible for state or federal subsidies and as will make it economically feasible for the unit to be purchased for rental to persons of low- or moderate-income. Such units shall be permanently maintained as rental housing accommodations for low- and moderate-income tenants.

## § 144-8. Public hearings.

- A. Scope. All Board decisions as to conversion and eviction licenses shall be preceded by a public hearing held pursuant to the requirements of this section.
- B. Hearings. The Board, or any hearing officer the Board may appoint, shall conduct the hearing in as informal and open a manner as possible while ensuring that all parties entitled to receive notice have an opportunity to present their positions and to contest the issues. Neither the Board nor any hearing officer it might appoint shall have any interest in or relationship to the housing accommodation or parties involved.
- C. Notice of hearing. The Board shall notify the parties of the time, date, and place of the public hearing pursuant to § **144-4** or **144-5**.
- D. Counsel. Any party may appear on his or her behalf or has the right to be accompanied, represented, and advised by any person authorized by that party.
- E. Evidence. Rules of evidence observed by courts of law need not apply in the hearing. Evidence may be admitted and given probative effect only if it is the kind of evidence on which reasonable persons are accustomed to rely in the conduct of serious affairs. Unduly repetitious, irrelevant, incomprehensible or illegible evidence may be excluded. The Board or any hearing officer it might appoint may conduct investigations and question such parties as it shall deem necessary.
- F. Records. The Board or any hearing officer it may appoint shall maintain brief written records of the hearing proceedings and any Board decisions or actions. Such records shall be available for public inspection during normal business hours.
- G. Decisions. The Board or hearing officer shall issue a written decision with supporting reasons pursuant to § **144-4** for conversion licenses and to § **144-5** for eviction licenses.

## § 144-9. Filing fees.

- A. Conversion licenses. Applications for conversion licenses will only be accepted by the Board upon the receipt of a filing fee in the amount of \$50 for each such application.
- B. Eviction licenses. Applications for eviction licenses will only be accepted by the Board upon the receipt of a filing fee in the amount of \$50 for each such application.
- C. Waiver of filing fees. The Board, in its sole discretion, may waive the filing fee for any applicant upon the filing of an affidavit of indigency setting forth the applicant's income and



expenses.

## § 144-10. Review and appeal; enforcement; severability; effective date.

- A. Review and appeal. Decisions of the Board or any hearing officer it may appoint shall be final. A person aggrieved by any action or decision of the Board may appeal to any court of competent jurisdiction such action or decision within 30 days of the date the decision was filed with the Town Clerk or within such time as state law permits.
- B. Enforcement. Failure to comply with the provisions of the by-law or these regulations may result in the initiation of both civil and criminal actions against any violator pursuant to Chapter 527 of the Acts of 1983. Other Town, state, or federal laws may also provide penalties for violations of the by-law and these regulations. Any violation of the by-law or these regulations by an owner of a housing accommodation shall not affect the validity of a conveyance of a condominium unit or an interest in a housing cooperative to a purchaser for value who has no knowledge of the violation.
- C. Severability. The provisions of these regulations are severable, and if any provisions shall be held unconstitutional or otherwise invalid by any court of competent jurisdiction, the decision of such court shall not affect or impair any of the remaining provisions.
- D. Effective date. These regulations shall take effect on November 1, 1989.<sup>[1]</sup>  
*[1] Editor's Note: Copies of Appendix A, Notice Forms, which immediately followed, are on file in the Town offices.*



## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

**AGENDA ITEM TITLE:**

Review of Draft Meeting Minutes: 6/11 & 6/25

**PRESENTER:**

**ITEM  
NUMBER:**

**SUMMARY:**

**SUGGESTED MOTION:**

Move to approve the draft meeting minutes of June 11 and June 25, 2025 as presented.

**FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

7/16/2025



## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

**AGENDA ITEM TITLE:**

Review draft fall meeting schedule

**PRESENTER:**

**ITEM  
NUMBER:**

**SUMMARY:**

Proposed dates:

September 10 & 24

October 8 & 22

November 19

December 10

**SUGGESTED MOTION:**

**FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

7/16/2025



## **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:**

7/16/2025



## **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:**

7/16/2025



# **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:**

7/16/2025