AGENDA

Lexington Planning Board

Wednesday, October 22, 2025
Remote on Zoom: https://www.lexingtonma.gov/377/Access-Virtual-Meetings
6:00 PM

Development Administration

1. **287 & 295 Waltham Street - Public Hearing Special Residential Development**

   Continued public hearing for a special residential development at 287 and 295 Waltham Street. (Continued from 4/10, 6/11, and 8/13). The Board may close the hearing and deliberate on the application.

2. **242 Bedford Street - Public Hearing Definitive Subdivision**

   Public hearing for a definitive subdivision at 242 Bedford Street. Application proposes 3 lots on a cul-de-sac.

3. **251, 267, 275, & 301 Massachusetts Avenue & Fottler Avenue - Public Hearing Definitive Subdivision**

   Public hearing for a definitive subdivision at 251-253, 267, 275, and 301 Massachusetts Avenue and Fottler Avenue. Application proposes 3 lots on a cul-de-sac and 1 lot on Fottler Avenue.

4. **419 Marrett Road - Public Hearing Definitive Subdivision**

   Public hearing for a definitive subdivision at 419 Marrett Road. Application proposes 2 lots.

5. **439 Marrett Road - Public Hearing Definitive Subdivision**

   Public hearing for a definitive subdivision at 439 Marrett Road. Application proposes 2 lots.

Board Administration

1. **Public Hearing on Amendments to the Planning Board's Subdivision Regulations (Ch. 175)**

   Public hearing on proposed revisions to the Planning Board's Subdivision Regulations (Ch. 175). Public hearing was continued from 9/25 and 10/8 meeting

Other Business

1. **Planning Board comments for ZBA**

   Planning Board may discuss comments to send to the ZBA for Lexington Woods affordable housing Comprehensive Permit at 591 Lowell St (Parcel 68-44) application.

2. **Board Member & Staff Updates**

   Board Member and any Staff Updates

3. **Review of Draft Meeting Minutes: 9/25**

4. **Upcoming Meetings**

   Wednesdays 11/19 and 12/10

5. **Review January-February Meeting Dates**

Adjourn

1. **Adjourn – The meeting will continue until all items are finished. The estimated adjournment time is 9:00 pm.**

Zoom Details

1. **Zoom Details - https://www.lexingtonma.gov/377/Access-Virtual-Meetings**

   Planning is inviting you to a scheduled Zoom meeting.
   Topic: Planning's Zoom Meeting
   Time: Oct 22, 2025 06:00 PM Eastern Time (US and Canada)
   Join Zoom Meeting
   https://lexingtonma.zoom.us/j/84440232521?pwd=kTPGpkzJ05WEliblmjygMYRwgD8HWG.1

   Meeting ID: 844 4023 2521
   Passcode: 349803

Meeting broadcast by LexMedia

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

287 & 295 Waltham Street - Public Hearing Special Residential Development

PRESENTER:

Applicant: Iqbal Quadir, LexTerrace LLC

ITEM NUMBER:

SUMMARY:

The Planning Board will re-open the public hearing on the site plan review and stormwater management application for a proposal for 15 dwelling units. The applicant will present changes since the August 13 meeting.

Material may be viewed (click file tab): https://lexingtonma.portal.opengov.com/records/100633 *(new material uploaded after September 25)*

Staff will provide comments and board members will discuss. The Chair will then open the hearing for public comments. After public comments, the Board will return to the board for discussion. The Board may close the hearing and deliberate on the application.

Staff and peer review memos are attached.

SUGGESTED MOTION:

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

Move to close the public hearing for the site plan review and stormwater permit application for 287 and 295 Waltham Street.

Waiver:
Move to waive the Tree Bylaw in full because the project's tree removal on the property is best mitigated with the proposed landscape planting plan revised through October 3, 2025 showing tree replacement which exceeds the caliper inches required by the bylaw.

Application:
Move to approve the proposal submitted by Iqbal Quadir at 287 and 295 Waltham Street with the findings and conditions included in the draft approval decision prepared by staff and the 58 conditions of approval as may be modified this evening.

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

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

10/22/2025

ATTACHMENTS:

Description	Type
Staff Memo 10.17.25	Cover Memo
Peer Review Nitsch Memo 10.17.25	Cover Memo

TOWN OF LEXINGTON
PLANNING OFFICE

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Lexington, Massachusetts 02420
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www.lexingtonma.gov/planning

Abby McCabe, Planning Director
Meghan Roche, Asst. Planning Director
Aaron Koepper, Planner
Carolyn Morrison, Planning Coordinator

To: **Lexington Planning Board**
From: **Aaron Koepper, Planner**
Re: **Project Review for 287-295 Waltham Street: SRD, Major Site Plan Review | Memo 4**
Date: **October 17, 2025**

Public Meeting: **April 10, 2025; May 28, 2025 further continued to June 11, 2025 without discussion; August 13, 2025; October 22, 2025**

Filed with Town Clerk: **February 3, 2025**

Decision Deadline: **On August 13, the Applicant extended to October 31, 2025**

Executive Summary

Updates (Since August 13 PB Meeting):

- ANG and Elevation/Building Height forms have been resubmitted and reviewed by the Building and Zoning Departments for compliance.
- Short-term bike parking is now shown next to Building D.
- Inclusionary Dwelling Unit calculation has been updated and reviewed for compliance.
- Open space calculation has been updated and reviewed for compliance.
- The planting schedule submitted 10/7/2025 has been reviewed and all plantings are on the Town of Lexington Preferred Plant Lists.
- Landscaping plan lists 1410" DBH of required tree mitigation, fully satisfying this requirement via replanting on site.
- Locations have been identified for snow storage.

Items to be resolved in final package submission:

- Short-term bicycle parking dimensions should be shown on plans. Room for four 6x2 spaces is provided.
- Show the location of any exterior trash and recycle areas.
- Fire Truck Movement plan shows truck needing to travel over curbs or non-paved areas to negotiate turnaround.
- Plans need to show that the rear of each building is reachable by 250 ft. of hose from both sides and meeting. Appears to confirm but applicant should show on plans.
- Limit of work line cuts off walking path, but area is shown on landscaping plan.
- Stairs are shown on Landscaping plan to give access to the walking path, but are not shown on any other plans. Applicant will need to explain how access to this path will function and update plans accordingly.

- Update the stormwater report to reference Compact Neighborhood Development rather than Site Sensitive Development.
- Plan details and specfications on plans and in stormwater report in Nitsch's October 17 memo.

Staff Recommendation:

Recommend approval with conditions including an updates set of plans and stormwater report. The above listed items and items in the Nitsch Engineering memo shall be provided in an updated plan set. Staff will prepare a draft approval with conditions for the Board's review on October 22.

Project Summary

This proposal is for a Compact Neighborhood Development (CND), where the size of dwelling units is limited per c. 135 § 6.9.7.3. The applicant proposes five (5) buildings, with a total of fifteen (15) units. The applicant proposes three (3) townhouse-style buildings with three (3) units each, and two (2) garden apartment-style buildings, containing three (3) units each. All units are proposed as rental.

The townhouse-style buildings all include a "basement" area as well as parking on the ground level, and three stories of living space above. The basement area houses a water heater, sprinkler room, and storage. The parking section includes space for one (1) car and two (2) bicycles, as well as a laundry room. The first floor of living space has a combined kitchen, dining, and living area, a pantry, a bathroom, and a porch. The second floor of living space includes two (2) bedrooms, a master and a second bedroom, both with an attached bathroom and closet. A porch is present off of the master bedroom, next to the closet. The third floor of living space includes a third bedroom with an attached bathroom and closet, and a roof garden.

The garden-style units each follow a similar layout, with the ground floor of each building proposed as an accessible unit. The ground floor of each garden-style building holds a combined kitchen, dining, and living area, a utility room with a washer and dryer, and three (3) bedrooms, each connected to a bathroom and closet. There is additional access to one (1) bathroom from the combined kitchen, dining, and living area. A sprinkler room, trash access, and parking for five (5) bicycles is accessible from the exterior of the building, on the ground floor. The second and third stories of the garden-style units have identical layouts, with a combined kitchen, dining, and living area, a utility room with a washer and dryer, three (3) bedrooms, each connected to a bathroom and closet, and a porch.

The two inclusionary dwelling units are proposed as Unit 1 in Building A and Unit 1 in Building B, both being the leftmost units in the townhouse-style buildings.

All buildings on the site will utilize a common drive entrance/exit with access to Waltham Street.

The Planning Board has hired a professional engineer to serve as peer review consultant to review the utilities and stormwater management. A memo from Mr. Maher of Nitsch Engineering dated October 17, 2025 is enclosed. The memo confirms stormwater management compliance with recommendations for some more information and minor revisions that can be conditions to be included in a Board approval.

Parking Analysis/GFA & IDU

Parking Analysis:

Vehicle Parking	Parking Required		Provided	Notes
Long-Term Bicycles	1.5 per dwelling unit	23	28	Complies; 2 within each townhouse garage, and 5 in each garden-style building
Short-Term Bicycles	0.1 per dwelling unit	2	4	Plans list 4 spaces, request dimensions to confirm
Car Parking Spaces	1 per dwelling unit	15	19 (9 garaged, 10 surface including 2 accessible)	Paved area outside of garages not counted

Compact Neighborhood Development (CND) Gross Floor Area and Inclusionary Dwelling Units (IDU):

	Required or Allowed (Sq. Ft.)	Provided (Sq. Ft.)	Notes
GFA of all units (not including IDU)	27,778	26,081	Complies
IDU GFA (17.6% of market rate GFA)	4,590	4,622	Complies
SHI	3,060	4,622	
Total Allowable GFA	31,400	30,855	Base GFA + IDU
Average GFA for all DU	2,250	2,057	Complies
Maximum Allowable GFA	2,800	2,311	Complies

Chapter 135 Zoning Bylaw Review

<u>Section 5.0 General Regulations</u>

5.1 Off-Street Parking and Loading

Section 5.1.8.3 states that each bicycle parking space shall be sufficient to accommodate a bicycle six feet in length and two feet in width. Staff notes that the site layout plan (sheet C-200) labels 4 bike racks next to Building D, and requests dimensions to confirm compliance.

Chapter 176 Planning Board Zoning Regulations Review

<u>Section 5.0 Submission Materials</u>

5.2 Information Required

Per § 5.2.10.1, please show the location of trash and recycle removal areas. Any exterior dumpster areas shall be within a screened enclosure.

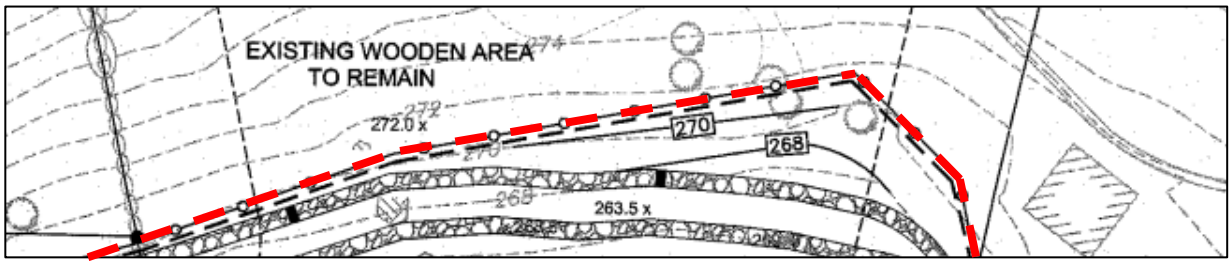
Town Staff & Board/Committee Comments

Planning:

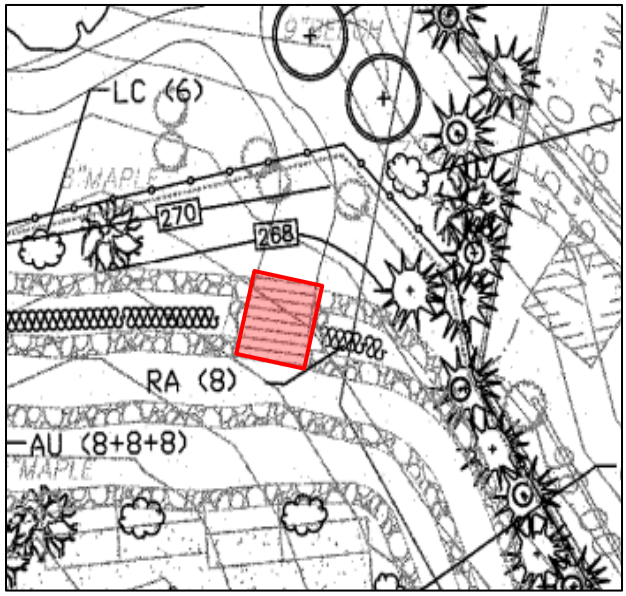
How will refuse pickup be handled on site? If a dumpster is needed, Applicant must ensure that it is properly stored and screened.

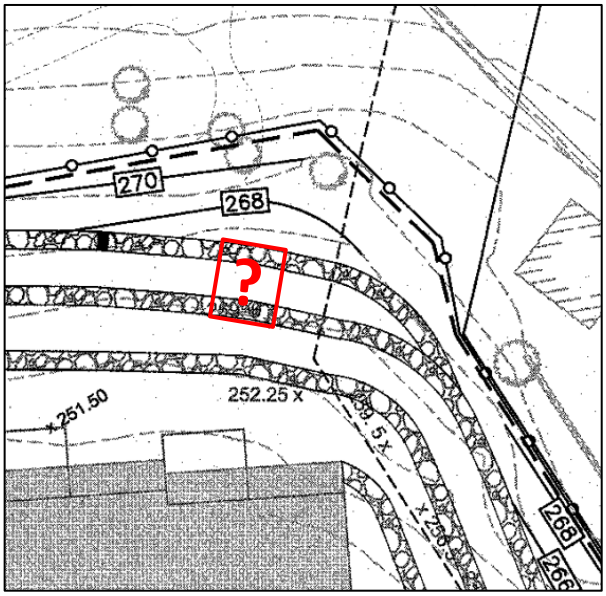
Staff appreciates the bus stop shelter and benches proposed along Waltham Street. Can the Applicant confirm if this is a private bus shelter for residents of the new development only, or if they will be providing an easement for public use of the bus shelter?

The LOW line does not extend to the walking path behind Building C, but the path is still referenced in plans.



Where is access for the walking path behind Building C provided? The landscaping plan shows a set of stairs that aren't present on other plans.



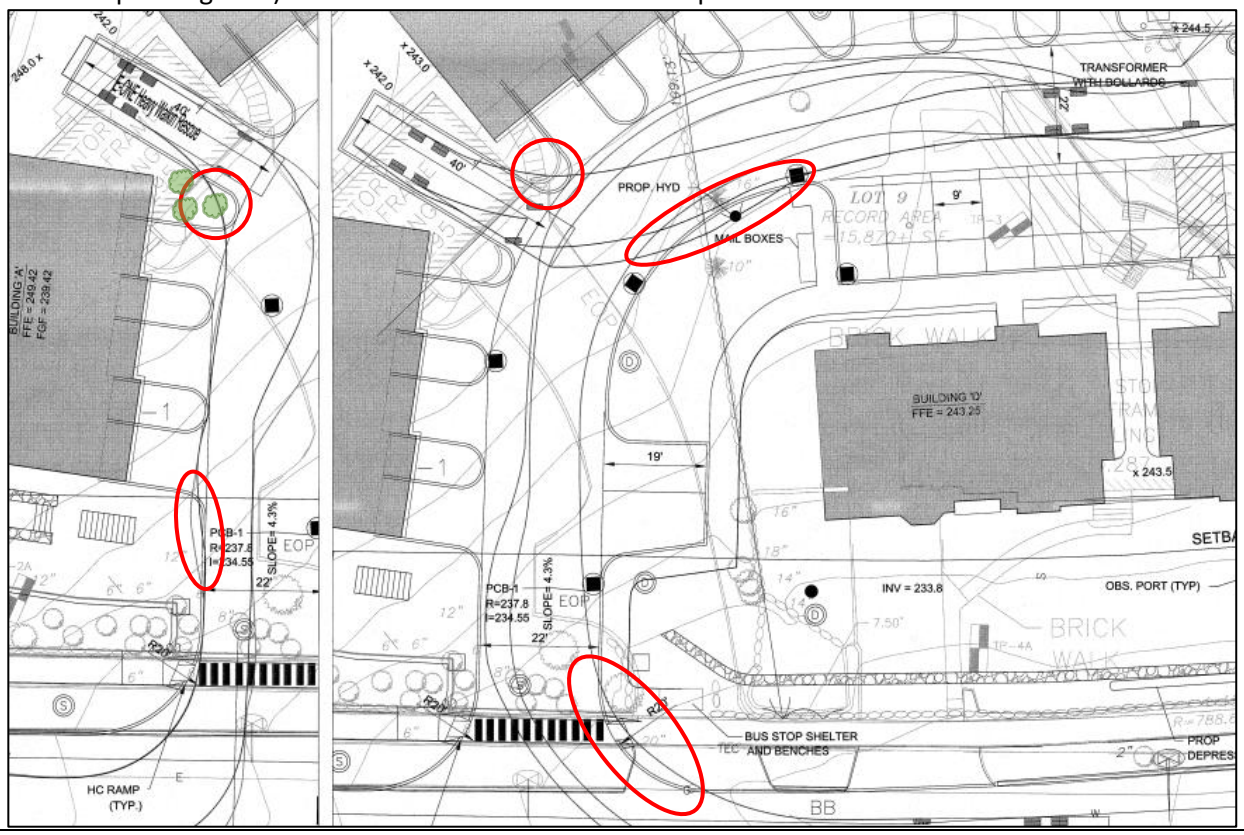


Zoning:

ESHGW was not found for the Test Pits located near Buildings A and B and we cannot confirm that the finished basement floor elevation is located at least 2 ft. above ESHGW. However, after studying the submitted drainage and stormwater management plans to remove any potential groundwater, staff believes the application complies and has met the conditions of c. 135 § 4.5.4 that would allow less than 2 ft. seperation. This will be reviewed again at the building permit stage.

Fire:
Please show that the rear of any of the buildings is reachable by 250 ft. of hose from both sides and meeting for fire department confirmation.

Plans show the truck having to cross over non-paved areas to negotiate the turnaround (conflict with at least one planting area) Truck should not have to cross un-paved area.



<u>List of recommended project specific conditions and findings</u>:

1) Approval Not Required (ANR) Plan to be submitted to create the new lot and remove the old lot lines so the CND is on it's own lot.
2) Landscape maintenance in perpetuity.
3) Any retaining wall over 5 ft. requires fall protection, a building permit and must be designed by a professional engineer.
4) All retaining all shall be setback from the property line the height of the wall.
5) That the Planning Board accept the proposed landscape plan and waive jurisdiction of the Tree Bylaw to be accepted as mitigtation for the protected trees.
6) Pest control and dust management plan submitted to health dept.
7) A noise study to determine ambient noise level prior to construction.
8) Provide $20 Lexpress pass to each initial household along with information material about Lexpress and the MBTA Services.
9) Addresses for each unit will be coordinated with Public Safety, Assessing, and Engineering staff following a decision issuance.

10) This area of Waltham Street was paved in 2020 and is currently under a moratorium until 2026. Any excavation will need to comply with moratorium requirements and will require a $400 restoration fee.
11) The Applicant is responsible for obtaining approval for the mailbox location from the Post Master prior to installation of any mailboxes.

Nitsch Engineering

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October 17, 2025

Lexington Planning Board
c/o Abby McCabe, AICP
Planning Director
1625 Massachusetts Avenue
Lexington, MA 02420

RE: Nitsch Project #15854.4
Third Review Letter
287 & 295 Waltham Street
Lexington, MA

Dear Planning Board Members:

Nitsch Engineering, Inc. (Nitsch) received and reviewed the following information for the 287 & 295 Waltham Street project as part of our second review:

- Plan entitled, "Civil Engineering Package (Package 1), Lex Terrace Development, 287 – 295 Waltham Street, Lexington, MA 02421", dated September 30, 2025 (24 Sheets);
- Peer Review Response Letter prepared by Coughlin Environmental Services, dated October 6, 2025; and
- Stormwater Report, 287 & 295 Waltham Street, Lexington, Massachusetts, prepared by Coughlin Environmental Services, stamp dated October 6, 2025.

Nitsch Engineering understands that Coughlin Environmental Services has been retained as the new Engineer of Record taking over for Patriot Engineering.

Nitsch used the Massachusetts Department of Environmental Protection (MassDEP) Stormwater Handbook, Lexington Stormwater Management Regulations and Standard Engineering Practice as guides in reviewing the stormwater design for the project.

Nitsch's comments are intended to assist the Lexington Planning Board in understanding the proposed project, to identify the technical issues relating to the stormwater design and to make recommendations to the Town of Lexington (the Town) for possible technical improvements to the proposed project.

Nitsch Engineering understands that this project is a Compact Neighborhood Development under Section 6.9 of the Zoning Bylaw for Special Residential Developments and is also subject to a stormwater permit for an above-threshold project classification under the Stormwater Management Regulations, which is consolidated into the site plan review approval. Section 12.9 of the Planning Board's Regulations require site plan review applications to consolidate the stormwater review into the Planning Board's site plan review.

Nitsch Engineering's initial comments from April 5, 2025 are in normal text type. Nitsch Engineering's comments from August 8, 2025, are shown in **bold**. Nitsch Engineering's current comments are shown in underlined Times New Roman text.

PROJECT OVERVIEW

Currently, the subject properties have a combined area of approximately 5.7±-acres with two (2) existing dwellings and driveways. The Applicant is proposing to demolish the existing dwellings and construct five (5) buildings with a total of 15 units, utilities and surface parking areas with a total of 20 parking spaces.

TOWN OF LEXINGTON STORMWATER RULES AND REGULATIONS

1. Section 181-72.B(1)(i)[1] states that a copy of the NPDES Construction General Permit be submitted with the Application. The Limit of Work (LOW) is not indicated on the plan. The Applicant should confirm the area of disturbance and whether a NPDES permit is required for the project.

   The Limit of Work has been added to the plans and the area of disturbance labeled. The Applicant has requested that the NPDES Construction General Permit be submitted after Site Plan review has been completed and prior to the issuance of a building permit. Nitsch has no objections.

   Nitsch has no additional comments.

2. Section 181-75.D indicates the requirements for an Operation and Maintenance (O&M) Plan. The submission did include an O&M Plan. However, Nitsch Engineering requests that the Applicant provide an updated O&M Plan based on any revised stormwater calculations and site utility improvements that complies with Section 181-75.

   A revised O&M Plan has been included with the latest submission. Nitsch recommends that since changes may be required to the Stormwater Report, the Applicant may be required to revise the O&M.

   The Applicant has addressed this comment.

UTILITY COMMENTS

1. The Plan does not indicate any protection bollards and a bollard detail for the proposed transformer. The Plan should be revised indicating protection bollards for the transformer in accordance with electric utility requirements and a detail should be provided.

   The Plans have been revised to indicate bollards in front of the proposed transformer. However, a detail for the bollard has not been provided. The Plans should be revised to indicate a bollard detail.

   The Plans have been revised with a 4-inch diameter bollard. Typically, 6-inch diameter bollards are required for electrical structures. The Plans should be revised accordingly.

2. The Plans should be revised to indicate the proposed path for electric, cable and telephone services to the site and buildings.

   The Applicant has addressed this comment.

   The revised Plans do not indicate the proposed path for electric, cable and telephone services to the site and buildings. In addition, due to the relocation of the transformer, there is a proposed sewer manhole in back of it and a water line in the front. The Applicant should review and revise accordingly.

3. The Plan does not indicate any fire protection services to each of the buildings. The Plan should be revised indicating fire protection services to each of the building, if applicable, along with any applicable details.

UTILITY COMMENTS – continued

The Plans have been revised to indicate fire services to each of the proposed buildings. However, for Buildings 'D' and 'E', there is a single water line that will feed the domestic and fire water services. The Applicant should confirm with the Lexington Fire Department and the DPW that this is acceptable.

The Plans have been revised so that each building is serviced with separate domestic and fire protection services. The Applicant has addressed this comment.

4. The Plan indicates that the proposed sewer connection to the existing sewer manhole in Waltham Street will be a drop inlet. Based on the existing invert elevations of that sewer manhole, this new connection may be the second type inlet for that structure. The Applicant should confirm with the Town that the proposed sewer connection to the existing sewer manhole is acceptable. If not, the Plan should be revised accordingly.

   The Plans have not been revised for the sewer connection to the existing sewer manhole in Waltham Street. The response letter indicates that the Applicant will continue to review with the Town Engineering department and make any requested adjustments. Nitsch recommends that the Applicant confirm with the Town that this type of connection is acceptable prior to plan approval.

   The Applicant has indicated that in discussions with the Town Engineering Department, a SMH inspection would be warranted for them to confirm a recommended method of connection, and this would be conducted at the time of connection application review. The Applicant has addressed this comment.

5. The Plan does not indicate the proposed cutting & capping of utility services for the two (2) family dwelling units to be demolished. The Plan should be revised indicating the cutting & capping of utility services for the two (2) family dwelling units to be demolished.

   The Plans have been revised stating that the cutting and capping of the existing utility connections to the exiting dwellings will be coordinated with the public utilities and Lexington Engineering through the building demolition process.

6. The Town of Lexington should confirm whether any of the proposed capping of utilities should be performed at their respective utility mains.

   The Applicant has stated that directions to conform with the Town of Lexington capping requirements have been added to the plan for the contractor to determine the required procedure. Nitsch recommends that the Applicant confirm with the Town the type of cutting & capping of utilities prior to plan approval.

   The Plans have been revised that the cutting and capping of the existing utility connections will be at the main.

7. The Plans indicate the water quality inlet detail have elevations 30+ feet higher than those listed in the drainage design. The Applicant should review and revise accordingly.

   The Applicant has not addressed this comment.

UTILITY COMMENTS – continued

The Applicant has addressed this comment.

8. The Applicant should confirm with the Lexington Fire Department the location and number of fire hydrants to service the site.

   The Applicant states that the location of the fire hydrant has been revised and the Applicant will continue to review the town Fire Services to determine final location.

   The Plans have been revised to indicate a Fire Truck Movement Plan. Based on the analysis, the fire truck will encroach onto the proposed sidewalk and curb entering the site and the proposed hydrant location. The Applicant should review and revise accordingly.

DRAINAGE/STORMWATER MANAGEMENT COMMENTS

1. The Plan indicates that the soil logs were performed in December 2018 and June 2019. Nitsch Engineering is not aware of more recent soil testing being performed. Nitsch recommends that more recent soil testing be performed in the vicinity of the proposed infiltration systems and building foundations prior to completing the site plan review process.

   Additional soil testing was conducted on April 30, 2025 and the data has been added to the Plans. None of the recent test holes were conducted in the vicinity of the proposed subsurface infiltration system – 1 (SIS-1). Nitsch recommends that an additional soil test be conducted at SIS-1 to determine the soil profile, refusal and any seasonal high groundwater.

   Additional soil testing (10 additional test pits) has been performed on the site and the Applicant has addressed this comment.

2. The Plan indicates that the bottom of Subsurface Infiltration System–1 is located two (2) feet above the refusal elevation of 234.7 as indicated in the soil log for Test Pit 3. Nitsch recommends that the Applicant provide a soil mounding analysis.

   The Applicant has provided a mounding analysis in the revised Stormwater Report, however, the calculations are not correct as they do not match the dimensions indicated on the Plans. The mounding analysis should be revised to correctly dimension the lengths and widths of each recharge area.

   The Applicant has addressed this comment.

3. The Plan indicates that the bottom of Subsurface Infiltration System–2 is located two (2) feet above the refusal elevation of 231.8 as indicated in the soil log for Test Pit 4. Nitsch recommends that the Applicant provide a soil mounding analysis.

   The Applicant has provided a mounding analysis in the revised Stormwater Report, however, the calculations are not correct as they do not match the dimensions indicated on the Plans. The mounding analysis should be revised to correctly dimension the lengths and widths of each recharge area.

   The Applicant has addressed this comment.

DRAINAGE/STORMWATER MANAGEMENT COMMENTS – continued

4. The Plans do not indicate the location of the access/manhole covers for the infiltration system. The Plan should be revised indicating the location and details of the access/manhole covers for the infiltration systems.

   The Applicant indicates that inspection ports have been added to the details for the infiltration systems.

   The revised plans do not include the locations of inspection ports for each infiltration system detail and a detail of an inspection port. The Plans should be revised to indicate the locations of inspection ports for each infiltration system detail and a detail of an inspection port.

5. The subsurface infiltration system details do not indicate the locations and elevations of the inlet and outlet pipes. The Plan should be revised to include the locations and elevations of the inlet and outlet pipes.

   The Plans have been revised to indicate additional elevations have been added.

   The revised Plans do not include the locations and elevations of inlet and outlet pipes on the detail sheet. The Plans should be revised to indicate the locations and elevations of inlet and outlet pipes on the detail sheet.

6. The detail for the Outlet Control Structure indicates the height of the structure being greater than ten (10) feet tall. Based on the soil test logs, the Applicant should indicate how the unit will installed if refusal is located higher than the bottom of the structure.

   The Applicant has not addressed this comment.

   The revised plans do not indicate an Outlet Control Structure.

7. The Plans do not indicate any overflow device(s) for each of the subsurface infiltration systems. The Applicant should review and revise accordingly.

   The Applicant has indicated that emergency overflows will be added at the lowest downspout of each building and a note has been added to the detail sheet. Nitsch recommends that the Plan be revised indicating the type of overflow detail that will be used for the downspouts.

   The Applicant has provided a detail for the downspout overflow, but the Plan should be revised indicating the location of the overflow downspouts.

8. The Plan does not provide any information on the proposed stone walls located on the site and whether there are any subdrainage pipes for the walls and connections to the proposed storm drain systems. The Plan should be revised with details for the proposed stone walls and any storm drainpipe connection requirements.

DRAINAGE/STORMWATER MANAGEMENT COMMENTS – continued

The Applicant has indicated that subdrainage pipes have been added to the plan and will be designed in conjunction with final wall designs prior to construction. The Plans indicate a number of stone retaining walls and stairs throughout the site with no wall grades. Nitsch recommends that details for the proposed stone walls, stairs and grading elevations be provided.

The Plans have been revised to include a number of modular block wall details. In addition, the Plan indicates that existing stones from existing stone walls are to be reused onsite. As the Plans do not include a stone wall detail, the Plans should be revised indicating a stone wall detail.

9. The Plans indicate details for concrete headwalls and they do not appear to be used on the site. The Applicant should review and revise accordingly.

   The Applicant has indicated that the concrete headwall detail has been removed from the Plans. The Plans still indicate the concrete headwall detail. In addition and as noted above, the Plans indicate a number of stone retaining walls and stairs throughout the site with no wall grades. Nitsch recommends that details for the proposed stone walls, stairs and grading elevations be provided.

   The Plans have been revised with the removal of the concrete headwall detail and a number of wall details have been added. There are no details for the proposed stairs. The Plans should be revised with details for the proposed stairs.

10. The Plans indicate the use of area drains, however, no sumps are indicated for the area drains. The Plans should be revised with a sump.

    A note has been added to the plan noting a minimum 2-foot sump. The area drain detail should be revised to indicate the area drain having a 2-foot sump.

    The Plans have revised with the removal of area drains.

11. The Plans indicate a trench drain detail, however, the location of trench drain(s) for the site are not indicated. The Plans should be revised with the locations of trench drains.

    The Applicant has not addressed this comment.

    The Applicant has indicated that trench drains are longer required.

12. The Stormwater Report indicates that the project will remove 90% TSS and is proposing the use of a water quality inlet structure known as Barracuda. The Applicant should provide documentation that this unit will provide 50% TSS Removal.

    The Applicant has addressed this comment.

    The updated Stormwater Report indicates a 90% TSS removal rate and more than 60% phosphorous removal.

DRAINAGE/STORMWATER MANAGEMENT COMMENTS – continued

13. A snow storage plan was not provided by the Applicant. The Applicant should provide a snow storage plan.

    The Applicant has not addressed this comment.

    The Applicant has not addressed this comment.

14. The Applicant should provide pipe sizing calculations for the storm drain system.

    The Applicant has not addressed this comment.

    The Applicant has indicated that the calculations were provided in the Stormwater Report, however, no calculations were provided. The Stormwater Report should be revised to include the requested calculations.

15. The Stormwater Report indicates that an exfiltration rate of 2.41 inches per hour (in/hour) was used for the subsurface infiltration systems. As noted above, additional soil testing should be performed in the area of the infiltration systems and Nitsch recommends that permeability testing be performed to indicate the hydraulic conductivity of the soil.

    The Applicant has partially addressed this comment. Nitsch recommends that additional soil testing be conducted at SIS-1 to determine the soil profile, any refusal and any seasonal high groundwater.

    As noted previously, additional soil testing and percolation testing has been performed to confirm the soil profile and hydraulic conductivity of the soil.

DEP STORMWATER MANAGEMENT STANDARDS

Nitsch provided additional comments in reference to the 10 Stormwater Standards below:

Standard 1: No new untreated stormwater conveyances to wetland resources area. *This Standard does not appear applicable*.

Standard 2: Stormwater management systems must be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates. *The Applicant provided information that indicates that this standard has been met; however, some changes to the calculations have been recommended. This standard will be reviewed again once the applicable changes have been made.*

Nitsch has the same response.

The Applicant has addressed this comment.

Standard 3: Annual recharge to groundwater. *Nitsch recommends that the Applicant conduct a mounding analysis.*

The Applicant has provided a mounding analysis in the revised Stormwater Report, however, the calculations are not correct as they do not match the dimensions indicated on the Plans. The mounding analysis should be revised to correctly dimension the lengths and widths of each recharge area.

DEP STORMWATER MANAGEMENT STANDARDS – continued

The Applicant has addressed this comment.

Standard 4: For new development, stormwater management systems must be designed to remove 80% of the average annual load (post-development conditions) of Total Suspended Solids (TSS). *The Stormwater Report indicates that the project complies to remove 90% TSS, but since Nitsch has recommended that the changes be made to the Stormwater Report, this standard will be reviewed again once the applicable changes have been made.*

Nitsch has the same response.

The updated Stormwater Report indicates a 90% TSS removal rate and more than 60% phosphorous removal.

Standard 5: Stormwater discharges from areas with higher potential pollutant loads require the use of specific stormwater management Best Management Practices (BMP) (see chart on page 1-8). The use of infiltration practices without pretreatment is prohibited. *This standard does not appear to be applicable.*

Standard 6: Stormwater discharges to critical areas must utilize certain stormwater management BMPs approved for critical areas. *This Standard does not appear to be applicable.*

Standard 7: Redevelopment of previously developed sites. *The project will not result in a reduction of impervious area in the proposed conditions*.

Standard 8: Erosion and sediment controls must be implemented to prevent impacts during construction or land disturbance activities. *Steep slopes on the property shall be properly stabilized to minimize erosion during construction. Erosion controls shall not be removed until all slopes are stabilized and vegetated.*

The Applicant has not addressed this comment. The Plans should be revised with details to address the stabilization of the site during construction activities.

Standard 9: All stormwater management systems must have an O & M Plan to ensure that systems function as designed. *A snow storage plan was not provided by the Applicant.*

The Applicant has not addressed this comment.

The Applicant has not addressed this comment.

Standard 10: Prohibition of Illicit Discharges. *The Applicant should provide a signed Illicit Discharge Statement.*

The Applicant has addressed this comment.

ADDITIONAL UTILITY COMMENTS

1. Some of the rim and invert elevations indicated on the Utility Plan are different than those listed in the profile shown on the Details-Roadway Plan. The Plans should be reviewed and revised accordingly. In addition, proposed SMH-6 should be added to the profile.

2. It appears that Tab 3 is not included in the Stormwater Report. The Applicant should review and revise accordingly.

SUMMARY

The Planning Board could approve the submission with conditions.

If the Planning Board has any questions, please call.

Very truly yours,

Nitsch Engineering, Inc.

William R. Maher, PE, LSIT
Project Manager

WRM

P:\15000-16999\15854.4 Waltham Street\Civil\Project Data\Reviews\3rd Review Letter\15854.4 L3 Lex Terrace - Waltham Street, Lexington Review 2025-10-17 WRM.docx

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

242 Bedford Street - Public Hearing Definitive Subdivision

PRESENTER:

Applicant: 240 Bedford LLC

ITEM NUMBER:

SUMMARY:

240 Bedford LLC 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. A preliminary subdivision application was approved by the Planning Board on March 27, 2025.

The property is located at 242 Bedford Street, Lexington, MA also known as Map 71, Lot 61A in the CS (Service Business) and RS (One Family Dwelling) zoning districts.

Application material may be viewed (click files tab): https://lexingtonma.portal.opengov.com/records/109177

A staff memo is attached.

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 242 Bedford Street.

Move to approve the request for the waiver to allow the sight lines for the driveway intersections to be provided prior to any building permits and to allow submission of documents providing for the operation and maintenance of landscaping, streets, and utilities prior to construction.

Move to approve the request for a partial waiver to allow the submission of soil surveys, test pits, and test borings in the vicinity of the proposed infiltration system prior to construction

Move to approve the Definitive Subdivision for 242 Bedford Street with the 27 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:

10/22/2025

ATTACHMENTS:

Description	Type
Staff Memo	Cover Memo

TOWN OF LEXINGTON
PLANNING OFFICE

1625 Massachusetts Avenue
Lexington, Massachusetts 02420
Tel: 781-698-4560
planning@lexingtonma.gov
www.lexingtonma.gov/planning

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

To: **Lexington Planning Board**

From: **Meghan Roche, Assistant Planning Director**

Re: **Review for 242 Bedford Street: Definitive Subdivision Plan**

Date: **October 16, 2025**

Property Information	
Project Address	242 Bedford Street
Parcel ID	Map 71, Lot 61A
Permit #	PLAN-25-41
Applicant/Owner Name	Applicant: Frederick V. Gilgun, Jr., Nicholson, Sreter & Gilgun P.C. Owner: 240 Bedford LLC
Type of Review	Definitive Subdivision
Zoning District	CS-Service Business and RS- One Family Dwelling (lot falls within two districts)
Property Size	217,405± square feet or 4.984± acres
Property Description	The lot spans approximately 1,200 linear feet east to west. The Minuteman Bikeway spans the entire length of the property line to the south. The centerline of the North Lexington Brook demarcates the northern property line and almost the entire site falls within the 200-foot Riverfront Area.

Important Dates/Timelines	
Filed with Town Clerk	September 8, 2025
Filed with Health	September 8, 2025 (no comments)
Public Hearing Date	October 22, 2025
Decision Deadline **90 days following submission of the definitive plan**	December 7, 2025
Action Required	Approve with or without conditions and waivers; or disapprove with reasons
Appeal Period	20 days from the date the decision has been filed with the Town Clerk.

Project Summary
The Applicant is requesting approval of a definitive subdivision plan which proposes three (3) lots on an approximate 290-foot long roadway with a cul-de-sac.

DRAFT

The Applicant submitted a preliminary subdivision plan with the Town Clerk on February 12, 2025 in order to preserve the Zoning Bylaw in effect at that time, in which this property was included in the VO (Village Overlay) District. The Planning Board granted approval of the preliminary subdivision plan on March 27, 2025.

Per Massachusetts state law, submission of a preliminary subdivision plan can freeze the zoning on a parcel of land for eight years if a definitive subdivision plan is also submitted within 7 months.

The Applicant is continuing the subdivision process and has applied for a definitive subdivision plan, freezing the Zoning Bylaw and Zoning Map that includes VO (Village Overlay) district on the property. On March 17, 2025, Special Town Meeting (STM 2025-1) approved Article 2 – Amend Section 7.5 of the Zoning Bylaw to Reduce Multi-Family Dwelling Unit Capacity, removing this property from the VO District. If the Definitive Plan is approved and endorsed by the Planning Board, the full Zoning Bylaw and Zoning Map including the VO district can be applied to the property for eight years from the date of the plan's endorsement.

Staff Comments

The plan set dated September 5, 2025 was revised on September 11, 2025 to modify the number of proposed new lots from four (4) to three (3), and include the required proof circles.

The property falls within two zoning districts, CS and RS. Both districts have a minimum lot frontage requirement of 125 feet. The RS district has a minimum lot area requirement of 15,500 SF and the CS district requires a minimum 20,000 SF. All three proposed lots have a minimum frontage of 125 feet and minimum lot area of 20,000 SF. Each lot is accessed by a proposed roadway and driveway curb cut. The proposed 40-foot wide ROW with a 20-foot wide paved drive is appropriate for the proposal.

The Applicant has provided written response to staff comments and conditions on the Preliminary Subdivision approval, dated September 4, 2025.

The Board of Health received the application on September 8, 2025 and does not have any concerns.

The Fire Department does not have any concerns.

Applicant has provided a draft HOA Agreement however this does not include any language pertaining to allocating costs and responsibilities of maintenance amongst owners. Staff recommend a condition of approval for providing revised agreement language to staff prior to issuance of a building permit.

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 prepared and 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.

Waiver Requests:

The Board may grant waivers from their Subdivision Regulations after finding the waivers are in the public interest and consistent with the intent and prupose of the Subdivision Control Law and the Board's Subdivision Regulations. The Applicant did not submit a waiver request form, however, staff recommends these waivers be granted and partially granted on the basis that their submission is being postponed and are required to be submitted prior to construction and should be conditions of any approval:

1. Per c. 175 § 6.1.C.(5)(a)[6], the Applicant is to to provide on the street layout plan the **sight lines at the driveway intersections**. Staff recommend this be provided prior to any site work or construction in connection with the Project.
2. Per c. 175 § 6.1.D.11.a, the Applicant is to provide draft **documents providing for the operation and maintenance** of landscaping, streets, and utilities by the property owners. Staff recommend this be provided prior to any site work or construction in connection with the Project.
3. Per c. 175 § 6.1.D.2, the Applicant is to provide **soil surveys, test pits and test borings** at the proposed location of the infiltration structures. Two test pits were performed however not in close proximity to the proposed infiltration system. Staff recommend a partial waiver and this information be provided prior to any site work or construction in connection with the Project.

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

251, 267, 275, & 301 Massachusetts Avenue & Fottler Avenue - Public Hearing Definitive Subdivision

PRESENTER:

Applicant: Frederick Gilgun

ITEM NUMBER:

SUMMARY:

Frederick Gilgun 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 and 1 lot fronting on Fottler Avenue. A preliminary subdivision application, filed under 275 Massachusetts Avenue, was approved by the Planning Board on March 27, 2025.

The properties are located at 251-253, 267, 275, and 301 Massachusetts Avenue and Fottler Avenue, Lexington, MA also known as Map 13, Lots 371, 370, 369, 368, and 367 in the CRS (Retail Shopping) and VO (Village Overlay) zoning districts.

Application material may be viewed (click the file tab): https://lexingtonma.portal.opengov.com/records/109197

A staff memo is attached

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 251-253, 267, 275, and 301 Massachusetts Avenue and Fottler Avenue.

Move to approve the request for the waiver to allow submission of documents providing for the operation and maintenance of landscaping, streets, and utilities and construction phasing to be submitted prior to construction.

Move to approve the Definitive Subdivision for 251-253, 267, 275, and 301 Massachusetts Avenue and Fottler Avenue with the 22 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:

10/22/2025

ATTACHMENTS:

	Description	Type
	Plan Set dated 9.11.25	Cover Memo
	Staff Memo	Cover Memo

NOTES:

1. THE INFORMATION DEPICTED ON THIS PLAN HAS BEEN COMPILED FROM THE TOWN OF LEXINGTON GIS SYSTEM
2. LAND USE WITHIN 300 FEET OF THE SUBJECT PROPERTY CONSISTS OF A MIX OF SINGLE FAMILY DWELLINGS, AN APARTMENT COMPLEX AND COMMERCIAL USE

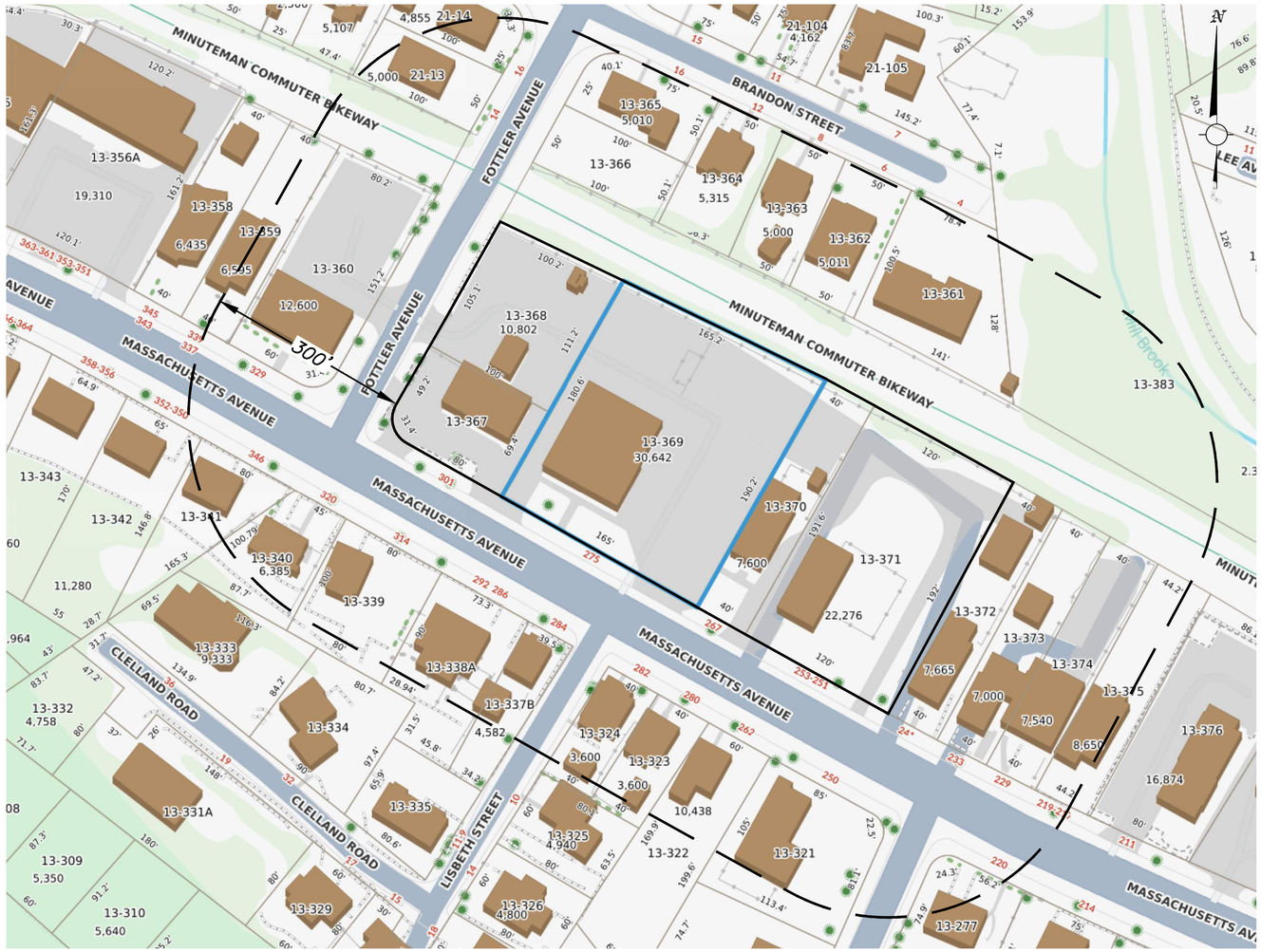
251-253, 267, 275, AND 301 MASSACHUSETTS AVENUE
ASSESSORS MAP 13 LOTS 367, 368, 369, 370, AND 371
DEFINITIVE SUBDIVISION PLAN
LOCATED IN LEXINGTON, MA
SEPTEMBER 5, 2025
REVISED SEPTEMBER 11, 2025

(IN ACCORDANCE WITH SECTION 175-6 OF THE LEXINGTON PLANNING BOARD SUBDIVISION REGULATIONS)

PREPARED BY:

PATRIOT Engineering
PO BOX 362
LEXINGTON, MASSACHUSETTS 02420
T: (978) 726-2654
www.patriot-eng.com

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. NOVAK
CIVIL
No. 50596
REGISTERED PROFESSIONAL ENGINEER



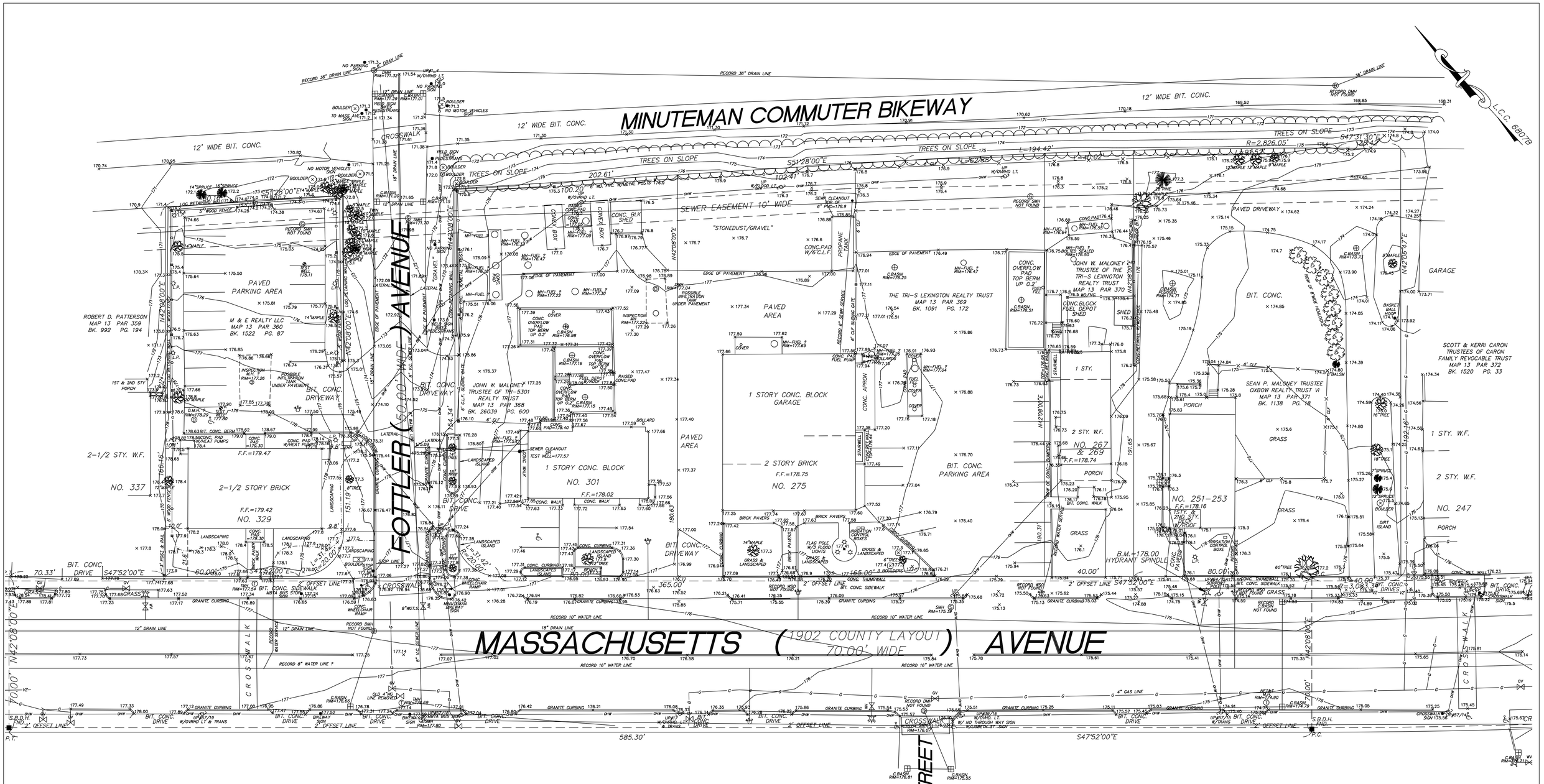
LOCUS CONTEXT MAP
(SCALE 1"=100')

SHEET INDEX

C-1	COVER SHEET
EX-1	EXISTING CONDITIONS PLAN
LS-1	SITE ANALYSIS
S-1	SUBDIVISION PLAN
C-2	CONSTRUCTION MANAGEMENT PLAN
C-3	SITE PLAN-GRADING AND DRAINAGE
C-4	SITE PLAN-UTILITY
C-5	UTILITY PROFILE
LS-2	LANDSCAPE PLAN
C-6.0 - 6.5	DETAILS

RECORD OWNER:

THE TRI-S LEXINGTON REALTY TRUST,
TRI-S302 REALTY TRUST, AND
OXBOW REALTY TRUST VI
PO BOX 515
LEXINGTON, MA 02420



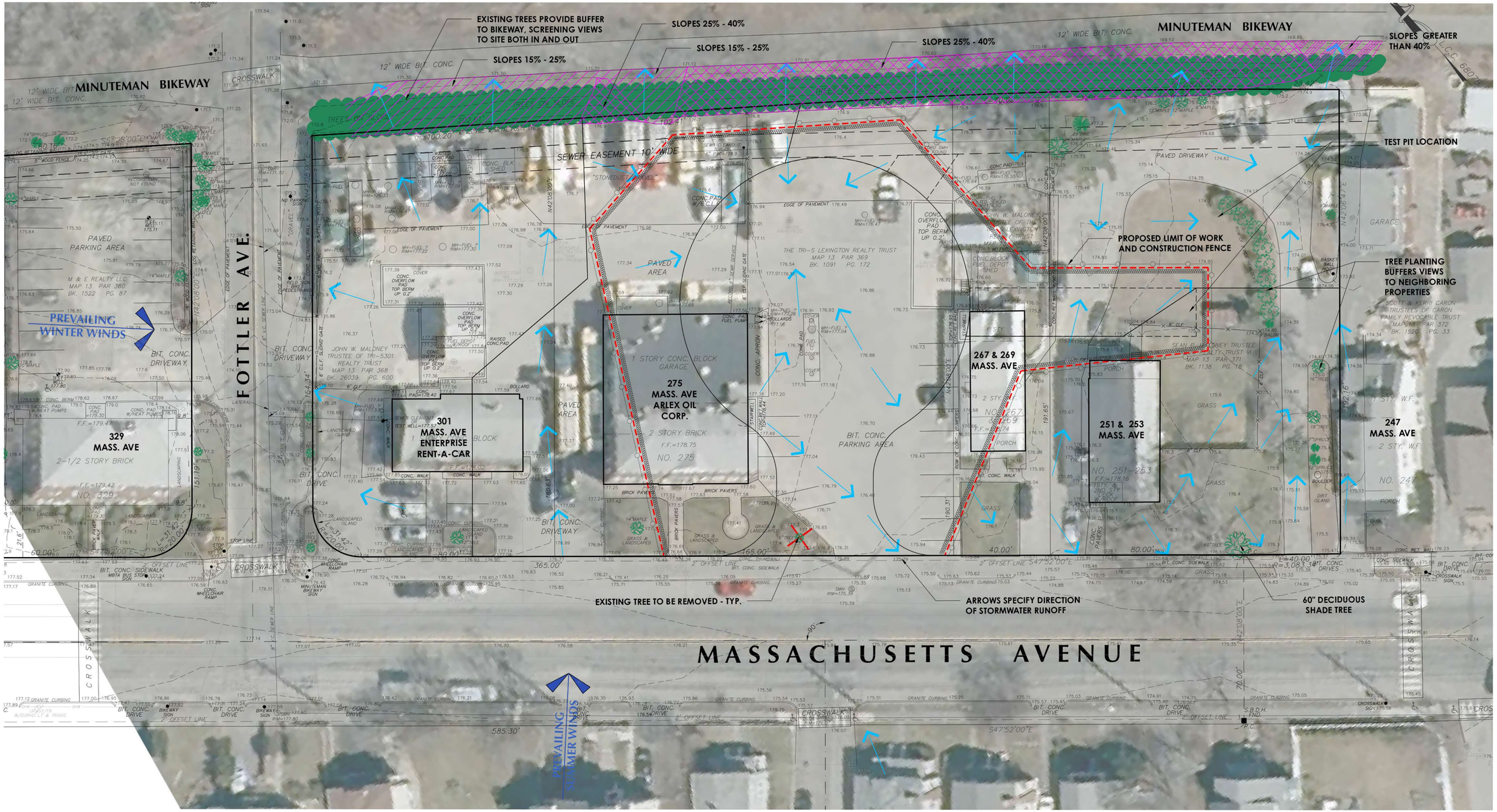
PLAN REFERENCES:
LCC 6807B
BK. 68 PG. 13

DATUM: NAD88

EXISTING CONDTITIONS PLAN
IN
LEXINGTON, MASS.

SCALE: 1 IN. = 20 FT. SEPTEMBER 8, 2025

KEENAN SURVEY
8 WINCHESTER PLACE, SUITE 208
WINCHESTER, MASS. 01890
781-729-4213



NOTES:

1. THE SOLE PURPOSE OF THIS PLAN IS TO COMPLY WITH SECTION 175 - 6.1 - C.2. OF THE TOWN OF LEXINGTON ZONING BYLAW.
2. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND PLANS OF RECORD. THIS PLAN DOES NOT GUARANTEE THE LOCATION OF UTILITIES DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
3. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST.
4. TOTAL NUMBER OF TREES WITH DBH 6" OR GREATER IS: 1 (WITHIN LOW). THE TOTAL DBH OF ALL TREES 6" OR GREATER IS: 6". (WITHIN LOW)

LEGEND:

- SLOPES 15% - 25%
- SLOPES 25% - 40%
- SLOPES GREATER THAN 40%
- DIRECTION OF STORM WATER RUN-OFF
- TP — TEST PIT LOCATIONS
- SEASONAL PREVAILING WIND DIRECTION
- 6"SPRUCE — TYP EVERGREEN TREE W/ CALIPER SIZE
- 6"MAPLE — TYP. DECIDUOUS TREE W/ CALIPER SIZE

20 0 10 20 40
GRAPHIC SCALE IN FEET

TEST PIT DATA:

SOIL TEST PERFORMED BY
MICHAEL NOVAK PE (PE#50696)
DATED AUGUST 1, 2025

TEST PIT #1

ELEVATION =174.5

0"-15"	A	FILL
15"-39"	B	LOAMY SAND
39" -67"	C1	LOAMY SAND
61 - 114"	C2	LOAMY SAND

ESHGW (NONE OBSERVED)
BOTTOM OF HOLE = 165.0

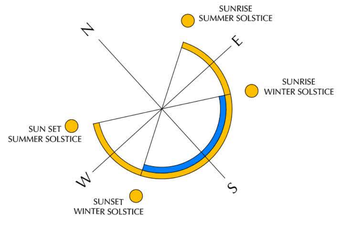
TEST PIT #2

ELEVATION =174.5

0"- 36"	A	FILL
36-70"	B	LOAMY SAND
70" -128"	C	LOAMY SAND

ESHGW (NONE OBSERVED
BOTTOM OF HOLE = 163.8

SOLAR PATH DIAGRAM:



REVISIONS			
DATE	DESCRIPTION	BY	
09.11.25	UPDATE LOT LINES	JAT	

J THOMA LAND DESIGN STUDIOS
LDS Live Work Play

MASSACHUSETTS JEFFREY A. THOMA No. 1377 REGISTERED LANDSCAPE ARCHITECT

SITE ANALYSIS
LOCATED IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)
251-301 MASS AVE

J Thoma Land Design Studios
141 Haggetts Pond Rd
Andover, MA 01810
978.409.9815 - www.jthomalds.com

DESIGNED BY: JAT
CHECKED BY: JAT

DATE: SEPTEMBER 4, 2025
SCALE: 1"=20'
SHEET No. LS-1
PROJECT No. 25-22

LEXINGTON PLANNING BOARD

DATE:

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 THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDED OF SAID NOTICE.

TOWN CLERK *DATE*

NOTES:

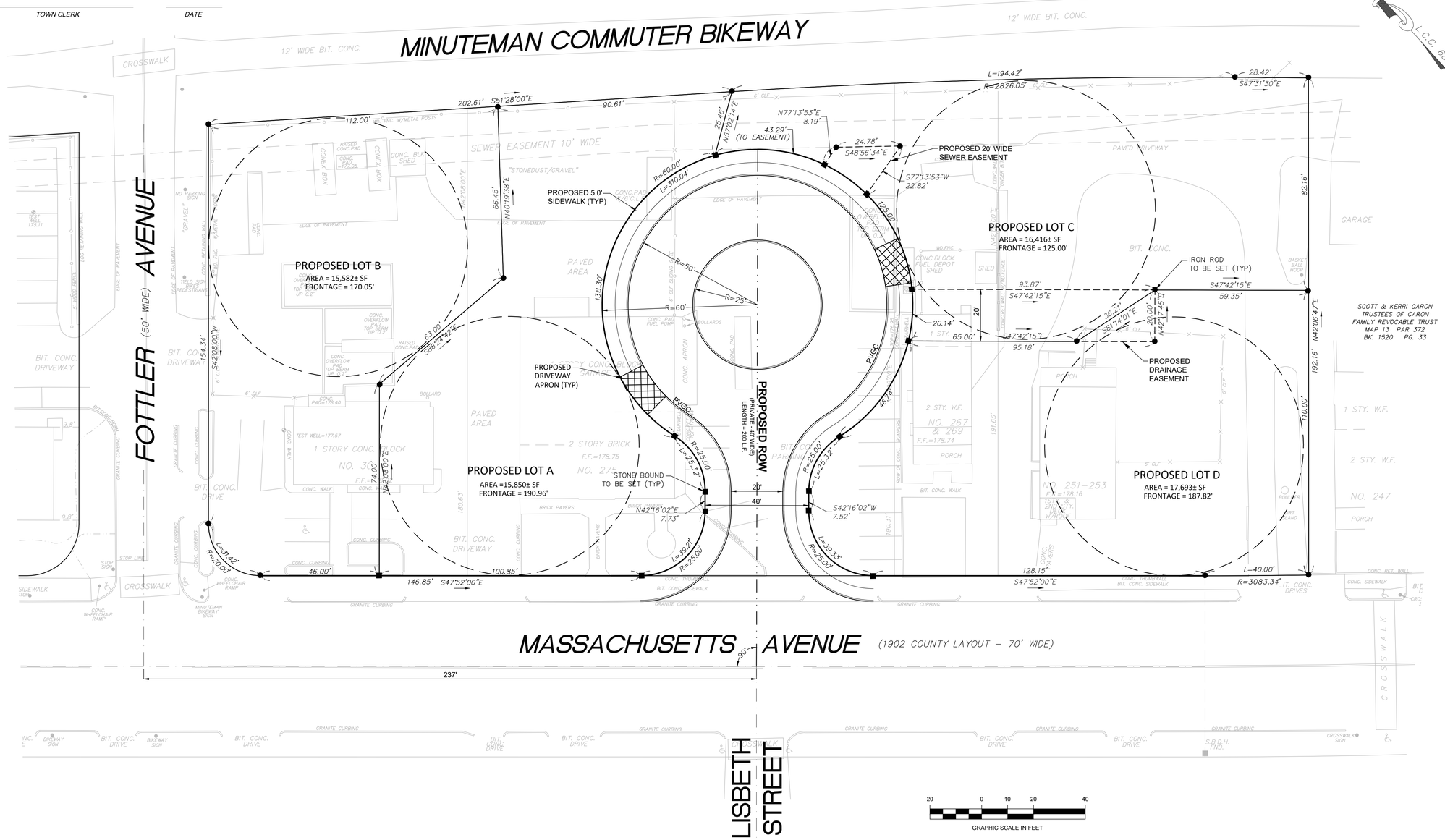
1. THE PURPOSE OF THIS PLAN IS TO CREATE LOTS A, B, C & D FROM LOTS 367, 368, 369, 370 & 371.
2. THIS PLAN IS BASED ON A SURVEY PERFORMED ON THE GROUND BY KEENAN SURVEY AND RECORD PLANS.
3. THE SUBJECT PROPERTY DEPICTED IS LOCATED WITHIN THE CRS ZONING DISTRICT.
4. THE SUBJECT PROPERTY IS DEPICTED AS LOTS 368, 369, 370 AND 371 ON THE TOWN OF LEXINGTON ASSESSOR'S MAP 13.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

TABLE OF DIMENSIONAL REQUIREMENTS

ITEM	REQUIREMENT	
	ZONE: CRS	ZONE: VO (VILLAGE OVERLAY)
MIN LOT AREA	15,500 S.F.	DOES NOT APPLY
MIN FRONTAGE	125'	20'
MIN FRONT YARD	30'	0' or 15'
MIN SIDE YARD	15'	7.5' - 15'
MIN REAR YARD	15'	15'
MIN REAR YARD (ADJACENT TO RESIDENTIAL)	30'	DOES NOT APPLY

LEGEND:

- APPROXIMATE EXISTING PROPERTY LINES
- PROPOSED CENTERLINE
- PROOF CIRCLE
- R= RADIUS
- TYP TYPICAL
- PEOP PROPOSED EDGE OF PAVEMENT
- SF SQUARE FEET
- ROW RIGHT OF WAY
- PROPOSED DRIVEWAY APRON
- PROPOSED STONE BOUND
- PROPOSED IRON ROD



PLAN REFERENCES :

LCC 6807B

PLAN BOOK 68, PAGE 13

251-253, 267, 275 & 301
MASS AVE
LEXINGTON, MA

DATE: 9-5-2025

REVISIONS

DATE	BY	DESCRIPTION
9-11-2025	MVC	REVISIONS PER COMMENTS

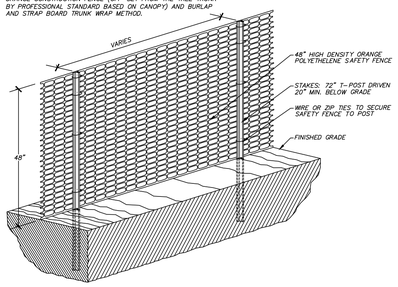
PATRIOT Engineering
PO BOX 362
LEXINGTON, MASSACHUSETTS 02420
T: (978) 726-2654
www.patriot-eng.com

DEFINITIVE SUBDIVISION PLAN
LOCATED IN
LEXINGTON, MA
(MIDDLESEX COUNTY)
PREPARED FOR
OXBOW REALTY TRUST VI

SHEET
S-1

NOTE:

1. EXISTING TREES TO BE SAVED SHALL BE PROTECTED WITH ORANGE CONSTRUCTION FENCE (OFF-SET FROM THE TREE TRUNK BY PROFESSIONAL STANDARD BASED ON CANOPY) AND BURLAP AND STRAP BOARD TRUNK WRAP METHOD.



CONSTRUCTION FENCE/TREE PROTECTION
(NOT TO SCALE)

PHASE I CONSTRUCTION SEQUENCE

1. INSTALL ALL EROSIONS CONTROL MEASURES AS REQUIRED.
2. MEET WITH LEXINGTON PLANNING STAFF, SITE CONTRACTOR, AND EROSION CONTROL MONITOR AT PRE-CONSTRUCTION MEETING TO REVIEW EROSION CONTROL MEASURES AND SITE PLAN REVIEW CONDITIONS.
3. INSTALL TEMPORARY, HIGH VISIBILITY, ORANGE CONSTRUCTION FENCING AROUND ENTIRE PROPERTY TO DELINEATE WORK AREA. TEMPORARY CONSTRUCTION FENCING WILL BE INSTALLED BEHIND EROSION CONTROL MEASURES TO ENSURE ADEQUATE ACCESS TO THE EROSION CONTROLS FOR INSPECTION, MAINTENANCE, AND REPAIR AS NEEDED FOR THE DURATION OF CONSTRUCTION.
4. REMOVE AND DISPOSE OF ALL TRASH AND DEBRIS FROM SITE.
5. REMOVE ALL SPECIFIED TREES AND STUMPS.
6. TEST REMAINING SOIL FOR CONTAMINANTS AND PLANTING SUITABILITY.
7. DRESS THE TEMPORARY STAGING AND PARKING AREAS ON SITE WITH CRUSHED STONE.

PHASE II CONSTRUCTION SEQUENCE

1. EXCAVATE BASEMENT AREAS TO BOTTOM OF FOOTING. STOCKPILE MATERIAL FOR BACKFILL AND HAUL REMAINDER OF MATERIAL OFF SITE.
2. FURNISH AND INSTALL BASEMENT FOOTINGS AND FOUNDATION WALLS.
3. WATERPROOF, INSULATE AND BACKFILL BASEMENT FOOTINGS AND FOUNDATION WALLS
4. EXCAVATE FOR AND INSTALL PERIMETER FOOTINGS AND FOUNDATION FROST WALLS AND INTERIOR FOOTINGS. WATERPROOF, INSULATE AND BACKFILL THESE AREAS.
5. EXCAVATE AND BACKFILL ALL NECESSARY TRENCHES IN ORDER TO FURNISH AND INSTALL ALL UNDERGROUND PLUMBING, SECONDARY ELECTRICAL, ETC.
6. EXCAVATE FOR AND CONSTRUCT INFILTRATION SYSTEM(S).
7. FROM THIS POINT ON, THE VERTICAL CONSTRUCTION CONTINUES IN THE SAME CONVENTIONAL MANNER AS ANY MAJOR URBAN DEVELOPMENT PROJECT.

PHASE III CONSTRUCTION SEQUENCE

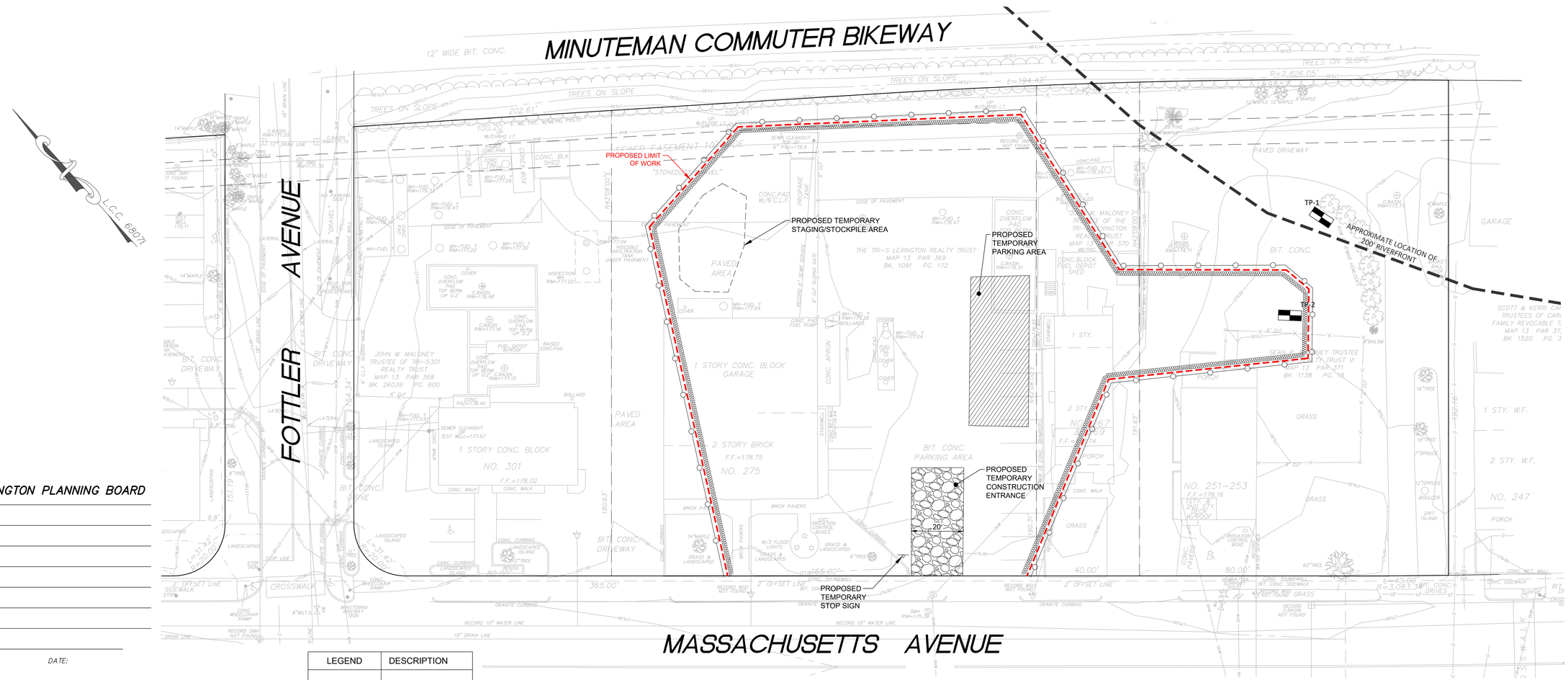
1. TILL SUBSOIL OR SCARIFY WITH EXCAVATOR BUCKET TEETH TO ENSURE FRIABLE SOIL PLANTING MEDIUM BENEATH TOPSOIL
2. FURNISH AND SPREAD APPROVED TOPSOIL FROM SUB GRADE TO FINISH GRADE PER TOPSOIL SPECIFICATIONS ON APPROVED LANDSCAPE PLANS. TOPSOIL TO BE TESTED FOR LOAMY SAND TEXTURE AND 5-8% ORGANIC CONTENT
3. FURNISH, DELIVER AND INSTALL ALL PLANT MATERIAL PER APPROVED DESIGN DOCUMENTS. PROJECT WETLAND SCIENTIST AND/OR LANDSCAPE ARCHITECT SHALL INSPECT PLANTS PRIOR TO INSTALLATION, AND OVERSEE SITING AND INSTALLATION OF ALL PLANTS.
4. AT THE TIME OF INSTALLATION, ALL PLANTS TO RECEIVE A DEEP WATERING.
5. CLEANUP AND DEMOBILIZE.
6. UPON SUCCESSFUL SEED GERMINATION AND SOIL STABILIZATION, REMOVE EROSION CONTROLS.

CONSTRUCTION AND TRAFFIC MANAGEMENT LOGISTICS

1. SIDEWALKS ALONG BUILDING FRONTAGE TO BE CLOSED UNTIL VERTICAL CONSTRUCTION IS SUBSTANTIALLY COMPLETED.
2. PEDESTRIAN TRAFFIC WILL BE DIVERTED TO THE ADJACENT SIDE OF THE ROAD.
3. FURNISH AND INSTALL ROADWAY MARKINGS DEPICTING THE LIMITS OF THE SIDEWALKS ACROSS THE ROAD.

ADDITIONAL CONSTRUCTION NOTES:

- TRASH REMOVAL: THE 30 YARD DUMPSTER THAT IS REQUIRED FOR GENERAL CONSTRUCTION WASTE IS APPROXIMATELY 22' X 8'. IT WILL BE SCREENED BY SIX FOOT TALL TEMPORARY FENCING AND SCRIM.
- TEMPORARY RESTROOM FACILITIES: TEMPORARY RESTROOM FACILITIES WILL BE LOCATED BEHIND THE DUMSTER AREA WITHIN THE CONSTRUCTION ZONE SO THAT THEY WILL BE SCREENED FROM THE ROAD, THERE WILL BE A TOTAL OF TWO TO FOUR RESTROOM COMPARTMENTS REQUIRED FOR THE PROJECT DURATION.
- SNOW MANAGEMENT: DURING CONSTRUCTION SNOW WILL BE REMOVED IN ITS ENTIRETY ON THE CONSTRUCTION SIDE OF THE FENCE BY THE GENERAL CONTRACTOR AND HAULED OFF SITE AS REQUIRED. THE TOWN OF LEXINGTON WILL REMOVE SNOW ON THE PUBLIC SIDE OF THE FENCE AS IT NORMALLY WOULD. ANY RESIDUAL SNOW THAT MAY BE IN CONTACT WITH THE PUBLIC SIDE OF THE TEMPORARY FENCING WILL BE REMOVED BY THE GENERAL CONTRACTOR.
- ONCE INFILTRATION SYSTEMS ARE IN PLACE NO PARKING OR MATERIAL STORAGE IS PERMITTED ABOVE THEM.
- NO STORMWATER RUNOFF SHOULD BE DISCHARGED TO THE ON-SITE STORMWATER MANAGEMENT SYSTEM UNTIL THE SITE IF FULLY STABILIZED; WITH THE EXCEPTION OF ROOF LEADERS THAT CAN BE CONNECTED ONCE ABLE TO BE INSTALLED.
- THE ON-SITE INFILTRATION SHOULD BE BLOCKED FROM VEHICLE TRAFFIC DURING CONSTRUCTION UNTIL THE SITE IS FULLY STABILIZED.
- SOIL STOCKPILES MUST BE STABILIZED OR COVERED AT THE END OF EACH WORK DAY. SIDE SLOPES NOT TO EXCEED 2:1. 12" DIAMETER (MINIMUM) FILTERMITT SHALL BE INSTALLED AROUND EACH STOCKPILE
- NO ONSITE REFUELING OF CONSTRUCTION VEHICLES OR EQUIPMENT.
- DUST CONTROL LIMITED TO POTABLE WATER. CALCIUM CHLORIDE SHALL NOT BE USED FOR DUST CONTROL.
- SEGMENTS OF MASS AVE ON WHICH ANY SEDIMENT IS DEPOSITED SHALL BE SWEPT WITHIN 24 HOURS OR MORE FREQUENTLY AS REQUIRED OR DIRECTED BY TOWN STAFF.
- ANY SEDIMENT OR DEBRIS DISCHARGED TO ANY TOWN DRAINAGE STRUCTURE OR DRAINLINE SHALL BE REMOVED WITHIN 24 HOURS.



LEXINGTON PLANNING BOARD

DATE:

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 THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDED OF SAID NOTICE.

TOWN CLERK DATE

LEGEND	DESCRIPTION
	PROPOSED LIMIT OF WORK LINE
	PROPOSED FILTERMITT
	PROPOSED TEMPORARY CONSTRUCTION ENTRANCE
	PROPOSED TEMPORARY CONSTRUCTION PARKING
	PROPOSED TEMPORARY CONSTRUCTION FENCING

20 0 10 20 40
GRAPHIC SCALE IN FEET

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION.

251-253, 267, 275 & 301
MASS AVE
LEXINGTON, MA

DRAWN BY: MVC DATE: 9-5-2025
CHECKED BY: MJN

REVISIONS

DATE	BY	DESCRIPTION
09-11-2025	MJN	REVISE LOT LINES

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. NOVAK
CIVIL
No. 49608
REGISTERED PROFESSIONAL ENGINEER

PATRIOT Engineering
PO BOX 362
LEXINGTON, MASSACHUSETTS 02420
T: (978) 726-2654
www.patriot-eng.com

CONSTRUCTION MANAGEMENT PLAN
LOCATED IN
LEXINGTON, MA
(MIDDLESEX COUNTY)
PREPARED FOR
OXBOW REALTY TRUST VI

SHEET
C - 2

GRADING & DRAINAGE NOTES:

1. EXISTING PAVEMENT SHALL BE SAW–CUT AND PAVEMENT JOINT SHALL BE INSTALLED WHERE NECESSARY TO ENSURE A SMOOTH CONTINUOUS GRADE.
2. ALL GRADING OPERATIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES.
3. IN LANDSCAPED AREAS THE TOP ELEVATION OF MANHOLES SHALL MATCH THE FINISH GRADE OF THE TOPSOIL. IN PAVED AREAS THE TOP ELEVATIONS OF MANHOLES SHALL MATCH FINISH GRADE.
4. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED AS SOON AS POSSIBLE UPON COMPLETION OF CONSTRUCTION WORK IN THE AREA.
5. TEMPORARY SILT SACKS SHALL BE INSTALLED AND MAINTAINED AT EXISTING DRAINAGE STRUCTURES DURING CONSTRUCTION, TO PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING THE DRAINAGE SYSTEM.
6. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE PER DEMOLITION PLAN.
7. ALL CATCH BASINS, MANHOLES, INFILTRATION SYSTEMS, AND WATER QUALITY STRUCTURES ARE TO BE CLEANED TO REMOVE ALL CONSTRUCTION SILT AND DEBRIS PRIOR TO FINAL APPROVAL.
8. IF ANY EXISTING UTILITY STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER AT NO ADDITIONAL COST.
9. ALL STORM PIPES ENTERING STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
10. ALL STORM DRAIN MANHOLES SHALL HAVE TRAFFIC BEARING RING & COVERS.
11. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES IF N.P.D.E.S. PERMIT IS APPLICABLE.
12. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
13. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES STEEPER THAN 3H:1V.
14. ALL DRAINAGE SYSTEM COMPONENTS SHALL CONFORM TO LOCAL REQUIREMENTS.
15. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE FILED WITH THE NPDES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

LEGEND	DESCRIPTION
PEOP	PROPOSED EDGE OF PAVEMENT
PVGC	PROPOSED VERTICAL GRANITE CURB
■	PROPOSED CATCH BASIN (PCB)
178	PROPOSED CONTOUR
D	PROPOSED DRAIN MANHOLE (PDMH)
	PROPOSED FIRE HYDRANT
	PROPOSED FILTERMITT
	PROPOSED LIMIT OF WORK LINE
S	PROPOSED SEWER MANHOLE (PSMH)

TABLE OF DIMENSIONAL REQUIREMENTS

ITEM	REQUIREMENT	
	ZONE: CRS	ZONE: VO (VILLAGE OVERLAY)
MIN LOT AREA	15,500 S.F.	DOES NOT APPLY
MIN FRONTAGE	125'	20'
MIN FRONT YARD	30'	0' or 15'
MIN SIDE YARD	15'	7.5' - 15'
MIN REAR YARD	15'	15'
MIN REAR YARD (ADJACENT TO RESIDENTIAL)	30'	DOES NOT APPLY

NOTES:

1. THIS PLAN IS BASED ON A SURVEY PERFORMED ON THE GROUND BY KEENAN SURVEY.
2. THE SUBJECT PROPERTY DEPICTED IS LOCATED WITHIN THE CRS ZONING DISTRICT.
3. THE SUBJECT PROPERTY IS DEPICTED AS LOTS 367, 368, 369, 370 AND 371 ON THE TOWN OF LEXINGTON ASSESSOR'S MAP 13.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND PLANS OF RECORD. THIS PLAN DOES NOT GUARANTEE THE LOCATION OF UTILITIES DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST.

CUT / FILL CALCULATIONS

CUT = 565± (CUBIC YARDS)
FILL = 42± (CUBIC YARDS)
TOTAL CUT = 523± (CUBIC YARDS)

TEST PIT DATA

TEST PIT PERFORMED BY
MICHAEL NOVAK (PE #50696)
ON AUGUST 1, 2025

TEST PIT-1
ELEVATION = 174.7

0"-15"	A	LOAM
15"-39"	B	LOAMY SAND
39"-67"	C1	LOAMY SAND
67"-114"	C2	LOAMY SAND

ESHGW NONE OBSERVED

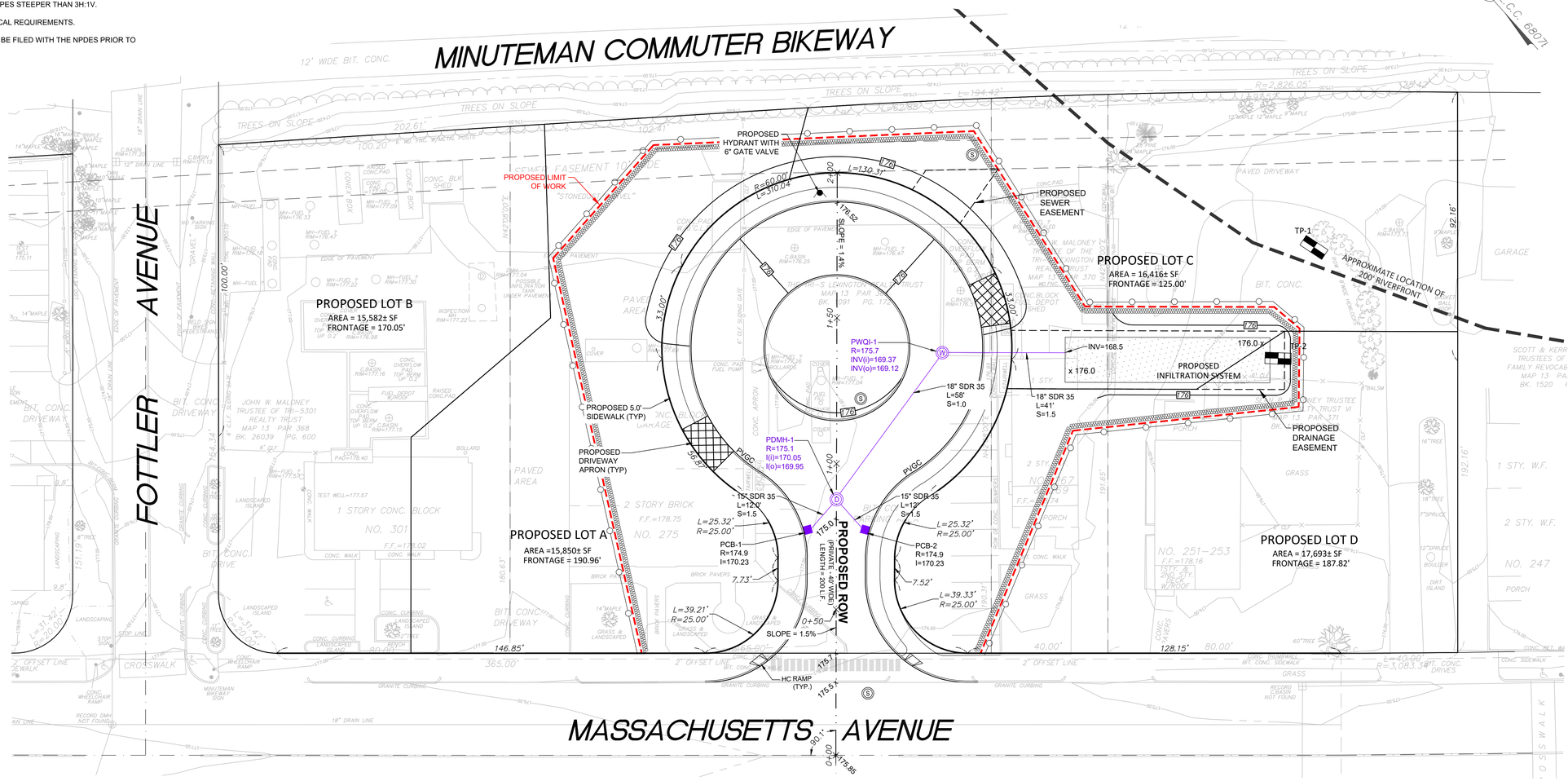
BOTTOM OF HOLE = 165.2

TEST PIT-2
ELEVATION = 174.8

0"-36"	A	FILL
36"-70"	B	LOAMY SAND
70"-128"	C	LOAMY SAND

ESHGW NONE OBSERVED

BOTTOM OF HOLE = 164.13



LEXINGTON PLANNING BOARD

_____

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_____

DATE:

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TOWN CLERK _____ *DATE* _____

20 0 10 20 40
GRAPHIC SCALE IN FEET

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION.

251-253, 267, 275 & 301
MASS AVE
LEXINGTON, MA

DRAWN BY: MVC
DATE: 9-5-2025
CHECKED BY: MJN

REVISIONS

DATE	BY	DESCRIPTION
09-11-2025	MJN	REVISE LOT LINES

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. NOVAK
CIVIL
No. 50696
09-11-2025

PATRIOT Engineering
PO BOX 362
LEXINGTON, MASSACHUSETTS 02420
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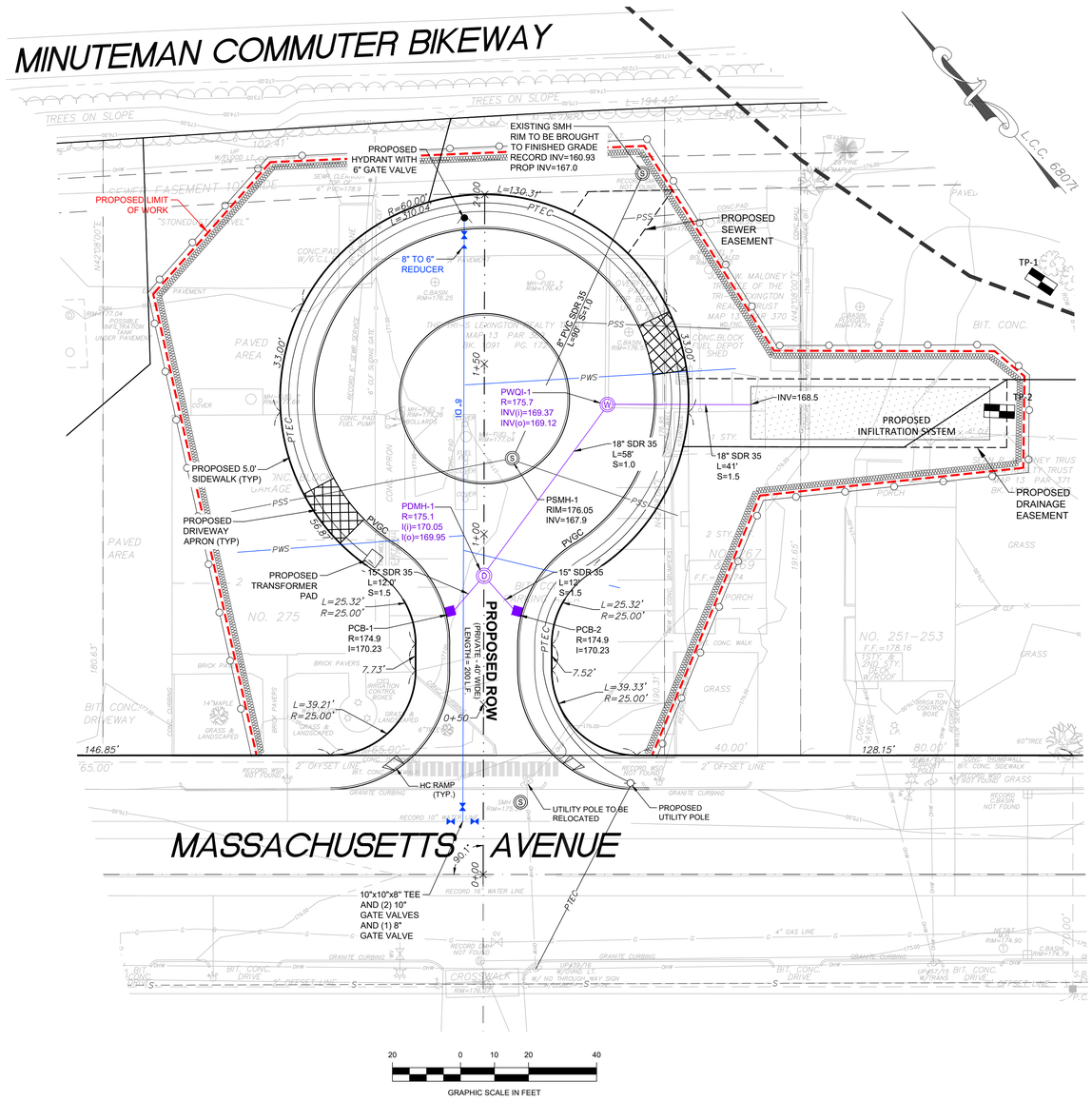
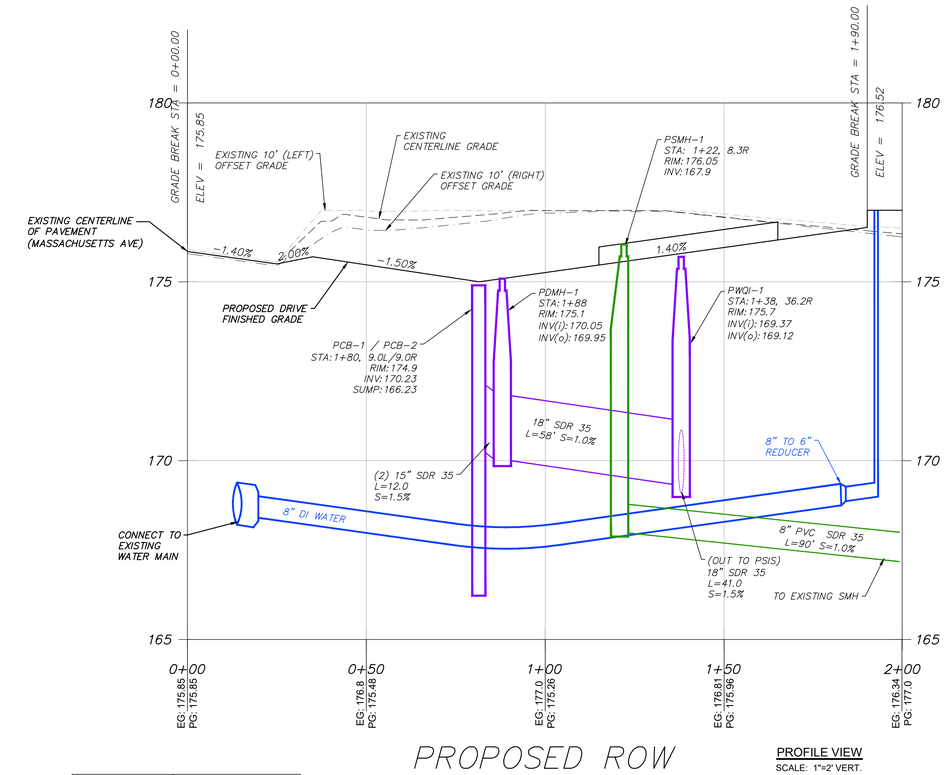
SITE PLAN - GRADING & DRAINAGE
LOCATED IN
LEXINGTON, MA
(MIDDLESEX COUNTY)
PREPARED FOR
OXBOW REALTY TRUST VI

SHEET
C - 3





PROFILE VIEW
SCALE: 1"=2' VERT.
1"=20' HOR.

LEGEND	DESCRIPTION
PEOP	PROPOSED EDGE OF PAVEMENT
PVGC	PROPOSED VERTICAL GRANITE CURB
■	PROPOSED CATCH BASIN (PCB)
Ⓓ	PROPOSED DRAIN MANHOLE (PDMH)
PD	PROPOSED DRAIN LINE
PS	PROPOSED SEWER LINE
PWS	PROPOSED WATER SERVICE
PSS	PROPOSED SEWER SERVICE
	PROPOSED FIRE HYDRANT
Ⓢ	PROPOSED SEWER MANHOLE (PSMH)
PW	PROPOSED WATER LINE

FOR ADDITIONAL UTILITY NOTES SEE SHEET C-4

LEXINGTON PLANNING BOARD

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TOWN CLERK *DATE*

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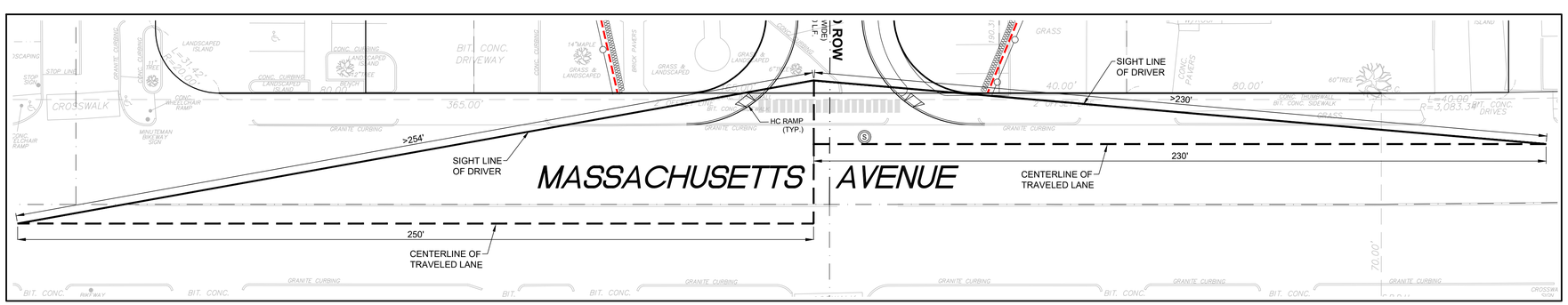

SIGHT DISTANCE EXHIBIT

251-253, 267, 275 & 301
MASS AVE
LEXINGTON, MA

DRAWN BY: MVC
DATE: 9-5-2025
CHECKED BY: MJN

REVISIONS

DATE	BY	DESCRIPTION
09-11-2025	MJN	REVISE LOT LINES

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UTILITY PROFILE
LOCATED IN
LEXINGTON, MA
(MIDDLESEX COUNTY)
PREPARED FOR
OXBOW REALTY TRUST VI

SHEET
C - 5

UTILITY NOTES:

1. THE LATEST STANDARDS OF THE LOCAL MUNICIPALITY SHALL BE FOLLOWED WHEN INSTALLING ANY STORM DRAIN WORK. STORM DRAIN WORK WILL BE INSPECTED BY THE LOCAL GOVERNING AUTHORITY PERSONNEL AND ALL COSTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION.
3. ABANDONED EXISTING UTILITIES AND UTILITIES TO BE ABANDONED SHALL EITHER BE ABANDONED IN PLACE AS NOTED OR SHALL BE REMOVED AND DISPOSED OF AS SPECIFIED. ALL UTILITIES SCHEDULED FOR ABANDONMENT OR REMOVAL AND DISPOSAL MUST BE COORDINATED BY THE CONTRACTOR WITH THE RESPECTIVE UTILITY OWNER. WHEN ABANDONED UTILITIES ARE TO BE LEFT IN PLACE, PLUG OR CAP THE ENDS OF THE CONDUITS AND PIPES. REMOVE ABANDONED UTILITY MANHOLES, JUNCTION BOXES AND SIMILAR STRUCTURES TO A MINIMUM DEPTH OF 4 FEET BELOW FINISHED GRADE AND PUNCTURE OR BREAK THE BOTTOM SLABS OF MANHOLES AND SIMILAR STRUCTURE TO ALLOW DRAINAGE. BACKFILL AND COMPACT EXCAVATIONS RESULTING FROM REMOVAL OF UTILITY FACILITATES, AS REQUIRED TO RESTORE THE ORIGINAL GRADE.
4. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENTS OF NATURAL GAS, ELECTRIC, TELEPHONE AND ANY OTHER UTILITY BY THE UTILITY OWNER.
5. THE CONTRACTOR SHALL USE THE FOLLOWING PIPE MATERIALS:
   - DRAIN-- PVC (SDR 35) OR APPROVED EQUAL, ASTM D2321 (UNLESS OTHERWISE SPECIFIED ON PLAN)
6. BEFORE UTILITY WORK BEGINS, THE CONTRACTOR WILL COORDINATE WITH THE LOCAL MUNICIPALITY FOR THE APPROPRIATE PERMIT AND INSPECTION FEES.
7. A MINIMUM OF 10 FEET CLEAR HORIZONTALLY SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND/OR STORM DRAINS. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN, THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH AND THE DIFFERENCE IN ELEVATION BETWEEN THE WATER MAIN AND THE SEWER MAIN SHALL BE AT LEAST 18 INCHES.
8. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE THE INSTALLATION OF PROPOSED UTILITIES.
9. CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINES.
10. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
11. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5'-0" COVER AND A MAXIMUM OF 8'-0" COVER ON ALL WATERLINES.
12. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE BETWEEN THE PIPES. WHERE THE WATERLINE IS LESS THAN THE 18" VERTICAL CLEARANCE AND MEETING 10' HORIZONTAL CLEARANCE CANNOT BE MET, THE WATER MUST BE ENCASED IN CONCRETE.
13. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER, SEWER, GAS AND ELECTRICAL AND TELECOMMUNICATIONS LINES.
14. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
15. DRAWINGS MAY NOT NECESSARILY SHOW ALL EXISTING UTILITIES.

ADDITIONAL UTILITY NOTES:

1. ALL SEWER MAINS SHALL BE 8" SDR 35 PVC, UNLESS OTHERWISE NOTED.
2. ALL PROPOSED SEWER SERVICES SHALL BE 6" SDR 35 PVC AND AT A MINIMUM 2% SLOPE, UNLESS OTHERWISE NOTED.
3. ALL WATER MAINS SHALL BE 8" DI, UNLESS OTHERWISE NOTED.
4. ALL PROPOSED WATER SERVICES SHALL BE 1.5" COPPER, UNLESS OTHERWISE NOTED.
5. SEPARATION OF SEWER AND WATER LINES SHALL BE 18 INCHES (18") VERTICALLY OR 10 FEET (10') HORIZONTALLY, IF THIS CANNOT BE ACHIEVED THE SEWER SHALL BE INCASED IN CONCRETE.
6. ALL STORM DRAIN MAINS AND LATERALS SHALL BE SDR 35. (ROOF AND YARD DRAIN CONNECTIONS SHALL BE 6" SDR 35 OR APPROVED EQUAL)
7. ALL CABLE/POWER UTILITIES TO BE INSTALLED UNDERGROUND ONSITE

NOTES:

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2. THE SUBJECT PROPERTY DEPICTED IS LOCATED WITHIN THE CRS ZONING DISTRICT.
3. THE SUBJECT PROPERTY IS DEPICTED AS LOTS 367, 368, 369, 370 AND 371 ON THE TOWN OF LEXINGTON ASSESSOR'S MAP 13.
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LEGEND	DESCRIPTION
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PVGC	PROPOSED VERTICAL GRANITE CURB
■	PROPOSED CATCH BASIN (PCB)
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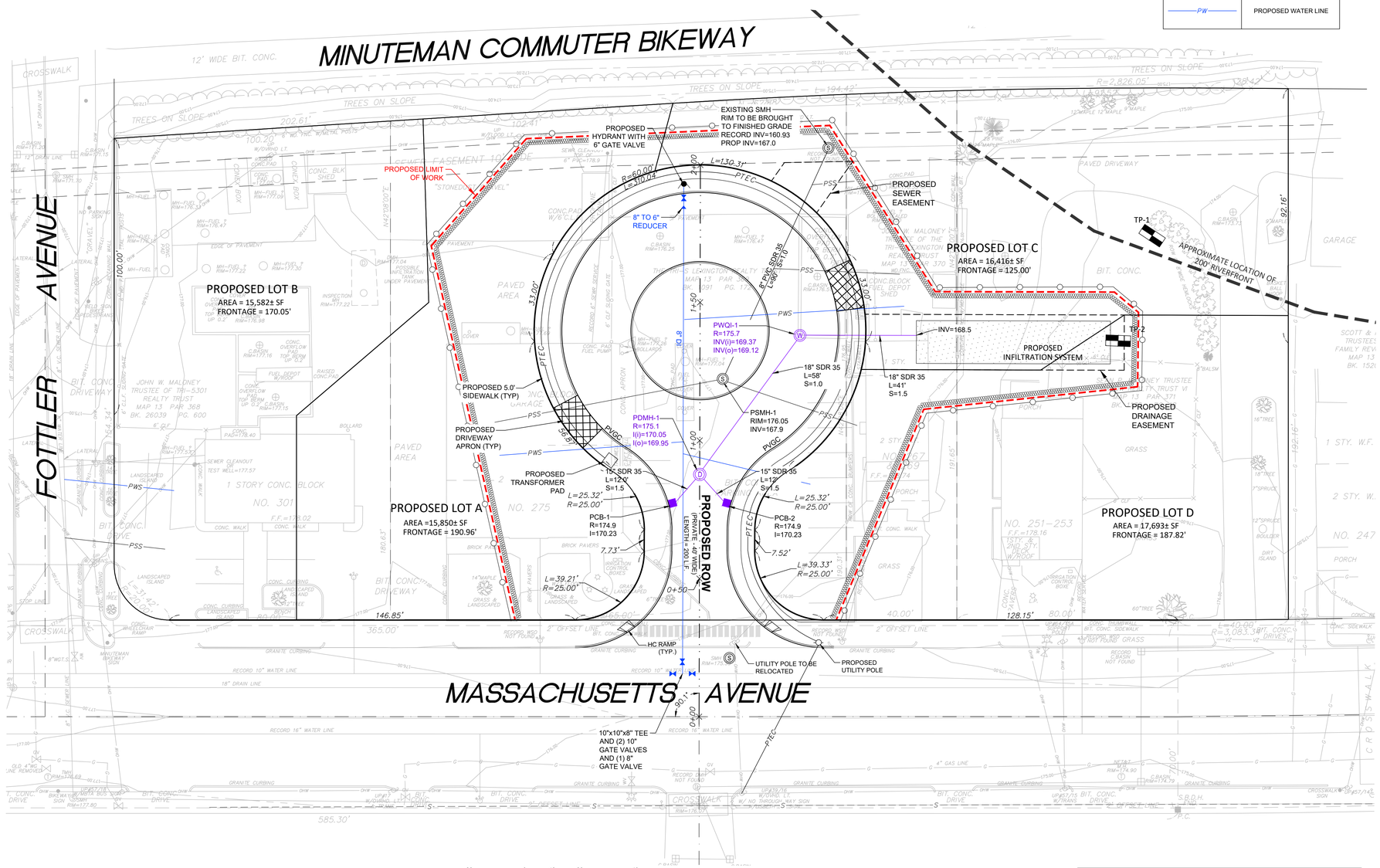
PW	PROPOSED WATER LINE



20 0 10 20 40
GRAPHIC SCALE IN FEET

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION.

LEXINGTON PLANNING BOARD

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_____ *TOWN CLERK* _____ *DATE*

251-253, 267, 275 & 301
MASS AVE
LEXINGTON, MA

DRAWN BY: MVC
DATE: 9-5-2025
CHECKED BY: MJN

REVISIONS

DATE	BY	DESCRIPTION
09-11-2025	MJN	REVISE LOT LINES

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. NOVAK
CIVIL
No. 36896
REGISTERED PROFESSIONAL ENGINEER

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LEXINGTON, MASSACHUSETTS 02420
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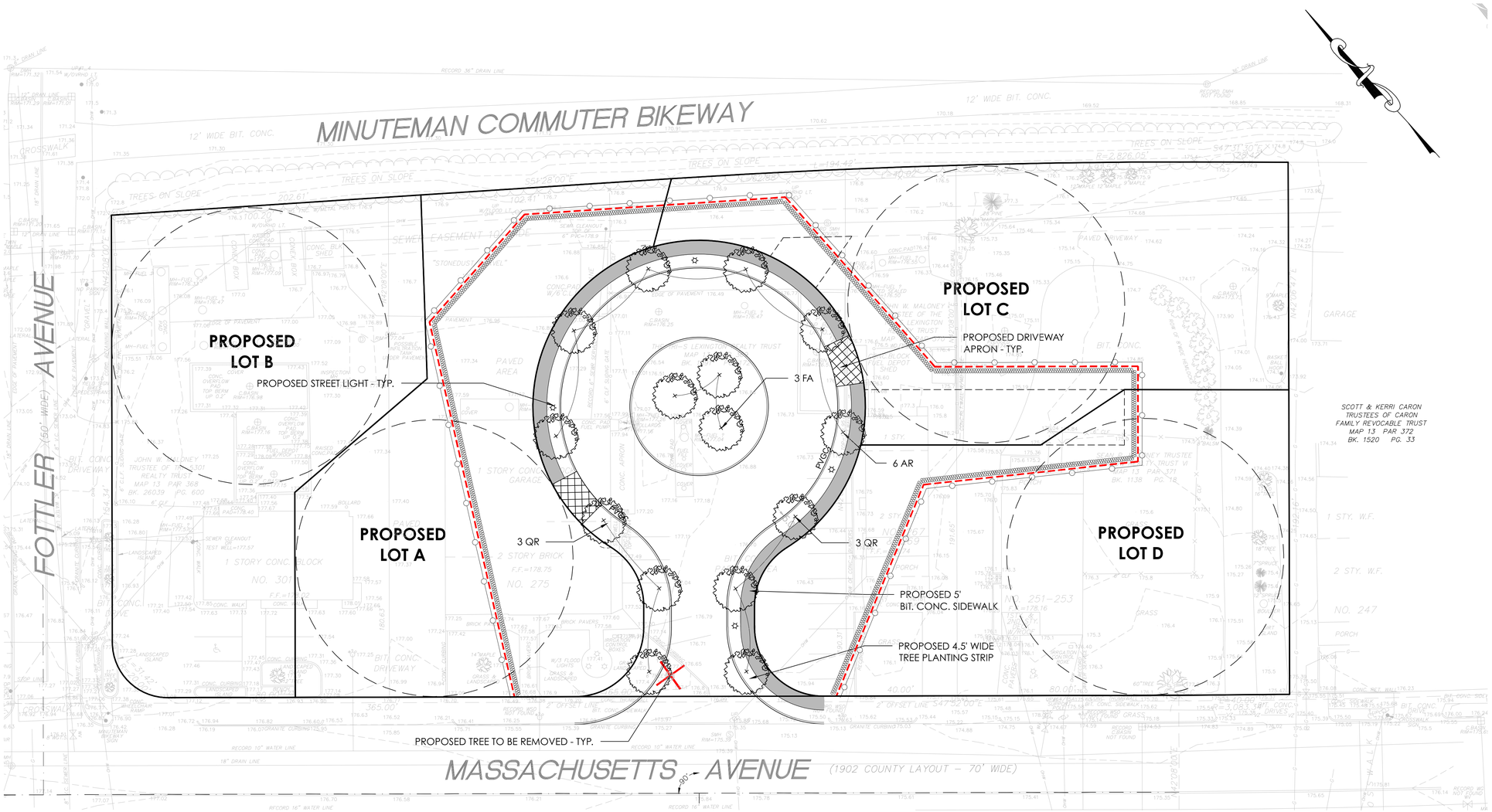
SITE PLAN - UTILITY
LOCATED IN
LEXINGTON, MA
(MIDDLESEX COUNTY)
PREPARED FOR
OXBOW REALTY TRUST VI

SHEET
C - 4



PLANT LIST					
QTY.	SYM.	Common Name	Botanical Name	Size	Notes
TREES					
6	AR	Red Maple	Acer rubrum	3 - 3.5"	B&B
3	FA	American Beech	Fagus americana	3 - 3.5"	B&B
6	QR	Red Oak	Quercus rubra	3 - 3.5"	B&B
Note: Average height at time of planting is 14' -16'					

NOTE: THE ABOVE PLANT LIST WAS DEVELOPED USING THE LEXINGTON PREFERRED PLANT LIST AS ADOPTED ON OCTOBER 6, 2021. 100% OF THE TOTAL DBHs OF ALL PROPOSED TREES ARE NATIVE TREES FROM THE LEXINGTON PREFERRED PLANT LIST. 100% OF THE SHRUBS ARE NATIVE SPECIES FROM THE LEXINGTON PREFERRED PLANT LIST.

LEGEND

- PROPOSED PROPERTY LINES
- L.O.W. — LIMIT OF WORK
- PROPOSED FILTERMITT / LIMIT OF WORK
- T.B.R. — TO BE REMOVED
- PGC — PROPOSED GRANITE CURB
- PBB — PROPOSED BITUMINOUS CONC. BERM
- ROW — RIGHT OF WAY
- PROPOSED SIDEWALK
- PROPOSED DRIVEWAY APRON
- PROPOSED STREET TREE
- PROPOSED TREE TO BE REMOVED
- PROPOSED STREET LIGHT

20 0 10 20 40

GRAPHIC SCALE IN FEET

NOTES:

1. STREET TREES SHALL BE PLANTED WITHIN THE RIGHT OF WAY'S PLANTING STRIP AND SPACED BETWEEN 27 - 35 FEET ON CENTER, PER THE TOWN OF LEXINGTON PLANNING BOARD SUBDIVISION REGULATION 175.7.6.B(1)
2. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
3. ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
4. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
5. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
6. ALL PLANTED AREAS TO BE EDGED AND MULCHED WITH AGED PINE BARK: PARTIALLY DECOMPOSED, JET BLACK IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
7. PLANTING SOIL MIX: UTILIZE EXISTING SITE LOAM FROM STOCKPILES. THOROUGHLY INCORPORATE WITH COMPOST AS NEEDED PER SOILS ANALYSIS. FERTILIZE PER RECOMMENDED RATES IN SOIL ANALYSIS.
8. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
9. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
10. ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDED WITH A MINIMUM DEPTH OF 6" DEPTH TOPSOIL UNLESS OTHERWISE NOTED.

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION.

REVISIONS

DATE	DESCRIPTION	BY
09.11.25	UPDATE LOT LINES	JAT

J THOMA LAND DESIGN STUDIOS
LDS
Live Work Play

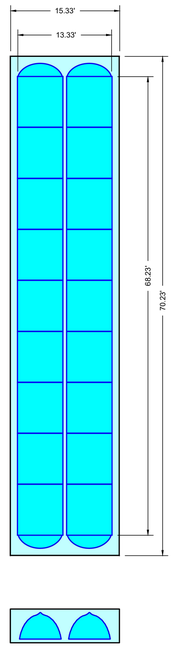
MASSACHUSETTS JEFFREY A. THOMA No. 1377 REGISTERED LANDSCAPE ARCHITECT

LANDSCAPE PLAN
LOCATED IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)
251-301 MASS AVE

J Thoma Land Design Studios
141 Haggetts Pond Rd
Andover, MA 01810
978.409.9815 - www.jthomalds.com

DESIGNED BY: JAT
CHECKED BY: JAT

DATE: Sept. 5, 2025
SCALE: 1"=20'
SHEET No. LS-2
PROJECT No. 25-22



PROPOSED SUBSURFACE INFILTRATION SYSTEM-1

PROPOSED LAYOUT

(18) STORMTECH MC-3500 CHAMBERS (9X2)
INSTALLED WITH
12" COVER STONE
6" BASE STONE
12" SIDE STONE
12" END STONE
40% STONE VOID

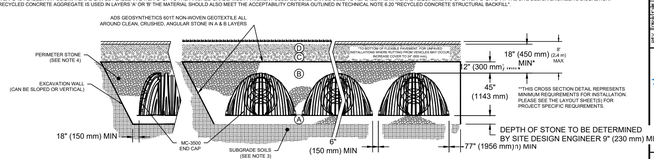
PROPOSED ELEVATIONS

MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	174.25
TOP OF STONE:	172.75
TOP OF CHAMBER:	172.25
BOTTOM OF CHAMBER:	168.5
BOTTOM OF STONE:	168.0

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE 'B' LAYER TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 18" (450 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (X LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[6]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[6]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".

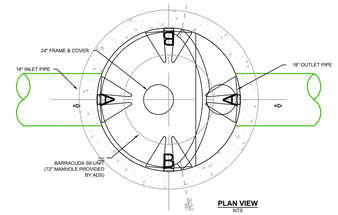


NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45s/76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

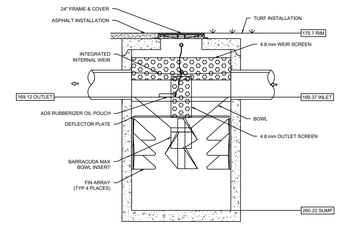
PROPOSED SUBSURFACE INFILTRATION SYSTEM- CROSS SECTION (TYPICAL)

EXCAVATION NOTE:
1. WITHIN THE FOOTPRINT OF THE SUBSURFACE INFILTRATION SYSTEM ALL TOPSOIL, SUBSOIL AND/OR FILL/CONFINING LAYER SHALL BE REMOVED DOWN TO AN ELEVATION OF PARENT MATERIAL OR LEDGE AND REPLACED WITH A TITLE V SAND OR WASHED 1-1/2" STONE.

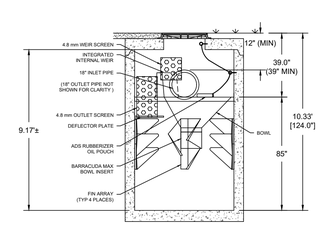
BARRACUDA MAX 56	
UNIT ID:	PWQ1-1
PEAK FLOW RATE (CFS):	
TREATMENT FLOW RATE (CFS):	



PLAN VIEW
NTS



SECTION VIEW A-A
NTS



SECTION VIEW B-B
NTS

PROPOSED WATER QUALITY INLET (TYPICAL)

TEST PIT DATA

SOIL TEST PERFORMED BY
MICHAEL NOVAK PE (PE#50696)
DATED AUGUST 1, 2025

TEST PIT TP-1
ELEVATION = 174.5

0"-15"	A	FILL
15"-39"	B	LOAMY SAND
39"-67"	C1	LOAMY SAND
67"-114"	C1	LOAMY SAND

ESHGW OBSERVED NONE OBSERVED
BOTTOM OF HOLE = 165.0

TEST PIT TP-2
ELEVATION = 174.5

0"-36"	A	FILL
36"-70"	B	LOAMY SAND
70"-128"	C	LOAMY SAND

ESHGW OBSERVED NONE OBSERVED
BOTTOM OF HOLE = 163.8

LEXINGTON PLANNING BOARD

DATE:

NOTE:
NO ISOLATOR ROW USED IN THIS APPLICATION

ALL DETAILS ARE NOT TO SCALE

251-301 MASSACHUSETTS AVE
LEXINGTON, MA

DRAWN BY: MJN | DATE: 09-05-2025
CHECKED BY: MJN | PROJECT No: ARL-01

REVISIONS

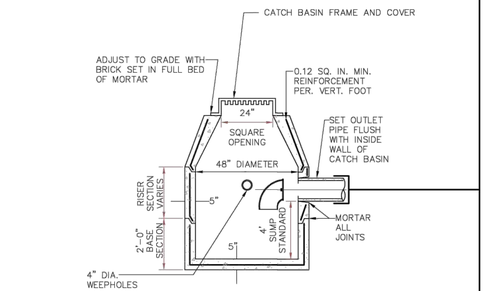
DATE	BY	DESCRIPTION

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. NOVAK
CIVIL
No. 50696
REGISTERED PROFESSIONAL ENGINEER

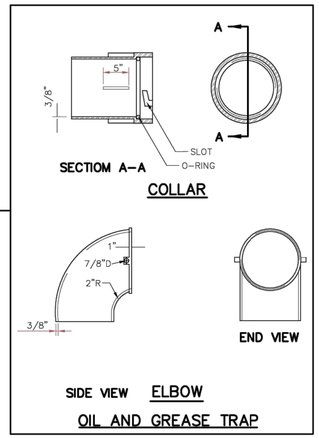
PATRIOT Engineering
P.O. BOX 362
LEXINGTON, MASSACHUSETTS 02420
T: (978) 726-2634
www.patriot-eng.com

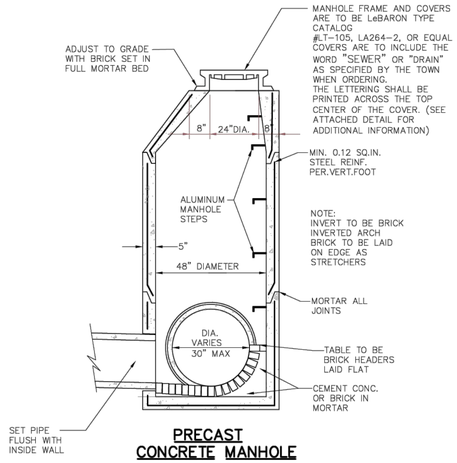
DETAILS
LOCATED IN
LEXINGTON, MA
(MIDDLESEX COUNTY)
PREPARED FOR
OXBOW REALTY TRUST VI

SHEET
C-6.0

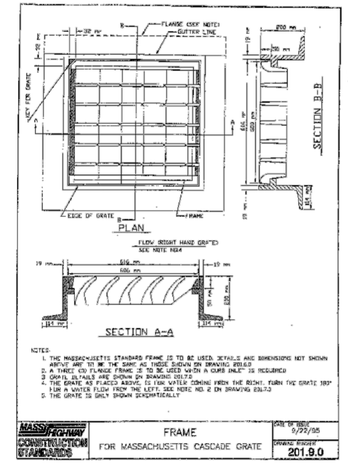


PRECAST CONCRETE CATCH BASIN
(WITH 4 FLANGE CATCH BASIN FRAME)

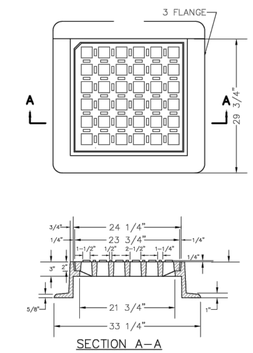




PRECAST CONCRETE MANHOLE



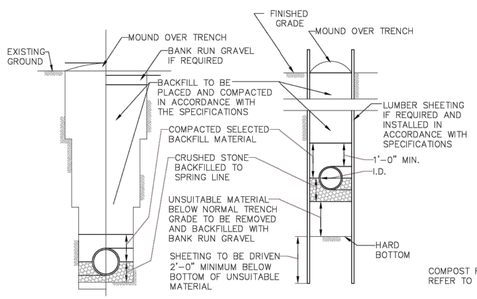
CATCH BASIN FRAME AND GRATE
N.T.S.



NOTE: FRAME AND GRATE SHALL BE HEAVY DUTY CLASS 30 GRAY IRON.

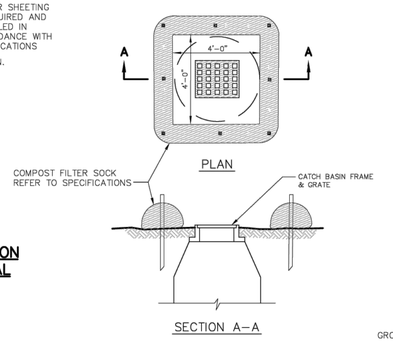
CATCH BASIN FRAME AND GRATE
N.T.S.

NOTE: CATCH BASIN FRAME AND COVERS ARE TO BE LeBARON TYPE CATALOG #LF248-3 OR EQUAL

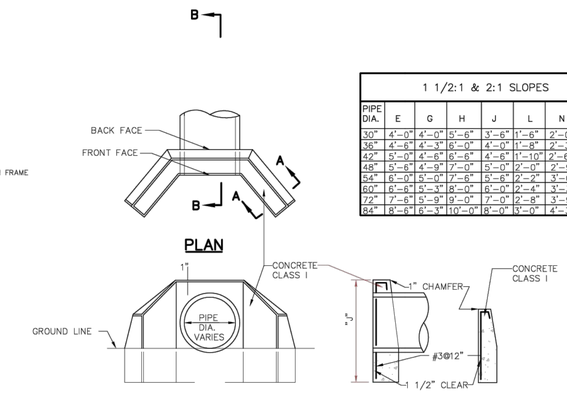


TYPICAL TRENCH SECTION STABLE GROUND

TYPICAL TRENCH SECTION UNSUITABLE MATERIAL

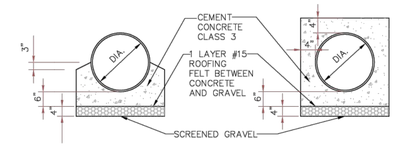


BALED HAY SILT BARRIER AROUND CATCH BASIN
N.T.S.



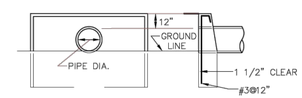
1 1/2:1 & 2:1 SLOPES								1 1/2 SLOPES		2:1 SLOPES	
PIPE DIA.	E	G	H	J	L	N	P	F	CU. YDS.	F	CU. YDS.	LBS.
30"	4'-0"	4'-0"	5'-6"	3'-6"	1'-6"	2'-0"	5'-3"	3'-0"	2.60	45	4'-3"	3.16	54
36"	4'-6"	4'-3"	6'-0"	4'-0"	1'-8"	2'-3"	5'-11"	3'-6"	3.35	54	5'-0"	4.15	64
42"	5'-0"	4'-6"	6'-6"	4'-6"	1'-10"	2'-6"	6'-6"	4'-0"	4.20	59	5'-9"	5.25	70
48"	5'-6"	4'-9"	7'-0"	5'-0"	2'-0"	2'-9"	7'-2"	4'-6"	5.19	65	6'-6"	6.50	83
54"	6'-0"	5'-0"	7'-6"	5'-6"	2'-2"	3'-0"	7'-10"	5'-0"	6.26	73	7'-3"	7.88	93
60"	6'-6"	5'-3"	8'-0"	6'-0"	2'-4"	3'-4"	8'-5"	5'-6"	7.43	85	8'-0"	9.37	106
72"	7'-6"	5'-9"	9'-0"	7'-0"	2'-8"	3'-9"	9'-9"	6'-6"	10.25	98	9'-6"	12.99	128
84"	8'-6"	6'-3"	10'-0"	8'-0"	3'-0"	4'-3"	11'-0"	7'-6"	13.49	120	11'-0"	17.32	154

CONCRETE HEADWALL DETAILS FOR 30" TO 84" PIPE CULVERTS



DETAIL CONCRETE CRADLE

DETAIL CONCRETE ENCASEMENT



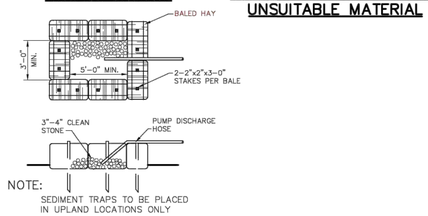
FRONT ELEVATION **END ELEVATION**

CONCRETE HEADWALL DETAILS FOR 8" TO 30" PIPE CULVERTS

PIPE DIA.	1 1/2:1 SLOPE			2:1 SLOPE		
	L	CU.YDS.	LBS	L	CU.YDS.	LBS.
8"	4'-2"	0.77	15	5'-10"	1.08	21
10"	4'-10"	0.92	20	6'-8"	1.28	23
12"	5'-6"	1.08	21	7'-6"	1.49	29
15"	6'-6"	1.34	24	8'-9"	1.82	32
18"	7'-6"	1.61	30	10'-0"	2.18	39
21"	8'-8"	1.95	34	11'-6"	2.62	43
24"	9'-3"	2.16	35	12'-6"	2.97	50
30"	10'-6"	2.63	44	15'-6"	3.86	62
Q=4 INCHES				Q=6 INCHES		

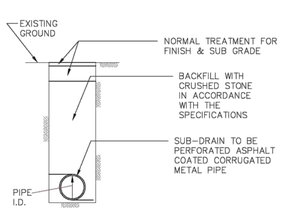
NOTES:

1. ALL CONCRETE CORNERS SHALL BE CHAMFERED
2. ALL CONCRETE SHALL BE 3000 PSI

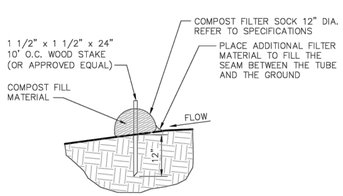


NOTE:
SEDIMENT TRAPS TO BE PLACED IN UPLAND LOCATIONS ONLY

SEDIMENT CONTROL TRAP
N.T.S.

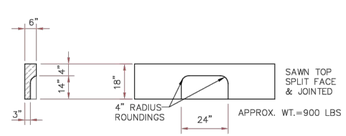


SUB-DRAIN DETAIL

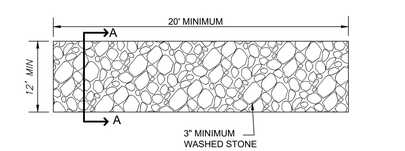


NOTE: EROSION CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH ORDER OF CONDITIONS.

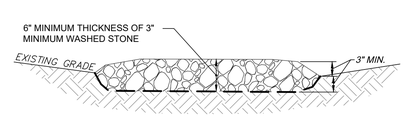
SEDIMENTATION BARRIER



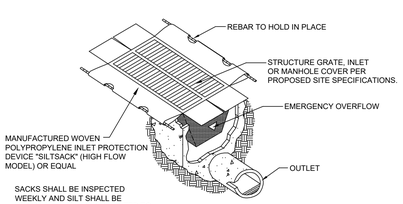
GRANITE CURB INLET DETAILS



PLAN VIEW

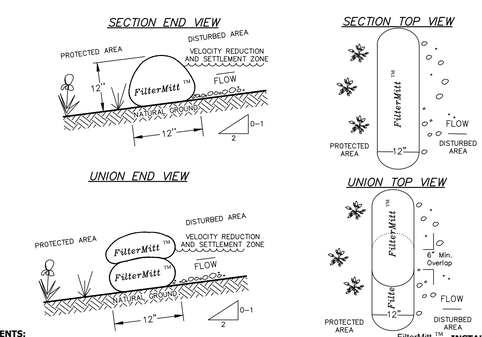


SECTION A-A
CONSTRUCTION ENTRANCE



SACKS SHALL BE INSPECTED WEEKLY AND SILT SHALL BE REMOVED WHEN ACCUMULATED TO ALLOW CATCH BASIN TO FUNCTION PROPERLY

SILT SAC
(NOT TO SCALE)



***FilterMitt*™ COMPONENTS:**
OUTSIDE CASING: 100% organic hessian.
FILLER INGREDIENT: *FiberRoot Mulch*™
- A blend of coarse and fine compost and shredded wood. Particle sizes: 100% passing a 3" screen; 90-100% passing a 1" screen; 70-100% passing a 0.75" screen; 30-75% passing a 0.25" screen.
Weight: Approx. 310 lbs./cu.yd. (Ave. 11.5 lbs./l.f.)

For more information visit:
www.groundscapesexpress.com or contact us at:
Groundscapes Express, Inc.
P.O. Box 737
Wrentham, MA 02093 (508) 384-7140

FILTERMITT 2:1 SLOPES OR LESS

FilterMitt™ **INSTALLATION:**
With the newest technology and equipment, sections can be constructed on site in lengths from 1' to 100'.

Sections can also be delivered to the site in lengths from 1' to 8'.

The flexibility of allows it to conform to any contour or terrain while holding a slightly round shape at 8" high by 8" wide.

Where section ends meet, there shall be an overlap of 6" or greater.

ALL DETAILS ARE NOT TO SCALE

251-301 MASSACHUSETTS AVE
LEXINGTON, MA

DRAWN BY: MVC | DATE: 09-05-2025
CHECKED BY: MJN | PROJECT No: ARL-01

REVISIONS

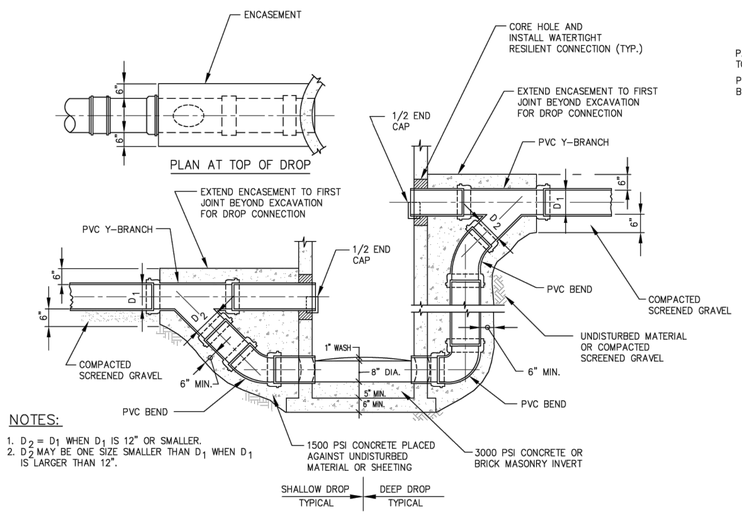
DATE	BY	DESCRIPTION

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. NOVAK
CIVIL
No. 50696
REGISTERED PROFESSIONAL ENGINEER

PATRIOT Engineering
P.O. BOX 362
LEXINGTON, MASSACHUSETTS 02420
T. (978) 726-2654
www.patriot-eng.com

DETAILS
LOCATED IN
LEXINGTON, MA
(MIDDLESEX COUNTY)
PREPARED FOR
OXBOW REALTY TRUST VI

SHEET
C-6.1

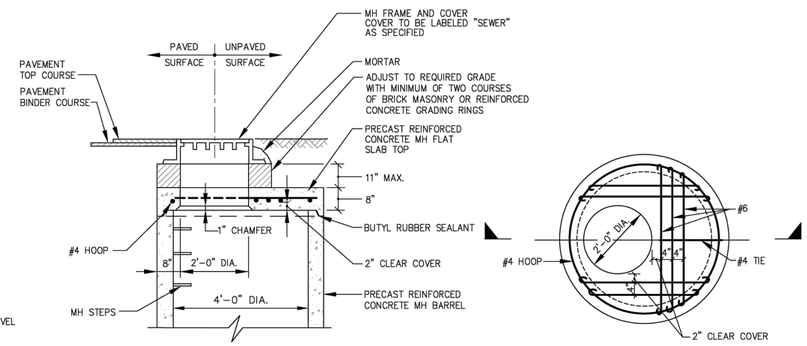


NOTES:

1. $D_2 = D_1$ WHEN D_1 IS 12" OR SMALLER.
2. D_2 MAY BE ONE SIZE SMALLER THAN D_1 WHEN D_1 IS LARGER THAN 12".

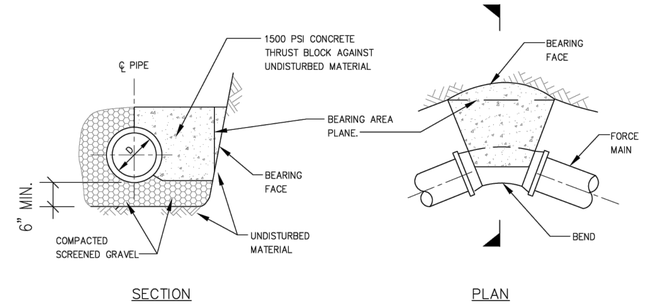
DROP INLETS FOR PVC PIPE SEWERS

NOT TO SCALE
2-1.4.1 (REV. 03-15-95)



PRECAST FLAT SLAB TOP FOR SHALLOW MANHOLE

NOT TO SCALE
2-1.5.43 (REV. 03-15-95)

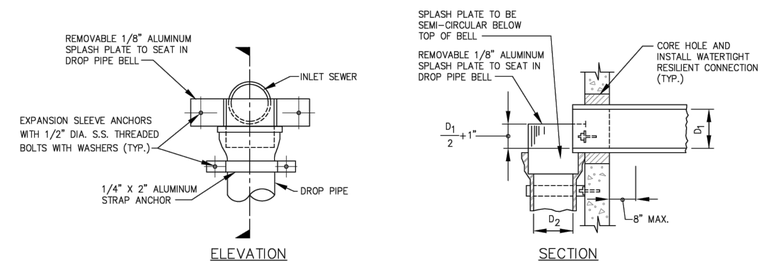


NOTES:

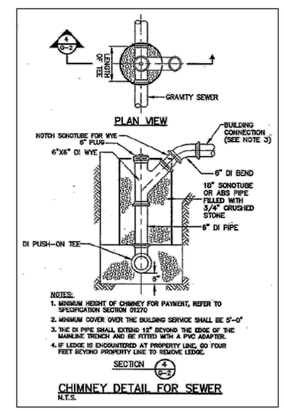
1. WHERE SO INDICATED ON PLANS, THE FORCE MAIN BENDS SHALL BE BACKED UP WITH A CONCRETE THRUST BLOCK BETWEEN THE PIPE AND UNDISTURBED MATERIAL.
2. REQUIRED BEARING AREA TO BE CALCULATED ON VERTICAL PLANE 90 DEG. TO RADIAL PLANE PASSING THROUGH MIDPOINT OF BEND.
3. MINIMUM BEARING AREA: 2.0 SQ.FT.
4. SEE PLANS FOR REQUIRED BEARING AREAS GREATER THAN MINIMUM.

FORCE MAIN THRUST BLOCK

NOT TO SCALE
2-1.6.1 (REV. 03-15-95)

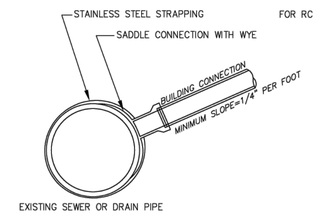


ALUMINUM SPLASH PLATE DETAIL



TYPICAL CHIMNEY DETAIL

NO SCALE

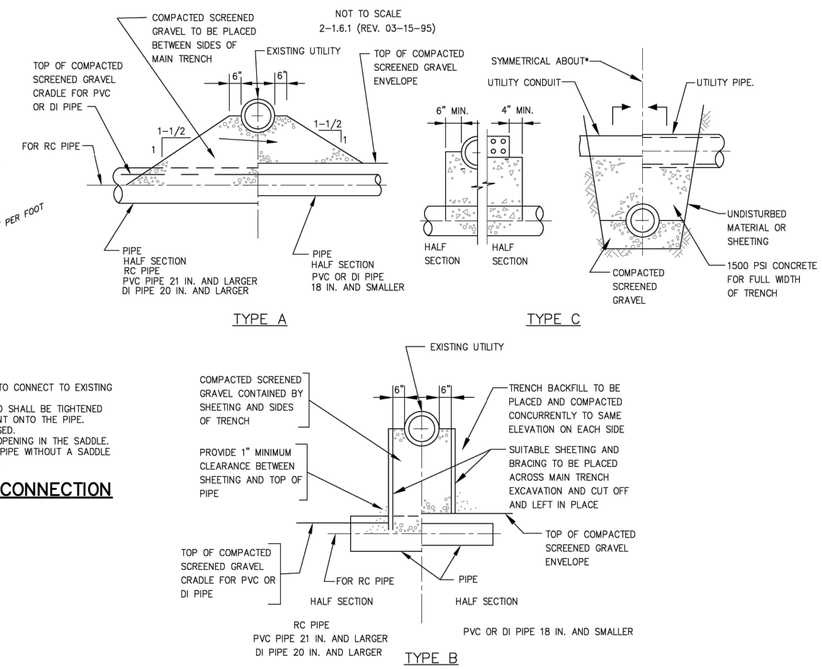


NOTES:

1. FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE OR IRON PIPE.
2. SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENT ONTO THE PIPE.
3. FULL WYE CONNECTION FITTINGS MAY BE USED.
4. PIPE SHALL BE CUT TO CONFORM TO THE OPENING IN THE SADDLE.
5. CONNECTIONS DIRECTLY INTO THE EXISTING PIPE WITHOUT A SADDLE OR A FULL WYE FITTING ARE NOT ALLOWED.

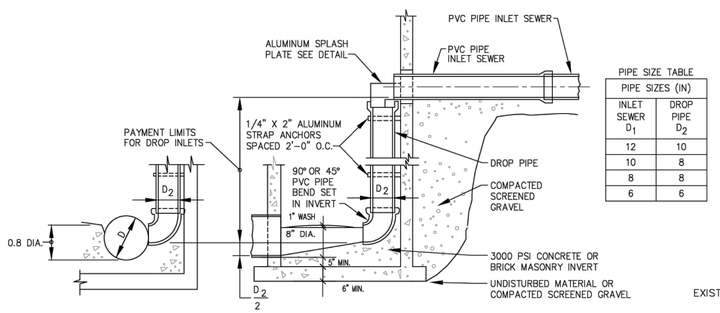
SEWER SERVICE SADDLE CONNECTION

NO SCALE



TYPICAL SUPPORTS FOR UTILITIES

NOT TO SCALE
2-1.8 (REV. 03-15-95)

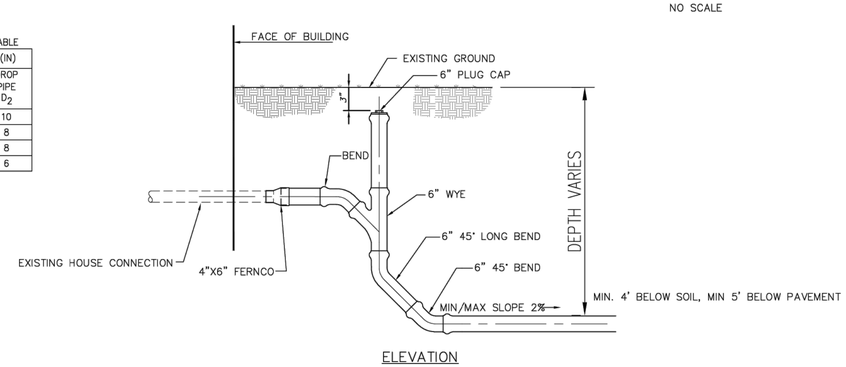


PIPE SIZE TABLE

PIPE SIZES (IN)	
INLET SEWER D_1	DROP PIPE D_2
12	10
10	8
8	8
6	6

INSIDE DROP INLETS FOR PVC PIPE SEWERS 12 INCH DIAMETER AND SMALLER

NOT TO SCALE
2-1.4.3 (REV. 03-15-95)



CLEAN OUT RISER FOR SHALLOW BUILDING CONNECTIONS

NO SCALE

ALL DETAILS ARE NOT TO SCALE

251-301 MASSACHUSETTS AVE
LEXINGTON, MA

DRAWN BY: MVC | DATE: 09-05-2025
CHECKED BY: MJN | PROJECT No: ARL-01

REVISIONS

DATE	BY	DESCRIPTION

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. NOVAK
CIVIL
No. 50696
REGISTERED PROFESSIONAL ENGINEER

PATRIOT Engineering
P.O. BOX 362
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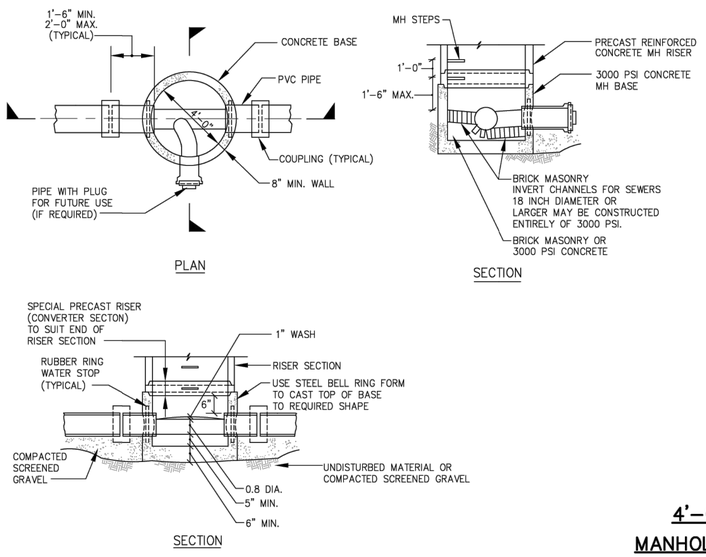
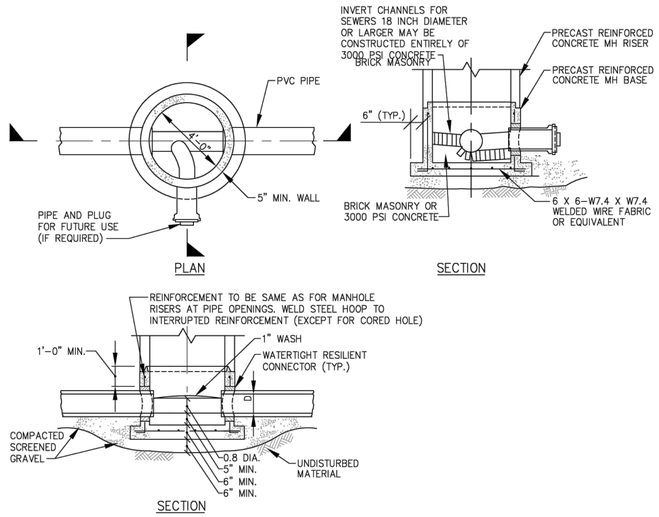
DETAILS
LOCATED IN
LEXINGTON, MA
(MIDDLESEX COUNTY)
PREPARED FOR
OXBOW REALTY TRUST VI

SHEET
C-6.2



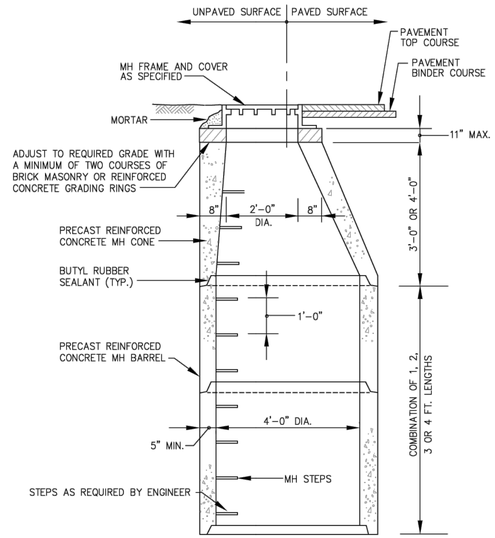
CAST-IN-PLACE CONCRETE BASE FOR PVC SEWERS

NOT TO SCALE
2-1.5.4 (REV. 03-15-95)



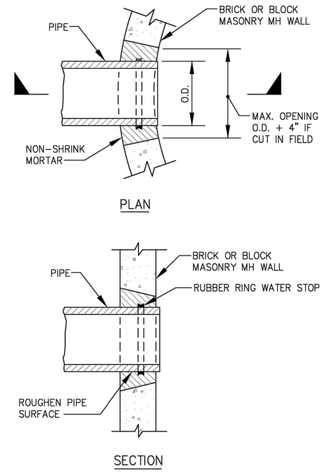
4'-0" PRECAST REINFORCED CONCRETE MANHOLE BASE FOR PVC SEWERS AND DRAINS

NOT TO SCALE
2-1.5.14 (REV. 03-15-95)



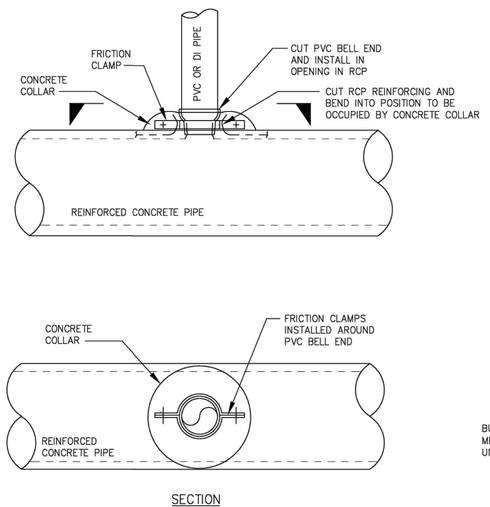
MANHOLE RISER WITH ECCENTRIC CONE TOP

NOT TO SCALE
2-1.5.41 (REV. 03-15-95)



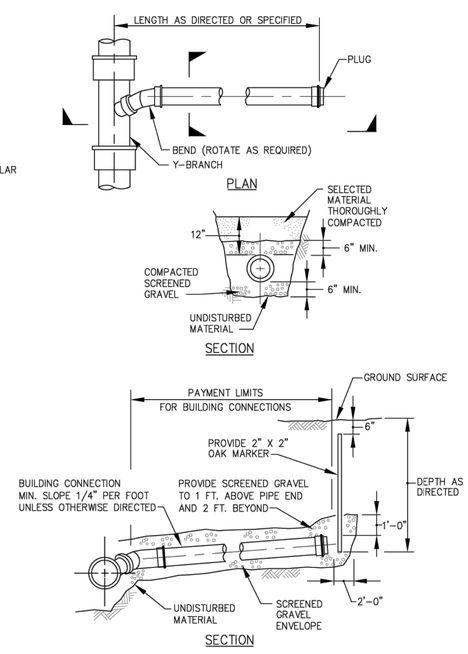
NON-SHRINK MORTAR JOINTS FOR CONNECTING PIPES TO BRICK OR BLOCK MASONRY MANHOLES

NOT TO SCALE
2-1.5.62 (REV. 4-5-96)



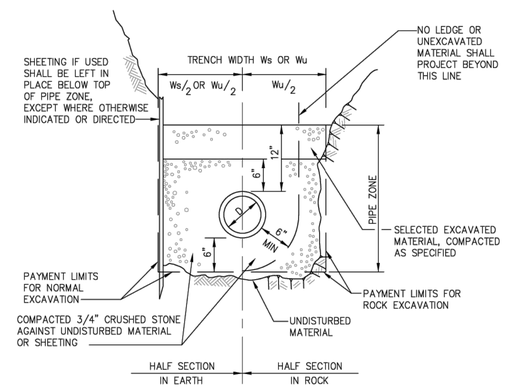
T-BRANCH FOR BUILDING OR CHIMNEY CONNECTION IN RC PIPE (PVC OR DI PIPE BRANCH)

NTS
2-1.2.15 (REV. 08-17-95)



BUILDING CONNECTION FOR DI OR PVC PIPE

NOT TO SCALE
2-1.2.1 (REV. 03-15-95)

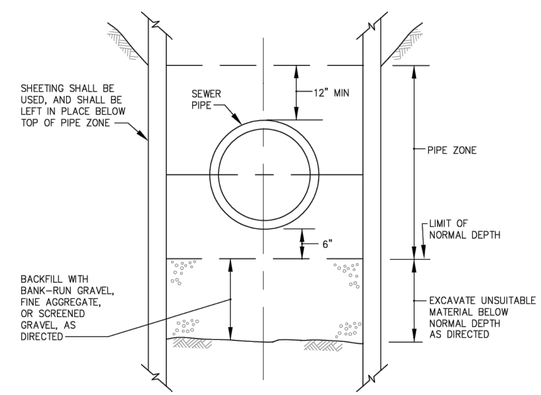


1. PIPE TRENCHES MAY BE EXCAVATED WIDER THAN TRENCH WIDTH Ws (SHEETED) OR Wu (UNSHEETED) ABOVE THE TOP OF PIPE ZONE.
2. TRENCHES SHALL NOT BE EXCAVATED BEYOND THE TRENCH WIDTH Wu BELOW THE TOP OF PIPE ZONE.
3. SHEETING MUST BE USED IF EXCAVATION AND BACKFILL, BELOW NORMAL DEPTH, IS REQUIRED. SHEETING SHALL BE LEFT IN PLACE BELOW A LINE 1'-0" ABOVE THE TOP OF PIPE.
4. ALL ROCK WITHIN 3'-0" HORIZONTALLY OF THE ENDS OF BUILDING CONNECTIONS, BRANCHES OR STUBS AND DOWN TO A HORIZONTAL PLANE 6" BELOW THE BOTTOMS OF SUCH CONNECTIONS, BRANCHES OR STUBS, SHALL BE EXCAVATED.

TRENCH WIDTH Ws OR Wu

NOMINAL PIPE DIAMETER D	DEPTH OF PIPE INVERT BELOW GROUND SURFACE	
	0 TO 12'	12' TO 20'
24" AND SMALLER	5'-0"	7'-0"
OVER 24"	D + 3'-0"	D + 5'-0"

TRENCH SECTION FOR PVC PIPE



DETAILS NOT SHOWN ARE SAME AS TRENCH SECTIONS SHOWN ELSEWHERE

TRENCH SECTION IN UNSUITABLE MATERIAL

NOT TO SCALE
2-1.1.21 (REV. 03-15-95)

ALL DETAILS ARE NOT TO SCALE

251-301 MASSACHUSETTS AVE
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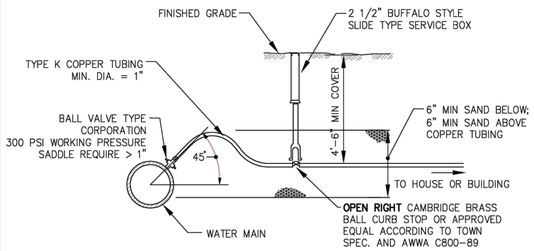
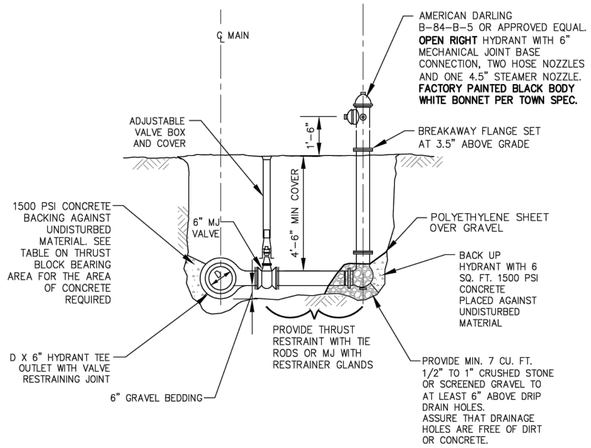


NOTES:

1. A 10' HORIZONTAL SEPARATION MUST BE MAINTAINED FROM THE SEWER SERVICE UNLESS OTHERWISE AUTHORIZED BY THE ENGINEERING DIVISION.
2. FOR SERVICE RENEWALS, TUBING SHALL BE REPLACED TO THE PROPERTY LINE UNLESS OTHERWISE AUTHORIZED BY THE ENGINEERING DIVISION.
3. WHERE AN EXISTING SERVICE IS BEING REPLACED TO THE MAIN, THE OLD SERVICE SHALL BE CAPPED AT THE CORPORATION.
4. THE WATER AND SEWER DIVISION MUST BE NOTIFIED IF LEAD OR STEEL SERVICES ARE ENCOUNTERED.
5. SERVICE TAPS SHALL BE PERFORMED BY CONTRACTOR OR SUBCONTRACTOR AND ARE SUBJECT TO APPROVAL BY THE WATER DIVISION.
6. SERVICE TAPS GREATER THAN 1" REQUIRE A SADDLE AND ARE SUBJECT TO THE APPROVAL OF THE ENGINEERING DIVISION.
7. USE QUICK STYLE COMPRESSION CONNECTIONS FOR ALL SERVICE BRASS.
8. FOR 1" CONNECTIONS TO EXIST. 3/4" CURB STOP CONNECT ADAPTER DIRECTLY TO CURB STOP. MOST EXISTING CURB STOPS REQUIRE 3/4" X 1" FEMALE ADAPTERS FOR NEW ENGLAND STYLE THREADS.
9. ALL CONNECTIONS TO EXIST. CURB STOPS SHALL REPLACE SERVICE BOXES IF NOT BUFFALO STYLE.
10. WATER SERVICE SHALL INCLUDE A BALL VALVE WITH COMPRESSION FITTING JUST BEFORE METER.

WATER SERVICE CONNECTION (1" MIN TO 2" MAX)

NTS

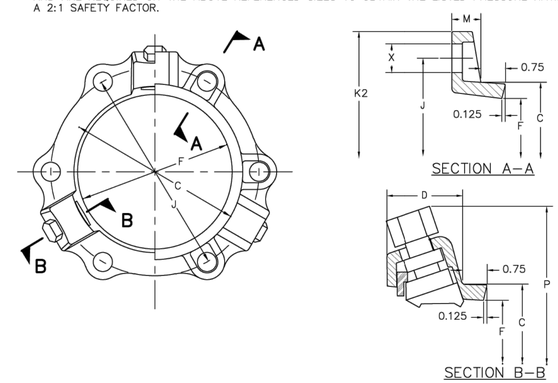


TYPICAL HYDRANT ASSEMBLY WITH DRAIN

NTS

NOTES:

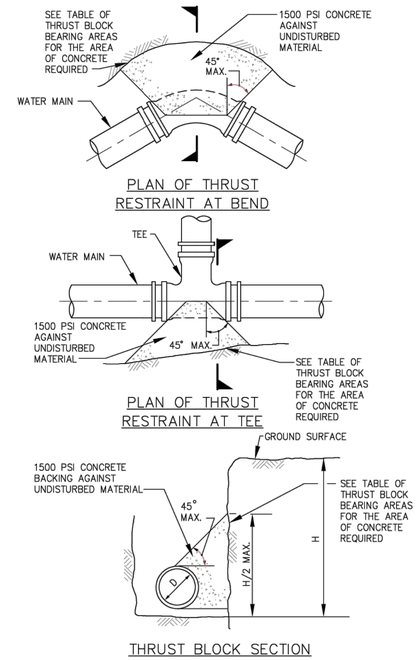
1. SIZES 3" THROUGH 24" ARE LISTED BY UNDERWRITER'S LABORATORIES, INC. CATEGORY HJKF FOR USE ON DUCTILE IRON PIPE. THE LISTING FILE NUMBER IS EX2836. SIZES 3" THROUGH 12" ARE FACTORY MUTUAL APPROVED.
2. GLAND AND COLLAR BOLTS ARE MADE OF DUCTILE IRON CONFORMING TO ASTM A536-80. WEDGES ARE MADE OF DUCTILE IRON HEAT TREATED TO A MINIMUM BRINELL HARDNESS OF 370.
3. GLAND CONFORMS TO THE APPLICABLE REQUIREMENTS OF ANSI/AWWA A21.11/C111 AND ANSI\AWWA C153/A21.53 OF THE LATEST REVISION.
4. FOR TEST PRESSURES ABOVE THE RATED PRESSURES SHOWN, CONSULT THE ENGINEERING DEPARTMENT OF EBAA IRON INC. FOR RECOMMENDATIONS. EBAA-SEAL GASKETS ARE PROVIDED WITH THE 30" THROUGH 48" MEGALUGS. ALSO PROVIDED WITH THE 42" AND 48" SIZES ARE EXTRA LENGTH T-BOLTS. THE GASKETS AND BOLTS ARE PROVIDED TO FACILITATE EASIER ASSEMBLY OF THE MECHANICAL JOINT AND ARE REQUIRED ON THE ABOVE REFERENCED SIZES TO OBTAIN THE LISTED PRESSURE RATINGS WITH A 2:1 SAFETY FACTOR.



SERIES	PRESSURE RATING	C	D	F	J	M	X	NO. OF WEDGES	NO. OF BOLTS	P	P (W/ NUTS TWISTED OFF)	K2
1103	350	4.84	2.27	4.06	6.19	0.62	3/4	2	4	9.36	9.06	7.69
1104	350	5.92	2.27	4.90	7.50	0.75	7/8	2	4	10.20	9.90	9.12
1106	350	8.02	2.27	7.00	9.50	0.88	7/8	3	6	12.30	12.00	11.12
1108	350	10.17	2.31	9.15	11.75	1.00	7/8	4	6	14.45	14.15	13.37
1110	350	12.22	2.37	11.20	14.00	1.00	7/8	6	8	16.50	16.20	15.62
1112	350	14.32	2.37	13.30	16.25	1.25	7/8	8	8	18.60	18.30	17.88
1114	350	16.40	2.69	15.44	18.75	1.50	7/8	10	10	20.64	20.94	20.25
1116	350	18.50	2.69	17.54	21.00	1.56	7/8	12	12	22.60	22.90	22.50
1118	250	20.60	2.69	19.64	23.25	1.63	7/8	12	12	24.70	25.00	24.75
1120	250	22.70	2.69	21.74	25.50	1.69	7/8	14	14	26.80	27.10	27.00
1124	250	26.90	3.20	25.94	30.00	1.81	7/8	16	16	32.94	32.64	31.50
1130	250	33.29	3.20	32.17	36.88	2.25	1 1/8	20	20	39.17	38.87	39.12
1136	250	39.59	3.20	38.47	43.75	2.25	1 1/8	24	24	45.47	45.17	46.00
1142	250	45.79	4.56	44.67	50.62	3.88	1 3/8	28	28	55.87	55.57	53.48
1148	250	52.09	4.56	50.97	57.50	3.88	1 3/8	32	32	62.17	61.87	60.36

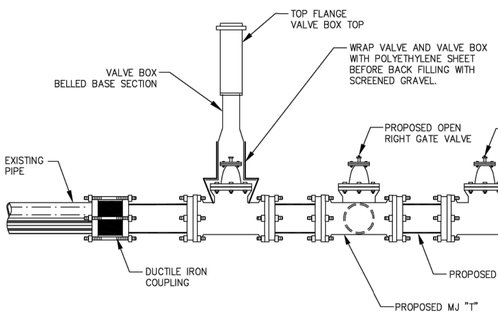
MEGALUG DETAIL

N.T.S.

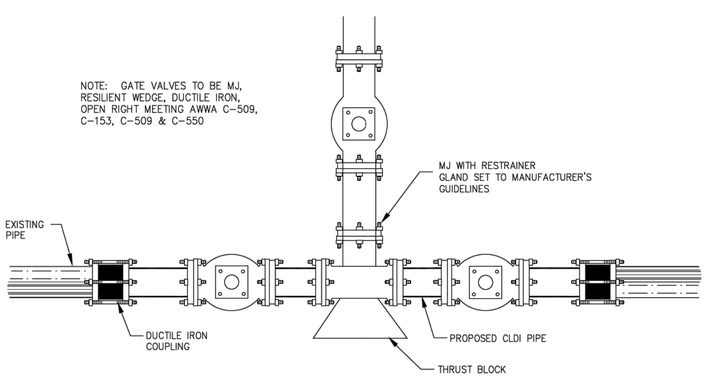


THRUST RESTRAINT AT FITTINGS

NTS



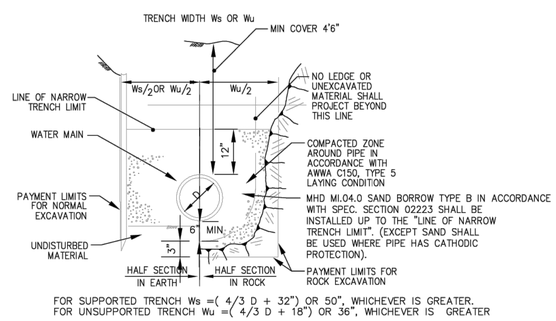
ELEVATION



PLAN

TRIPLE GATE CUT IN WATER MAIN CONNECTION

NTS



FOR SUPPORTED TRENCH Ws =(4/3 D + 32") OR 50", WHICHEVER IS GREATER.
FOR UNSUPPORTED TRENCH Wu =(4/3 D + 18") OR 36", WHICHEVER IS GREATER

NOTES:

1. TRENCHES MAY BE EXCAVATED WIDER THAN TRENCH WIDTH Ws ABOVE THE "LINE OF NARROW TRENCH LIMIT".
2. BELOW THE "LINE OF NARROW TRENCH LIMIT" THE TRENCH SHALL NOT BE EXCAVATED BEYOND THE TRENCH WIDTH Ws.
3. SHEETING, IF USED, IN ALL CASES SHALL BE LEFT IN PLACE BELOW A LINE 1'-0" ABOVE THE TOP OF THE PIPE, UNLESS OTHERWISE INDICATED OR DIRECTED.
4. "COVER" AT ANY POINT SHALL BE DEFINED AS THE VERTICAL DISTANCE FROM THE UPPERMOST POINT OF THE PIPE TO A LINE WHICH CONNECTS THE SURFACE OF UNDISTURBED GROUND AT EITHER SIDE OF THE TRENCH AND IS AT RIGHT ANGLES TO THE DIRECTION OF THE PIPE.
5. WHERE FUTURE EXTENSION OF A PLUGGED PIPE OR A PLUGGED BRANCH WILL ENTAIL ROCK EXCAVATION, TRENCH EXCAVATION IN ROCK SHALL BE EXTENDED FOR A DISTANCE OF 3'-0" BEYOND THE PLUG.
6. BANK RUN GRAVEL OR EXCAVATED MATERIAL THAT MEETS SPEC. SECTION 02224 SHALL BE INSTALLED ABOVE THE LINE OF NARROW TRENCH LIMIT.
7. WHERE SPECIFIED, CONTROLLED DENSITY FILL WILL BE USED FROM TOP OF SCREENED GRAVEL TO BOTTOM OF BITUMINOUS PAVEMENT.

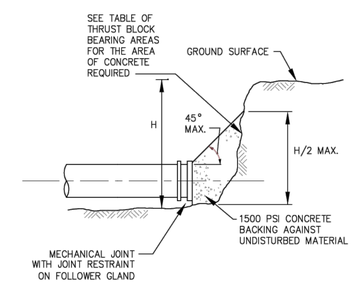
WATER MAIN TRENCH SECTION

NTS

BEARING AREA FOR VARIOUS DIAMETERS						
FITTING	4"	6"	8"	10"	12"	16"
1/32 BEND (11 1/4°)	2 S.F.	2 S.F.	2 S.F.	2 S.F.	3 S.F.	5 S.F.
1/16 BEND (22 1/2°)	2 S.F.	2 S.F.	3 S.F.	3 S.F.	4 S.F.	5 S.F.
1/8 BEND (45°)	2 S.F.	2 S.F.	3 S.F.	5 S.F.	7 S.F.	12 S.F.
1/4 BEND (90°)	3 S.F.	3 S.F.	6 S.F.	9 S.F.	12 S.F.	21 S.F.
TEE/PLUG	2 S.F.	3 S.F.	4 S.F.	6 S.F.	9 S.F.	16 S.F.

NOTES:

1. ALL ELBOWS, BENDS, AND CAPS SHALL BE BRACED WITH CONCRETE THRUST BLOCKS. JOINTS SHALL NOT BE ENCASED IN CONCRETE.
2. BEARING AREA IS AREA OF CONCRETE IN CONTACT WITH WALL OF TRENCH (H X L).
3. HEIGHT AND LENGTH AS REQUIRED TO OBTAIN BEARING AREA SHOWN IN THE TABLE W/ H APPROX. 1/2 L.
4. THRUST BLOCK SIZING BASED ON 150 PSI WATER PRESSURE AND 2000 PSI SOIL BEARING CAPACITY.



THRUST RESTRAINT AT PLUG

NTS

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251-301 MASSACHUSETTS AVE
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COMMONWEALTH OF MASSACHUSETTS MICHAEL J. NOVAK CIVIL No. 50696 REGISTERED PROFESSIONAL ENGINEER

PATRIOT Engineering
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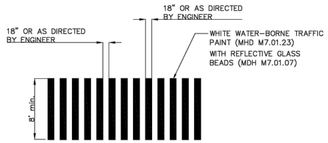
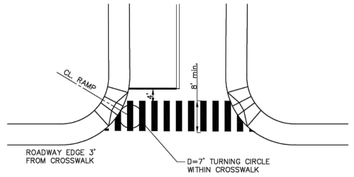


CROSSWALK ALL LOCATIONS



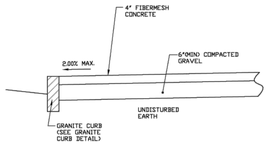
DETAIL~FOR CROSSWALK ALL LOCATIONS

NOTES:

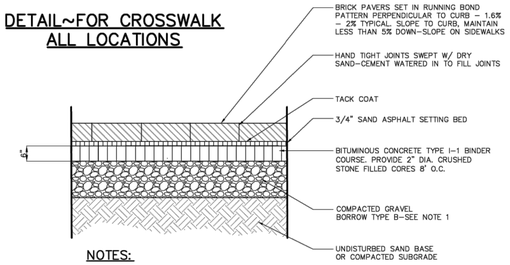
1. WHERE PROVIDED, STOP LINES SHOULD BE PLACED NO LESS THAN 4 FEET BEHIND AN ADJACENT CROSSWALK LINE.

2. MID-BLOCK CROSSWALKS SHALL NOT BE INSTALLED IN AREAS WITH THE SIGHT DISTANCE LESS THAN THAT SHOWN IN THE TABLE BELOW.

DESIGN SPEED	SIGHT DISTANCE
30	200
40	275
50	375
60	525
70	625



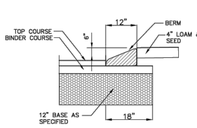
CONCRETE SIDEWALK



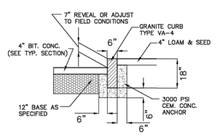
NOTES:

1. DETAIL AS SHOWN SHALL BE USED ON TYPICAL BRICK SIDEWALKS. WHERE SHOWN ON PLANS AT LOCATIONS FOR "TREEWAY", GRAVEL BORROW SHALL BE SUBSTITUTED WITH COMPACTED DENSE GRADED CRUSHED STONE AND 2' DEPTH OF SAND BASED.

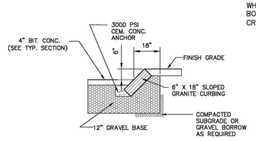
BRICK SIDEWALK PAVING



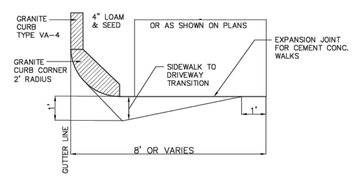
BIT. CONC. BERM



GRANITE CURB TYPE VA-4

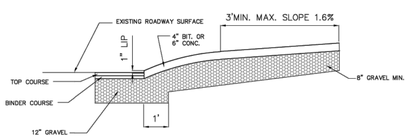


SLOPED GRANITE CURB DETAIL

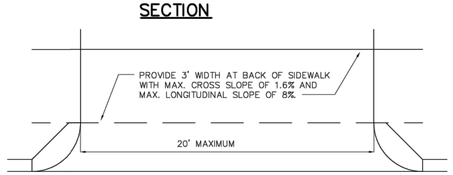


PLAN VIEW

TYPICAL CURB RETURN DETAIL



DRIVEWAY SECTION



ZONING OFFSETS

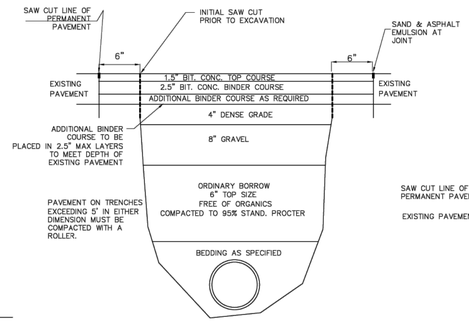
ZONING DISTRICT	DISTANCE FROM STREET INTERSECTION	DISTANCE FROM LOT LINE	WALL OF PRINCIPAL BUILDING
RS,RO,RT	25	5	5
RD,RM	25	8	5
CRO,CLO,CM	50	10	5
CRS,CS,CB,CN	10	NO REQUIREMENT	5

MAXIMUM DRIVEWAY GRADE = 12%

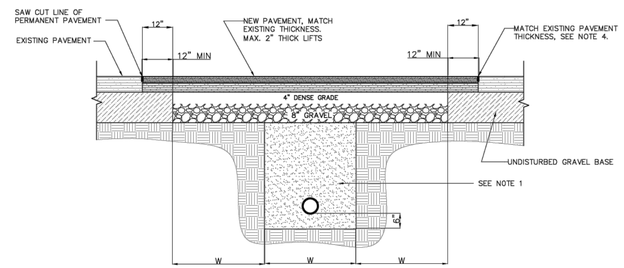
DRIVEWAY PLAN-RESIDENTIAL

NOTE:

NUMBER OF DRIVEWAYS PER LOT LINE IS LIMITED TO TWO. ZONING BY LAW SECTION 5.1.10.2



TRENCH RESTORATION



TYPICAL DETAIL TRENCH RESTORATION FOR MORATORIUM STREETS

NOTES:

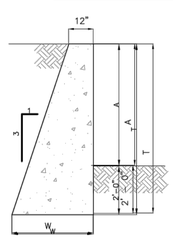
1. THE TRENCH EXCAVATION AROUND THE UTILITY WILL BE BACK FILLED WITH FLOWABLE FILL OR, IN CASE OF NATURAL GAS SERVICE, WITH GRAVEL COMPACTED TO 95% DENSITY.

2. NEW GRAVEL SUB BASE WILL BE INSTALLED AND COMPACTED TO 95% DENSITY.

3. THE FINAL TRENCH PATCH WILL BE FROM CURB TO CURB, OR AS APPROVED BY THE ENGINEER.

4. PAVEMENT THICKNESS AND MATERIAL IN ACCORDANCE WITH THE TOWN OF LEXINGTON SPECIFICATIONS. APPLY HEAT BY APPROVED INFRARED METHOD TO SEAL ALL JOINTS.

5. JOINT BETWEEN EXISTING PAVEMENT AND PATCH MUST BE INFRARED.



LOW RETAINING WALL

NOTES

1. CLASS I CEMENT CONC. TO BE USED
2. EXPANSION JOINTS TO BE PLACED 90' O.C. MAX. WITH INTERMIDIATE CONSTRUCTION JOINTS 30' O.C.
3. ALL CONC. DIMENSIONS SHOWN ARE MINIMUM

HEIGHT		WIDTH	AREA	CU. YDS.
A	T	W	SQ. FT.	PER. LIN. FT.
2'-0"	4'-0"	2'-4"	6.667	0.247
2'-6"	4'-6"	2'-6"	7.875	0.292
3'-0"	5'-0"	2'-8"	9.165	0.339
3'-6"	5'-6"	2'-10"	10.541	0.390
4'-0"	6'-0"	3'-0"	12.000	0.444
4'-6"	6'-6"	3'-2"	13.541	0.502
5'-0"	7'-0"	3'-4"	15.162	0.562

ALL DETAILS ARE NOT TO SCALE

251-301 MASSACHUSETTS AVE
LEXINGTON, MA

DRAWN BY: MVC | DATE: 09-05-2025
CHECKED BY: MJN | PROJECT No: ARL-01

REVISIONS

DATE	BY	DESCRIPTION

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. NOVAK
CIVIL
No. 50696
REGISTERED PROFESSIONAL ENGINEER

PATRIOT Engineering
P.O. BOX 362
LEXINGTON, MASSACHUSETTS 02420
T: (978) 726-2654
www.patriot-eng.com

DETAILS
LOCATED IN
LEXINGTON, MA
(MIDDLESEX COUNTY)
PREPARED FOR
OXBOW REALTY TRUST VI

SHEET
C-6.5

TOWN OF LEXINGTON
PLANNING OFFICE

1625 Massachusetts Avenue
Lexington, Massachusetts 02420
Tel: 781-698-4560
planning@lexingtonma.gov
www.lexingtonma.gov/planning

Abby McCabe, Planning Director
Meghan Roche, Asst. Planning Director
Aaron Koepper, Planner
Carolyn Morrison, Planning Coordinator

To: **Lexington Planning Board**

From: **Aaron Koepper, Planner**

Re: **Project Review for 251-253, 267, 275, & 301 Massachusetts Avenue and 0 Fottler Avenue: Definitive Subdivision**

Date: **October 16, 2025**

Property Information	
Project Address	251-253, 267, 275, & 301 Massachusetts Avenue and 0 Fottler Avenue
Applicants / Owners	The Tri-S Lexington Realty Trust, Tri-S302 Realty Trust, & Oxbow Realty Trust VI
Type of Review	Definitive Subdivision
Permit Number	PLAN-25-40
Parcel ID	Map 13, Lots 367, 368, 369, 370, 371
Zoning District	CRS – Retail Shopping, VO – Village Overlay
Property Size	78,479 SF or ±1.8 Acres

Land Conditions	
Existing Conditions	The properties are currently improved by one (1) commercial auto-sales building, one (1) industrial brick building, two (2) 2-3 family residential buildings, surface parking and landscaping. This site abuts the Minuteman Commuter Bikeway.
Environmental Conditions	A 10 ft sewer easement runs across the property, parallel to Massachusetts Avenue.

Dates & Deadlines	
Filed with Town Clerk	September 8, 2025
Filed with Health	September 8, 2025
Public Hearing Date	October 22, 2025
Action Deadline	December 7, 2025
Action Required	Approve with or without conditions and waivers; OR Disapprove with reasons stated in detail where the plan does not comply with the subdivision regulations.

Appeal Period	20 days from decision filing with Town Clerk

Waiver Requests	
Ch. 175 § 6.1.D(11)(a)	The Applicant requests a waiver for c. 175 § 6.1.D(11)(a) for **draft documents providing for the operation and maintenance of landscaping, streets, and utilities by the property owners**. The Applicant requests that the required document be provided as a condition of approval.
Ch. 175 § 6.1.D(12)	The Applicant requests a waiver for c. 175 § 6.1.D(12) for **Phasing**. The Applicant requests that the required document be provided as a condition of approval.

Project Summary
The Applicant is requesting approval of a definitive subdivision plan which proposes four (4) lots on an approximate 165-foot long roadway with a cul-de-sac. The Applicant submitted a preliminary subdivision plan with the Town Clerk on February 12, 2025 in order to preserve the Zoning Bylaw in effect at that time. The Planning Board granted approval of the preliminary subdivision plan on March 27, 2025. Per Massachusetts state law, submission of a preliminary subdivision plan can freeze the zoning on a parcel of land for eight years if a definitive subdivision plan is also submitted within 7 months. The Applicant is continuing the subdivision process and has applied for a definitive subdivision plan to freeze the Zoning Bylaw and Zoning Map on the property. On March 17, 2025, Special Town Meeting (STM 2025-1) approved Article 2 – Amend Section 7.5 of the Zoning Bylaw to Reduce Multi-Family Dwelling Unit Capacity, modifying the VO overlay district on this property. If the Definitive Plan is approved and endorsed by the Planning Board, the full Zoning Bylaw and Zoning Map in place on February 12, 2025 can be applied to the property for eight years from the date of the plan's endorsement.

Staff Comments
The plan set dated September 5, 2025 was revised on September 11, 2025 to modify lot lines. On September 15, 2025 a Form W (Application for Waivers) was submitted to request relief from the providing of draft maintenance documents and phasing documents. The proposed 40-foot ROW with a 20-foot wide roadway is appropriate for a subdivision. The Applicant has provided written response to staff comments and conditions on the Preliminary Subdivision approval, dated September 8, 2025. The Board of Health received the application on September 8, 2025 and does not have any concerns. The Fire Department does not have any concerns.

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 for any disturbance within a resource area.

Staff recommends approval with a condition of approval requiring the Applicant to file required any required application 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.

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

419 Marrett Road - Public Hearing Definitive Subdivision

PRESENTER:

Applicant: Curtain Realty Trust

ITEM NUMBER:

SUMMARY:

Curtain Realty Trust submitted an application for approval of a definitive subdivision plan under §175-6.0 of the Planning Board's Subdivision Regulations. Application proposes subdividing property into 2 lots. A preliminary subdivision application, filed under 439 Marrett Road, was approved by the Planning Board on April 10, 2025.

The property is located at 419 Marrett Road, Lexington, MA also known as Map 33, Lot 105 in the RS (One Family Dwelling) and VO (Village Overlay) zoning districts.

Application material may be viewed (click the file tab): https://lexingtonma.portal.opengov.com/records/109505

A staff memo is attached.

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 419 Marrett Road.

Move to approve the requested waivers to submit final landscape & planting plans, earth movement calculations, maintenance documents, and phasing plans prior to any construction.

Move to approve the Definitive Subdivision for 419 Marrett Road with the 25 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:

10/22/2025

ATTACHMENTS:

Description	Type
Plan Set	Cover Memo
Staff Memo 10.15.25	Cover Memo

419 MARRETT ROAD
ASSESSORS MAP 33 LOT 105
DEFINITIVE SUBDIVISION PLAN
LOCATED IN LEXINGTON, MA
SEPTEMBER 11, 2025
REVISED SEPTEMBER 16, 2025

(IN ACCORDANCE WITH SECTION 175-6 OF THE LEXINGTON PLANNING BOARD SUBDIVISION REGULATIONS)

NOTES:

1. THE INFORMATION DEPICTED ON THIS PLAN HAS BEEN COMPILED FROM THE TOWN OF LEXINGTON GIS SYSTEM
2. LAND USE WITHIN 300 FEET OF THE SUBJECT PROPERTY CONSISTS OF A MIX OF SINGLE FAMILY DWELLINGS, AN APARTMENT COMPLEX AND COMMERCIAL USE

PREPARED BY:

PATRIOT Engineering
PO BOX 362
LEXINGTON, MASSACHUSETTS 02420
T: (978) 726-2654
www.patriot-eng.com

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. NOVAK
CIVIL
No. 50596
REGISTERED PROFESSIONAL ENGINEER

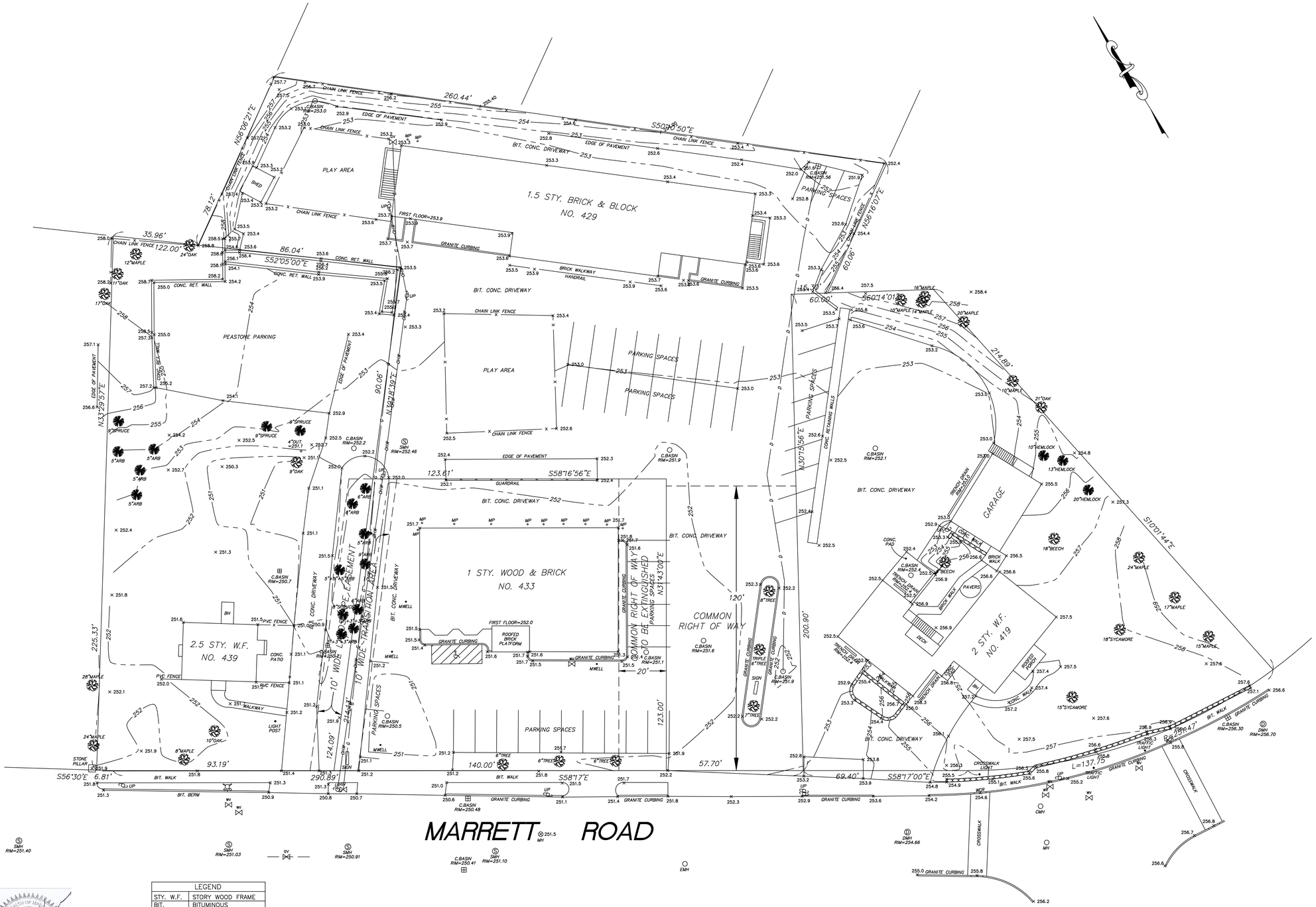
LOCUS CONTEXT MAP
(SCALE 1"=100')

SHEET INDEX

C-1	COVER SHEET
EX-1	EXISTING CONDITIONS PLAN
LS-1	SITE ANALYSIS
S-1	SUBDIVISION PLAN
C-2	SITE CONSTRUCTION / UTILITY PLAN
C-3	DETAILS

RECORD OWNER / APPLICANT:

CURTIN REALTY TRUST
PO BOX 458
LEXINGTON, MA 02420



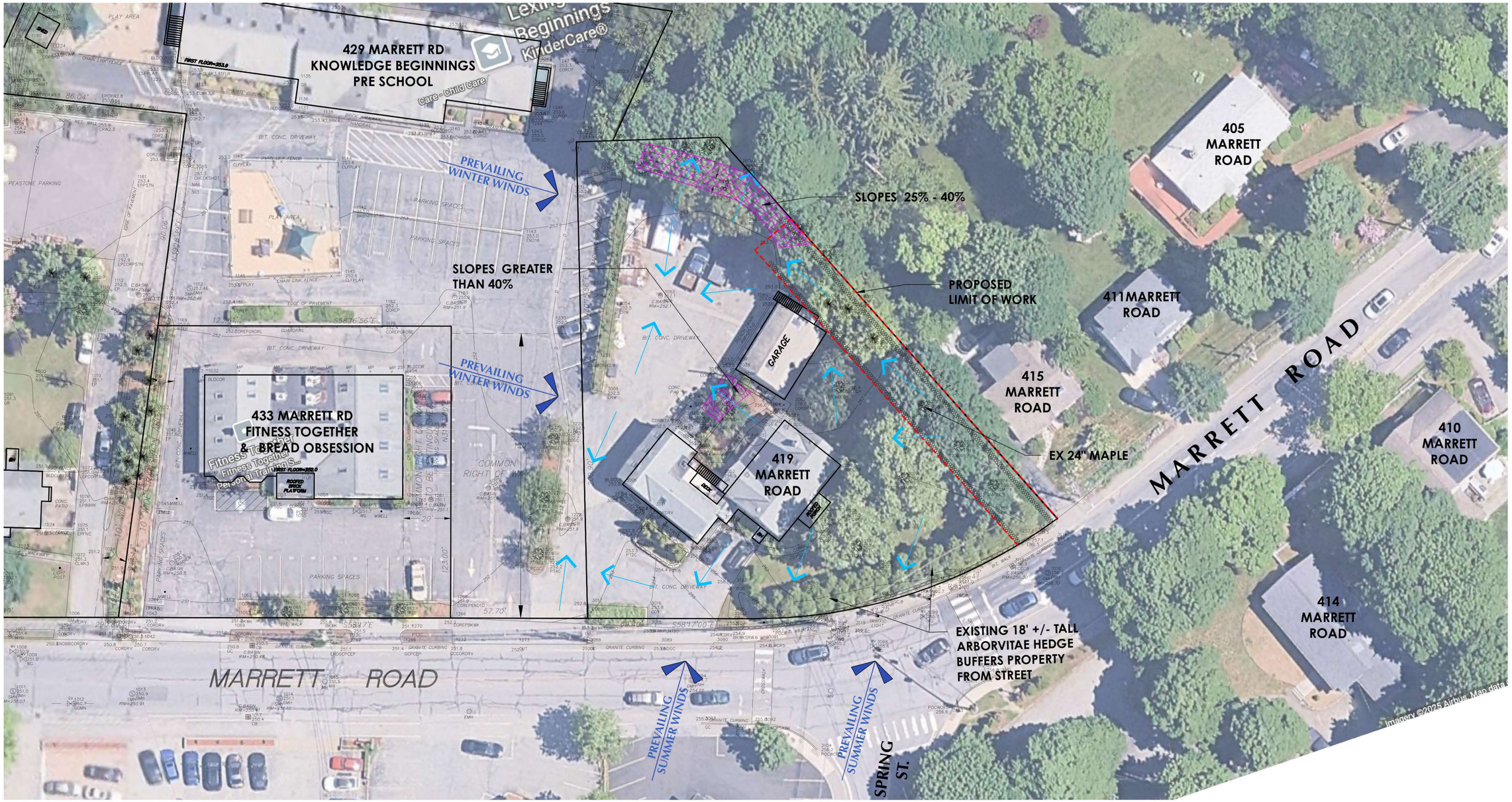
LEGEND	
STY. W.F.	STORY WOOD FRAME
BIT.	BITUMINOUS
CONC.	CONCRETE
S.F.	SQUARE FEET
RET.	RETAINING
OHW	OVERHEAD WIRES
UP	UTILITY POLE
SMH	SEWER MANHOLE
DMH	DRAIN MANHOLE
CMH	CABLE MANHOLE
EMH	ELECTRIC MANHOLE
MH	MANHOLE
WCR	WHEELCHAIR RAMP
MWELL	MONITORING WELL
ARB	ARBORVITAE
BH	BULKHEAD
MP	METAL POST

I CERTIFY THAT THE BUILDINGS ARE LOCATED AS SHOWN AND THAT THIS PLOT PLAN IS THE RESULT OF AN INSTRUMENT SURVEY.

TOPOGRAPHIC PLOT PLAN
IN
LEXINGTON, MASS.

SCALE: 1 IN. = 20 FT. APRIL 30, 2025

KEENAN SURVEY
8 WINCHESTER PLACE, SUITE 208
WINCHESTER, MASS. 01890
781-729-4213



NOTES:

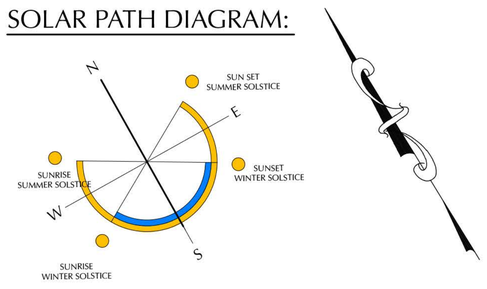
1. THE SOLE PURPOSE OF THIS PLAN IS TO COMPLY WITH SECTION 175 - 6.1 - C.2. OF THE TOWN OF LEXINGTON ZONING BYLAW.
2. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND PLANS OF RECORD. THIS PLAN DOES NOT GUARANTEE THE LOCATION OF UTILITIES DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
3. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST.
4. TOTAL NUMBER OF TREES WITH DBH 6" OR GREATER IS: 15 . THE TOTAL DBH OF ALL TREES 6" OR GREATER IS: 212".

LEGEND:

- SLOPES 15% - 25%
- SLOPES 25% - 40%
- SLOPES GREATER THAN 40%
- DIRECTION OF STORM WATER RUN-OFF
- SEASONAL PREVAILING WIND DIRECTION
- 6"SPRUCE — TYP EVERGREEN TREE W/ CALIPER SIZE
- 6"MAPLE — TYP. DECIDUOUS TREE W/ CALIPER SIZE

20 0 10 20 40
GRAPHIC SCALE IN FEET

SOLAR PATH DIAGRAM:



REVISIONS			
DATE	DESCRIPTION	BY	

J THOMA LAND DESIGN STUDIOS
LDS Live Work Play

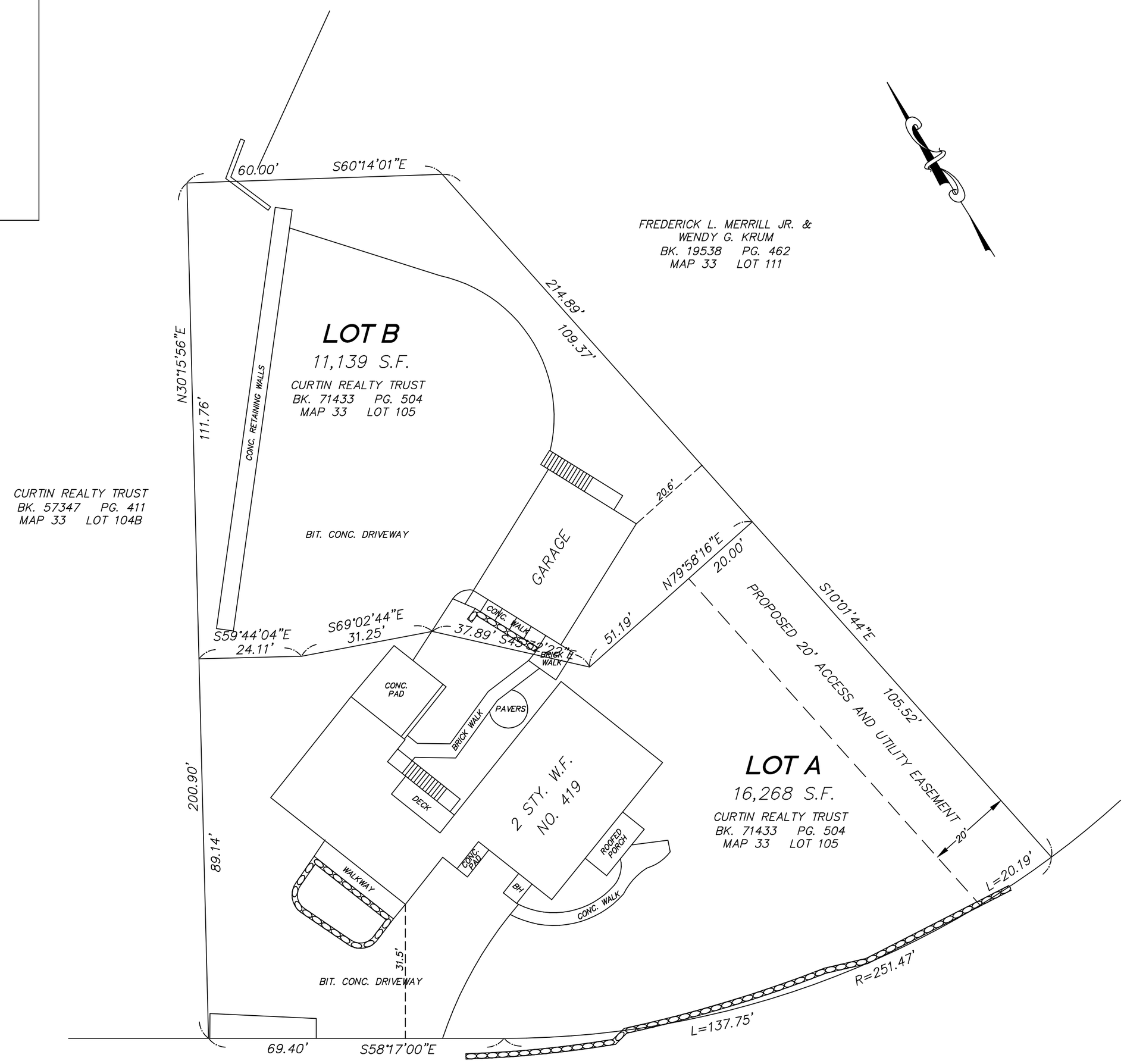
MASSACHUSETTS JEFFREY A. THOMA No. 1377 REGISTERED LANDSCAPE ARCHITECT

SITE ANALYSIS
LOCATED IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)
419 MARRETT ROAD

J Thoma Land Design Studios
141 Haggetts Pond Rd
Andover, MA 01810
978.409.9815 - www.jthomalds.com

DESIGNED BY: JAT
CHECKED BY: JAT

DATE: SEPTEMBER 12, 2025
SCALE: 1"=20'
SHEET No. LS-1
PROJECT No. 25-24



MARRETT ROAD

I CERTIFY THAT THIS PLAN :
(1) HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

9-16-2025
DATE

P.L.S.

APPROVED BY:
LEXINGTON PLANNING BOARD

DATE

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

DEFINITIVE SUBDIVISION PLAN
PROP. RIGHTS & DIMENSIONAL STANDARDS PLAN
419 MARRETT ROAD
IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
CURTIN REALTY TRUST

SCALE: 1"= 20' DATE: SEPTEMBER 16, 2025

FEET 20 0 10 20 40 80

KEENAN SURVEY
8 WINCHESTER PLACE
WINCHESTER, MA 01890

SHEET No. 1 OF 1

PHASE I CONSTRUCTION SEQUENCE

1. INSTALL ALL EROSIONS CONTROL MEASURES AS REQUIRED.
2. MEET WITH LEXINGTON PLANNING STAFF, SITE CONTRACTOR, AND EROSION CONTROL MONITOR AT PRE-CONSTRUCTION MEETING TO REVIEW EROSION CONTROL MEASURES AND SITE PLAN REVIEW CONDITIONS.
3. INSTALL TEMPORARY, HIGH VISIBILITY, ORANGE CONSTRUCTION FENCING AROUND ENTIRE PROPERTY TO DELINEATE WORK AREA. TEMPORARY CONSTRUCTION FENCING WILL BE INSTALLED BEHIND EROSION CONTROL MEASURES TO ENSURE ADEQUATE ACCESS TO THE EROSION CONTROLS FOR INSPECTION, MAINTENANCE, AND REPAIR AS NEEDED FOR THE DURATION OF CONSTRUCTION.
4. REMOVE AND DISPOSE OF ALL TRASH AND DEBRIS FROM SITE.
5. REMOVE ALL SPECIFIED TREES AND STUMPS.
6. TEST REMAINING SOIL FOR CONTAMINANTS AND PLANTING SUITABILITY.
7. DRESS THE TEMPORARY STAGING AND PARKING AREAS ON SITE WITH CRUSHED STONE.

PHASE II CONSTRUCTION SEQUENCE

1. TILL SUBSOIL OR SCARIFY WITH EXCAVATOR BUCKET TEETH TO ENSURE FRIABLE SOIL PLANTING MEDIUM BENEATH TOPSOIL
2. FURNISH AND SPREAD APPROVED TOPSOIL FROM SUB GRADE TO FINISH GRADE PER TOPSOIL SPECIFICATIONS ON APPROVED LANDSCAPE PLANS. TOPSOIL TO BE TESTED FOR LOAMY SAND TEXTURE AND 5-8% ORGANIC CONTENT
3. FURNISH, DELIVER AND INSTALL ALL PLANT MATERIAL PER APPROVED DESIGN DOCUMENTS. PROJECT WETLAND SCIENTIST AND/OR LANDSCAPE ARCHITECT SHALL INSPECT PLANTS PRIOR TO INSTALLATION, AND OVERSEE SITING AND INSTALLATION OF ALL PLANTS.
4. AT THE TIME OF INSTALLATION, ALL PLANTS TO RECEIVE A DEEP WATERING.
5. CLEANUP AND DEMOBILIZE.
6. UPON SUCCESSFUL SEED GERMINATION AND SOIL STABILIZATION, REMOVE EROSION CONTROLS.

CONSTRUCTION AND TRAFFIC MANAGEMENT LOGISTICS

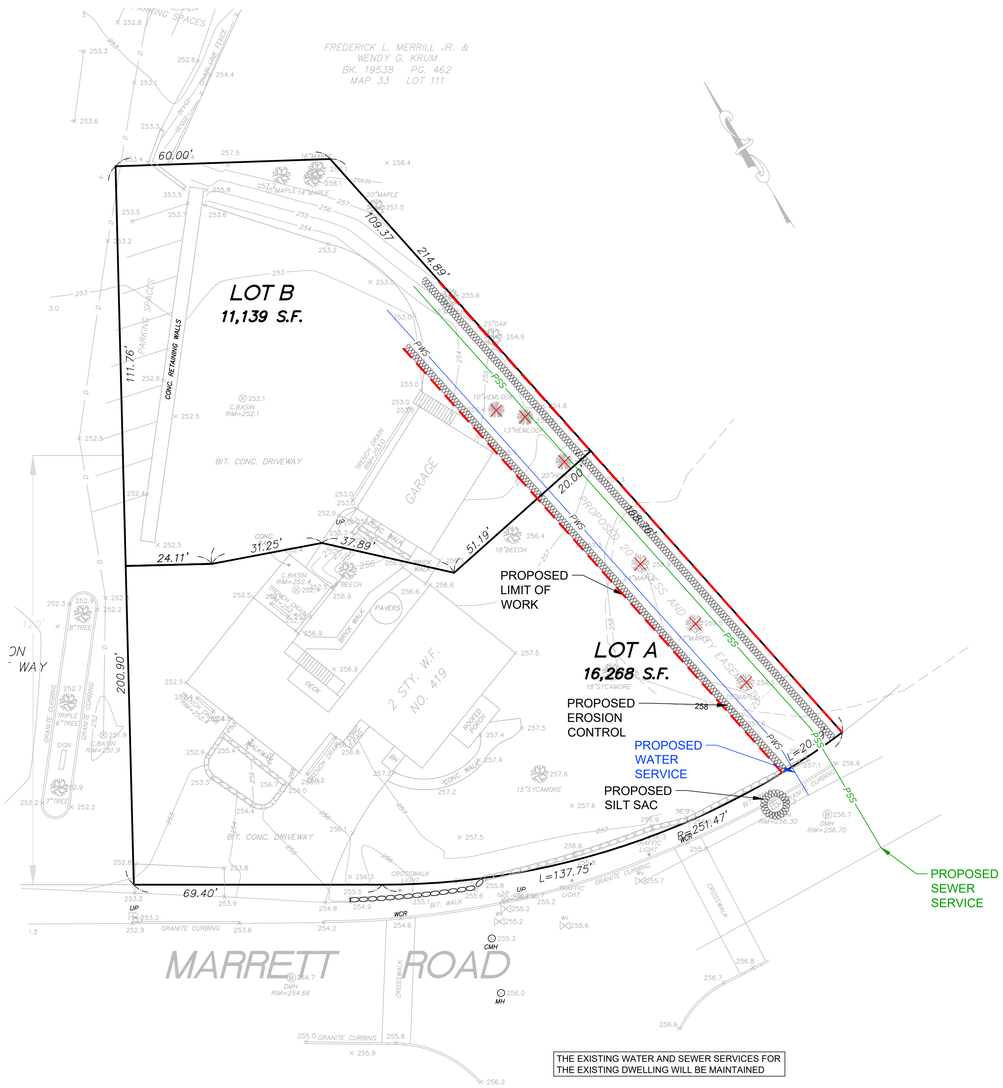
1. SIDEWALKS ALONG BUILDING FRONTAGE TO BE CLOSED UNTIL VERTICAL CONSTRUCTION IS SUBSTANTIALLY COMPLETED.
2. PEDESTRIAN TRAFFIC WILL BE DIVERTED TO THE SOUTHERN SIDE OF MARRETT RD.
3. FURNISH AND INSTALL ROADWAY MARKINGS DEPICTING THE LIMITS OF THE SIDEWALKS ACROSS MARRETT RD.

ADDITIONAL CONSTRUCTION NOTES:

- TRASH REMOVAL: THE 30 YARD DUMPSTER THAT IS REQUIRED FOR GENERAL CONSTRUCTION WASTE IS APPROXIMATELY 22' X 8'. IT WILL BE SCREENED BY SIX FOOT TALL TEMPORARY FENCING AND SCRIM.
- TEMPORARY RESTROOM FACILITIES: TEMPORARY RESTROOM FACILITIES WILL BE LOCATED BEHIND THE DUMSTER AREA WITHIN THE CONSTRUCTION ZONE SO THAT THEY WILL BE SCREENED FROM THE ROAD, THERE WILL BE A TOTAL OF TWO TO FOUR RESTROOM COMPARTMENTS REQUIRED FOR THE PROJECT DURATION.
- SNOW MANAGEMENT: DURING CONSTRUCTION SNOW WILL BE REMOVED IN ITS ENTIRETY ON THE CONSTRUCTION SIDE OF THE FENCE BY THE GENERAL CONTRACTOR AND HAULED OFF SITE AS REQUIRED. THE TOWN OF LEXINGTON WILL REMOVE SNOW ON THE PUBLIC SIDE OF THE FENCE AS IT NORMALLY WOULD. ANY RESIDUAL SNOW THAT MAY BE IN CONTACT WITH THE PUBLIC SIDE OF THE TEMPORARY FENCING WILL BE REMOVED BY THE GENERAL CONTRACTOR.
- ONCE INFILTRATION SYSTEMS ARE IN PLACE NO PARKING OR MATERIAL STORAGE IS PERMITTED ABOVE THEM.
- NO STORMWATER RUNOFF SHOULD BE DISCHARGED TO THE ON-SITE STORMWATER MANAGEMENT SYSTEM UNTIL THE SITE IF FULLY STABILIZED; WITH THE EXCEPTION OF ROOF LEADERS THAT CAN BE CONNECTED ONCE ABLE TO BE INSTALLED.
- THE ON-SITE INFILTRATION SHOULD BE BLOCKED FROM VEHICLE TRAFFIC DURING CONSTRUCTION UNTIL THE SITE IS FULLY STABILIZED.
- SOIL STOCKPILES MUST BE STABILIZED OR COVERED AT THE END OF EACH WORK DAY. SIDE SLOPES NOT TO EXCEED 2:1. 12" DIAMETER (MINIMUM) FILTERMITT SHALL BE INSTALLED AROUND EACH STOCKPILE
- NO ONSITE REFUELING OF CONSTRUCTION VEHICLES OR EQUIPMENT.
- DUST CONTROL LIMITED TO POTABLE WATER. CALCIUM CHLORIDE SHALL NOT BE USED FOR DUST CONTROL.
- SEGMENTS OF MARRETT RD ON WHICH ANY SEDIMENT IS DEPOSITED SHALL BE SWEPT WITHIN 24 HOURS OR MORE FREQUENTLY AS REQUIRED OR DIRECTED BY TOWN STAFF.
- ANY SEDIMENT OR DEBRIS DISCHARGED TO ANY TOWN DRAINAGE STRUCTURE OR DRAINLINE SHALL BE REMOVED WITHIN 24 HOURS.

LEXINGTON PLANNING BOARD

DATE:



NOTES:

1. THIS PLAN IS BASED ON A PARTIAL SURVEY PERFORMED ON THE GROUND BY KEENAN SURVEY, LEXINGTON GIS AND RECORD PLANS.
2. THE SUBJECT PROPERTY DEPICTED IS LOCATED WITHIN THE RS ZONING DISTRICTS.
3. THE SUBJECT PROPERTY IS DEPICTED AS LOT 103 ON THE TOWN OF LEXINGTON ASSESSOR'S MAP 33.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND PLANS OF RECORD. THIS PLAN DOES NOT GUARANTEE THE LOCATION OF UTILITIES DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST.

TABLE OF DIMENSIONAL REQUIREMENTS

ITEM	REQUIREMENT	
	ZONE: RS	ZONE: VO (VILLAGE OVERLAY)
MIN LOT AREA	15,500 S.F.	DOES NOT APPLY
MIN FRONTAGE	125'	20'
MIN FRONT YARD	30'	0' or 15'
MIN SIDE YARD	15'	7.5' - 15'
MIN REAR YARD	15'	15'

UTILITY NOTES:

1. ALL SEWER MAINS SHALL BE 8" SCH 40 PVC, UNLESS OTHERWISE NOTED.
2. ALL PROPOSED SEWER SERVICES SHALL BE 6" SCH 40 PVC AND AT A MINIMUM 2% SLOPE, UNLESS OTHERWISE NOTED.
3. ALL WATER MAINS SHALL BE 6" DI, UNLESS OTHERWISE NOTED.
4. ALL PROPOSED WATER SERVICES SHALL BE 1.5" COPPER, UNLESS OTHERWISE NOTED.
5. SEPARATION OF SEWER AND WATER LINES SHALL BE 18 INCHES (18") VERTICALLY OR 10 FEET (10') HORIZONTALLY, IF THIS CANNOT BE ACHIEVED THE SEWER SHALL BE INCASED IN CONCRETE.
6. ALL STORM DRAIN MAINS AND LATERALS SHALL BE 12" SCHEDULE 40 PVC. (EXCEPT ROOF AND YARD DRAIN CONNECTIONS WHICH SHALL BE 6" SCHEDULE 40 PVC OR APPROVED EQUAL)
7. ALL CABLE/POWER UTILITIES TO BE INSTALLED UNDERGROUND ONSITE

LEGEND	DESCRIPTION
PEOP	PROPOSED EDGE OF PAVEMENT
PVGC	PROPOSED VERTICAL GRANITE CURB
■	PROPOSED CATCH BASIN (PCB)
Ⓓ	PROPOSED DRAIN MANHOLE (PDMH)
PD	PROPOSED DRAIN LINE
PS	PROPOSED SEWER LINE
PWS	PROPOSED WATER SERVICE
PSS	PROPOSED SEWER SERVICE
	PROPOSED FIRE HYDRANT
Ⓢ	PROPOSED SEWER MANHOLE (PSMH)
PW	PROPOSED WATER LINE

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION.

419 MARRETT ROAD
LEXINGTON, MA

DRAWN BY: MVC
DATE: 09-11-2025
CHECKED BY: MJN
PROJ: CURT-02

REVISIONS

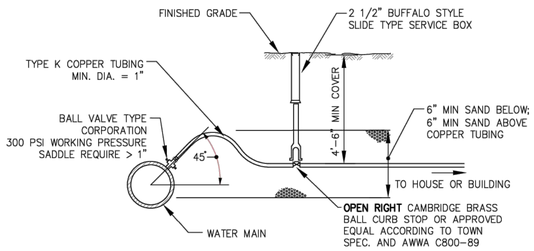
DATE	BY	DESCRIPTION
09-16-2025	MJN	REVISE PROPERTY LINES

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. NOVAK
No. 50696
REGISTERED PROFESSIONAL ENGINEER

PATRIOT Engineering
PO BOX 362
LEXINGTON, MASSACHUSETTS 02420
T: (978) 726-2654
www.patriot-eng.com

SITE CONSTRUCTION / UTILTY PLAN
LOCATED IN
LEXINGTON, MA
(MIDDLESEX COUNTY)
PREPARED FOR
CURTAIN REALTY TRUST

SHEET
C - 2

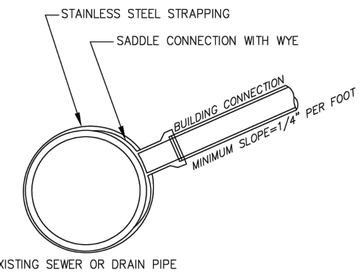


NOTES:

1. A 10' HORIZONTAL SEPARATION MUST BE MAINTAINED FROM THE SEWER SERVICE UNLESS OTHERWISE AUTHORIZED BY THE ENGINEERING DIVISION.
2. FOR SERVICE RENEWALS, TUBING SHALL BE REPLACED TO THE PROPERTY LINE UNLESS OTHERWISE AUTHORIZED BY THE ENGINEERING DIVISION.
3. WHERE AN EXISTING SERVICE IS BEING REPLACED TO THE MAIN, THE OLD SERVICE SHALL BE CAPPED AT THE CORPORATION.
4. THE WATER AND SEWER DIVISION MUST BE NOTIFIED IF LEAD OR STEEL SERVICES ARE ENCOUNTERED.
5. SERVICE TAPS SHALL BE PERFORMED BY CONTRACTOR OR SUBCONTRACTOR AND ARE SUBJECT TO APPROVAL BY THE WATER DIVISION.
6. SERVICE TAPS GREATER THAN 1" REQUIRE A SADDLE AND ARE SUBJECT TO THE APPROVAL OF THE ENGINEERING DIVISION.
7. USE QUICK STYLE COMPRESSION CONNECTIONS FOR ALL SERVICE BRASS.
8. FOR 1" CONNECTIONS TO EXIST. 3/4" CURB STOP CONNECT ADAPTER DIRECTLY TO CURB STOP. MOST EXISTING CURB STOPS REQUIRE 3/4" X 1" FEMALE ADAPTERS FOR NEW ENGLAND STYLE THREADS.
9. ALL CONNECTIONS TO EXIST. CURB STOPS SHALL REPLACE SERVICE BOXES IF NOT BUFFALO STYLE.
10. WATER SERVICE SHALL INCLUDE A BALL VALVE WITH COMPRESSION FITTING JUST BEFORE METER.

WATER SERVICE CONNECTION (1" MIN TO 2" MAX)

NTS

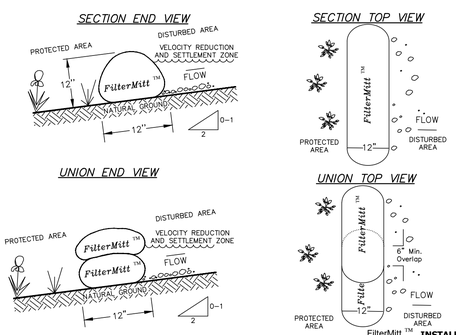


NOTES:

1. FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE OR IRON PIPE.
2. SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENT ONTO THE PIPE.
3. FULL WYE CONNECTION FITTINGS MAY BE USED.
4. PIPE SHALL BE CUT TO CONFORM TO THE OPENING IN THE SADDLE.
5. CONNECTIONS DIRECTLY INTO THE EXISTING PIPE WITHOUT A SADDLE OR A FULL WYE FITTING ARE NOT ALLOWED.

SEWER SERVICE SADDLE CONNECTION

NO SCALE



***FilterMitt*™ COMPONENTS:**

OUTSIDE CASING: 100% organic hessian.

FILLER INGREDIENT: *FiberRoot Mulch*™

A blend of coarse and fine compost and shredded wood.
Particle sizes: 100% passing a 3" screen; 90-100% passing a 1" screen; 70-100% passing a 0.75" screen; 30-75% passing a 0.25" screen.
Weight: Approx. 310 lbs./cu.yd.
(Ave. 11.5 lbs./l.f.)

For more information visit:
www.groundscapesexpress.com or contact us at:

Groundscapes Express, Inc.
P.O. Box 737
Wrentham, MA 02093 (508) 384-7140

FilterMitt ™ **INSTALLATION:**

With the newest technology and equipment, sections can be constructed on site in lengths from 1' to 100'.

Sections can also be delivered to the site in lengths from 1' to 8'.

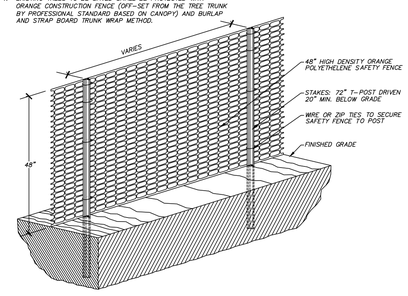
The flexibility of allows it to conform to any contour or terrain while holding a slightly round shape at 8" high by 8" wide.

Where section ends meet, there shall be an overlap of 6" or greater.

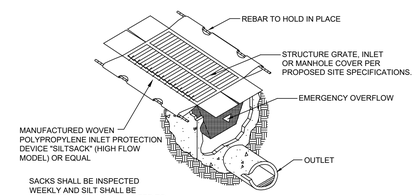
FILTERMITT 2:1 SLOPES OR LESS

NOTE:

1. EXISTING TREES TO BE SAVED SHALL BE PROTECTED WITH ORANGE CONSTRUCTION FENCE (OFF-SET FROM THE TREE TRUNK BY PROFESSIONAL STANDARD BASED ON CANOPY) AND BURLAP AND STRAP BOARD TRUNK WRAP METHOD.



CONSTRUCTION FENCE/TREE PROTECTION
(NOT TO SCALE)



SACKS SHALL BE INSPECTED WEEKLY AND SILT SHALL BE REMOVED WHEN ACCUMULATED TO ALLOW CATCH BASIN TO FUNCTION PROPERLY

SILT SAC
(NOT TO SCALE)

419 MARRETT ROAD
LEXINGTON, MA

DRAWN BY: MVC | DATE: 09-11-2025
CHECKED BY: MJN | PROJ: CURT-02

REVISIONS

DATE	BY	DESCRIPTION
09-16-2025	MJN	REVISE PROPERTY LINES

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. NOVAK
No. 50698
REGISTERED PROFESSIONAL ENGINEER

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DETAIL SHEET
LOCATED IN
LEXINGTON, MA
(MIDDLESEX COUNTY)
PREPARED FOR
CURTAIN REALTY TRUST

SHEET
C - 3

TOWN OF LEXINGTON
PLANNING OFFICE

1625 Massachusetts Avenue
Lexington, Massachusetts 02420
Tel: 781-698-4560
planning@lexingtonma.gov
www.lexingtonma.gov/planning

Abby McCabe, Planning Director
Meghan Roche, Asst. Planning Director
Aaron Koepper, Planner
Carolyn Morrison, Planning Coordinator

To: **Lexington Planning Board**

From: **Aaron Koepper, Planner**

Re: **Project Review for 419 Marrett Road: Definitive Subdivision**

Date: **October 15, 2025**

Property Information	
Project Address	419 Marrett Road
Applicant / Owner	Curtin Realty Trust
Type of Review	Definitive Subdivision
Permit Number	PLAN-25-42
Parcel ID	Map 33, Lot 105
Zoning District	RS – One Family Dwelling, VO – Village Overlay
Property Size	28,132 SF or ±0.65 Acres

Land Conditions	
Existing Conditions	The 0.65-acre property is currently improved by a two-story 2-3 family residential building, an 816 SF outbuilding, surface parking for eight (8) vehicles, and landscaping. The Joseph Bridge House is listed on Lexington's Comprehensive Cultural Resources Inventory.
Environmental Conditions	The site slopes down slightly from the east to the west. A large row of hedges is present along Marrett Road, buffering the property from the street.

Dates & Deadlines	
Filed with Town Clerk	September 15, 2025
Filed with Health	September 17, 2025
Public Hearing Date	October 22, 2025
Action Deadline	December 14, 2025
Action Required	Approve with or without conditions and waivers; OR Disapprove with reasons stated in detail where the plan does not comply with the Board's subdivision regulations.
Appeal Period	20 days from decision filing with Town Clerk

Waiver Requests	
Ch. 175 § 6.1.C(4)(f)	The Applicant requests a waiver from c. 175 § 6.1.C(4)(f) for providing the **proposed landscaping in general**. The Applicant requests a waiver since no new road is proposed and no street trees are proposed. Any tree removal is subject to § 120-Tree Bylaw.
Ch. 175 § 6.1.C(4)(h)	The Applicant requests a waiver from c. 175 § 6.1.C(4)(f) for a **note indicating the amounts of earth material being removed, added, or reused on site**. The Applicant requests that this be waived because no import or export of material is proposed.
Ch. 175 § 6.1.C(7)(f)	The Applicant requests a waiver from c. 175 § 6.1.C(7)(f) for **a plan and plant schedule of all proposed trees, shrubs, and ground covers**. The Applicant requests a waiver since no new road is proposed and no street trees are proposed. Any tree removal is subject to § 120-Tree Bylaw.
Ch. 175 § 6.1.D(11)(a)	The Applicant requests a waiver from c. 175 § 6.1.D(11)(a) for **draft documents providing for the operation and maintenance of landscaping, streets, and utilities by the property owners**. The Applicant requests that the required document be provided as a condition of approval.
Ch. 175 § 6.1.D(12)	The Applicant requests a waiver from c. 175 § 6.1.D(12) for **Phasing Document.** The Applicant requests that the required document be provided as a condition of approval.

Project Summary
The Applicant is requesting approval of a definitive subdivision plan which proposes two (2) lots on an approximate 0.65-acre property to create Lot A and Lot B. No roadway is proposed and access to the rear Lot B is via a 20-ft. wide access and utility easement. The Applicant submitted a preliminary subdivision plan with the Town Clerk on February 28, 2025 in order to preserve the Zoning Bylaw in effect at that time. The Planning Board granted approval of the preliminary subdivision plan on April 10, 2025. Per Massachusetts state law, submission of a preliminary subdivision plan can freeze the zoning on a parcel of land for eight years if a definitive subdivision plan is also submitted within 7 months. The Applicant is continuing the subdivision process and has applied for a definitive subdivision plan, freezing the Zoning Bylaw and Zoning Map on the property. On March 17, 2025, Special Town Meeting (STM 2025-1) approved Article 2 – Amend Section 7.5 of the Zoning Bylaw to Reduce Multi-Family Dwelling Unit Capacity. If this Definitive Plan is approved and endorsed by the Planning Board, the full Zoning Bylaw and Zoning Map as of February 28, 2025 can be applied to the property for eight years from the date of the plan's endorsement.

Staff Comments
The plan set dated September 11, 2025 was revised on September 16, 2025 to update lot lines. On October 2, 2025 a Form W (Application for Waivers) was submitted to request relief from the providing of landscaping information, soils information, draft maintenance documents, and phasing documents. Staff supports the waiver requests and recommends maintenance and phasing documents be made a condition of approval to be submitted prior to any construction. The Applicant has provided written response to staff comments and conditions on the Preliminary Subdivision approval, dated September 11, 2025. The Joseph Bridge House is listed on Lexington's Comprehensive Cultural Resources Inventory. On December 18, 2024, the Historical Commission voted on the demolition request and voted to find the historic Joseph Bridge Housing preferable preserved and to impose a 21-month delay expiring on September 19 2026. Staff recommends any redevelopment plans incorporate and preserve the historic house. The Board of Health received the application on September 17, 2025 and does not have any concerns. The Fire Department does not have any concerns. 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 with conditions 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 any required application to the Conservation Commission. Staff recommends approval with a condition of approval requiring the Applicant to file required application 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.

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

439 Marrett Road - Public Hearing Definitive Subdivision

PRESENTER:

Applicant: Curtain Realty Trust

ITEM NUMBER:

SUMMARY:

Curtain Realty Trust applied for approval of a definitive subdivision plan under §175-6.0 of the Planning Board's Subdivision Regulations. Application proposes subdividing property into 2 lots. A preliminary subdivision application, submitted under 439 Marrett Road, was approved by the Planning Board on April 10, 2025.

The property is located at 439 Marrett Road, Lexington, MA also known as Map 33, Lot 103 in the RS (One Family Dwelling) and VO (Village Overlay) zoning districts.

Application material may be viewed: https://lexingtonma.portal.opengov.com/records/109506

A staff memo is attached.

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 439 Marrett Road.

Move to approve the requested waivers for the final landscape & planting plans, earth movement calculations, maintenance documents, and phasing document be submitted prior to construction.

Move to approve the Definitive Subdivision for 439 Marrett Road with the 24 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:

10/22/2025

ATTACHMENTS:

Description	Type
Plan Set	Cover Memo
Staff Memo 10.15.25	Cover Memo

439 MARRETT ROAD
ASSESSORS MAP 33 LOT 103
DEFINITIVE SUBDIVISION PLAN
LOCATED IN LEXINGTON, MA
SEPTEMBER 11, 2025
REVISED SEPTEMBER 16, 2025

(IN ACCORDANCE WITH SECTION 175-6 OF THE LEXINGTON PLANNING BOARD SUBDIVISION REGULATIONS)

NOTES:

1. THE INFORMATION DEPICTED ON THIS PLAN HAS BEEN COMPILED FROM THE TOWN OF LEXINGTON GIS SYSTEM
2. LAND USE WITHIN 300 FEET OF THE SUBJECT PROPERTY CONSISTS OF A MIX OF SINGLE FAMILY DWELLINGS, AN APARTMENT COMPLEX AND COMMERCIAL USE

PREPARED BY:

PATRIOT Engineering
PO BOX 362
LEXINGTON, MASSACHUSETTS 02420
T: (978) 726-2654
www.patriot-eng.com

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. NOVAK
CIVIL
No. 50596
REGISTERED PROFESSIONAL ENGINEER

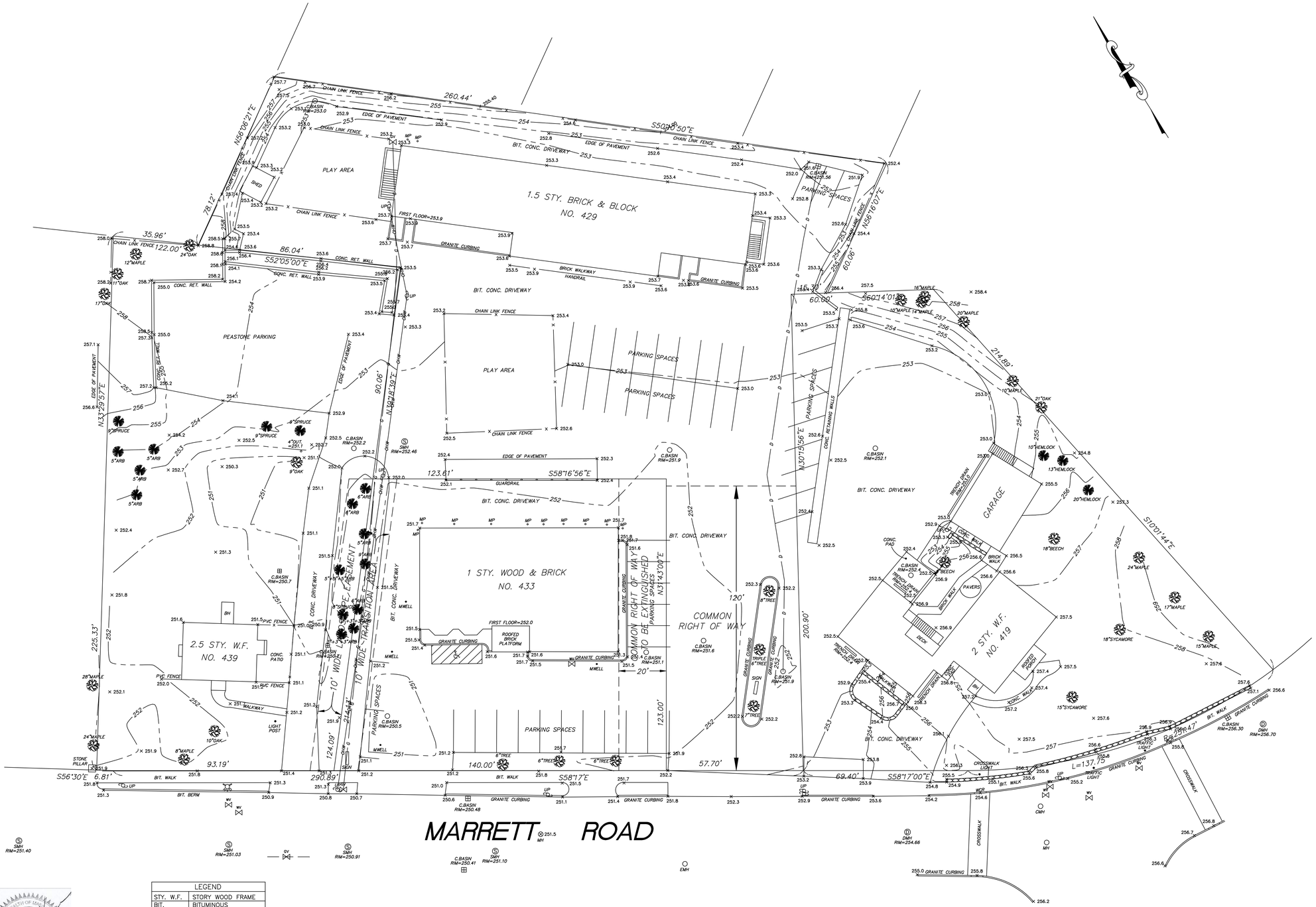
LOCUS CONTEXT MAP
(SCALE 1"=100')

SHEET INDEX

C-1	COVER SHEET
EX-1	EXISTING CONDITIONS PLAN
LS-1	SITE ANALYSIS
S-1	SUBDIVISION PLAN
C-2	SITE CONSTRUCTION / UTILITY PLAN
C-3	DETAILS

RECORD OWNER / APPLICANT:

CURTIN REALTY TRUST
PO BOX 458
LEXINGTON, MA 02420



LEGEND	
STY. W.F.	STORY WOOD FRAME
BIT.	BITUMINOUS
CONC.	CONCRETE
S.F.	SQUARE FEET
RET.	RETAINING
OHW	OVERHEAD WIRES
UP	UTILITY POLE
SMH	SEWER MANHOLE
DMH	DRAIN MANHOLE
CMH	CABLE MANHOLE
EMH	ELECTRIC MANHOLE
MH	MANHOLE
WCR	WHEELCHAIR RAMP
MWELL	MONITORING WELL
ARB	ARBORVITAE
BH	BULKHEAD
MP	METAL POST

I CERTIFY THAT THE BUILDINGS ARE LOCATED AS SHOWN AND THAT THIS PLOT PLAN IS THE RESULT OF AN INSTRUMENT SURVEY.

TOPOGRAPHIC PLOT PLAN
IN
LEXINGTON, MASS.

SCALE: 1 IN. = 20 FT. APRIL 30, 2025

KEENAN SURVEY
8 WINCHESTER PLACE, SUITE 208
WINCHESTER, MASS. 01890
781-729-4213

NOTES:

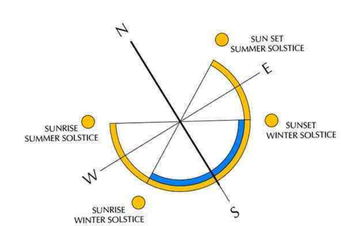
1. THE SOLE PURPOSE OF THIS PLAN IS TO COMPLY WITH SECTION 175 - 6.1 - C.2. OF THE TOWN OF LEXINGTON ZONING BYLAW.
2. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND PLANS OF RECORD. THIS PLAN DOES NOT GUARANTEE THE LOCATION OF UTILITIES DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
3. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST.
4. TOTAL NUMBER OF TREES WITH DBH 6" OR GREATER IS: 13 , THE TOTAL DBH OF ALL TREES 6" OR GREATER IS: 127".

LEGEND:

- SLOPES 15% - 25%
- SLOPES 25% - 40%
- SLOPES GREATER THAN 40%
- DIRECTION OF STORM WATER RUN-OFF
- SEASONAL PREVAILING WIND DIRECTION
- 6"SPRUCE — TYP EVERGREEN TREE W/ CALIPER SIZE
- 6"MAPLE — TYP. DECIDUOUS TREE W/ CALIPER SIZE

20 0 10 20 40
GRAPHIC SCALE: IN FEET

SOLAR PATH DIAGRAM:



REVISIONS			
DATE	DESCRIPTION	BY	

J THOMA LAND DESIGN STUDIOS
LDS
Live Work Play

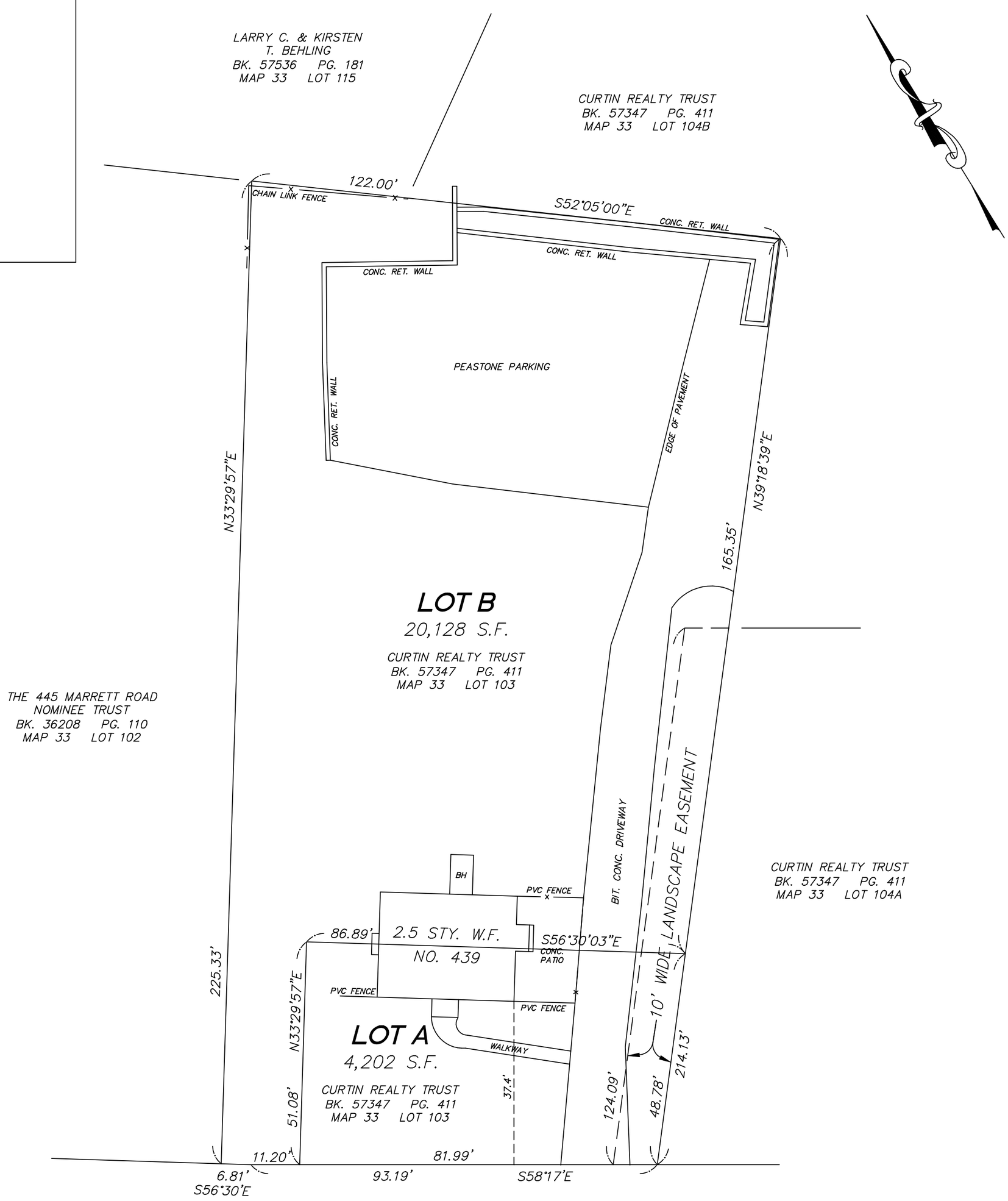
MASSACHUSETTS JEFFREY A. THOMA No. 1377 REGISTERED LANDSCAPE ARCHITECT

SITE ANALYSIS
LOCATED IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)
439 MARRETT ROAD

J Thoma Land Design Studios
141 Haggetts Pond Rd
Andover, MA 01810
978.409.9815 - www.jthomalds.com

DESIGNED BY: JAT
CHECKED BY: JAT

DATE: SEPTEMBER 6, 2025
SCALE: 1"=20'
SHEET No. LS-1
PROJECT No. 25-26



I CERTIFY THAT THIS PLAN :
(1) HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

9-16-2025
DATE

P.L.S.

APPROVED BY:
LEXINGTON PLANNING BOARD

DATE

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

DEFINITIVE SUBDIVISION PLAN
PROP. RIGHTS & DIMENSIONAL STANDARDS PLAN
439 MARRETT ROAD
IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
CURTIN REALTY TRUST

SCALE: 1"= 20' DATE: SEPTEMBER 16, 2025

FEET 20 0 10 20 40 80

KEENAN SURVEY
8 WINCHESTER PLACE
WINCHESTER, MA 01890

SHEET No. 1 OF 1

PHASE I CONSTRUCTION SEQUENCE

1. INSTALL ALL EROSIONS CONTROL MEASURES AS REQUIRED.
2. MEET WITH LEXINGTON PLANNING STAFF, SITE CONTRACTOR, AND EROSION CONTROL MONITOR AT PRE-CONSTRUCTION MEETING TO REVIEW EROSION CONTROL MEASURES AND SITE PLAN REVIEW CONDITIONS.
3. INSTALL TEMPORARY, HIGH VISIBILITY, ORANGE CONSTRUCTION FENCING AROUND ENTIRE PROPERTY TO DELINEATE WORK AREA. TEMPORARY CONSTRUCTION FENCING WILL BE INSTALLED BEHIND EROSION CONTROL MEASURES TO ENSURE ADEQUATE ACCESS TO THE EROSION CONTROLS FOR INSPECTION, MAINTENANCE, AND REPAIR AS NEEDED FOR THE DURATION OF CONSTRUCTION.
4. REMOVE AND DISPOSE OF ALL TRASH AND DEBRIS FROM SITE.
5. REMOVE ALL SPECIFIED TREES AND STUMPS.
6. TEST REMAINING SOIL FOR CONTAMINANTS AND PLANTING SUITABILITY.
7. DRESS THE TEMPORARY STAGING AND PARKING AREAS ON SITE WITH CRUSHED STONE.

PHASE II CONSTRUCTION SEQUENCE

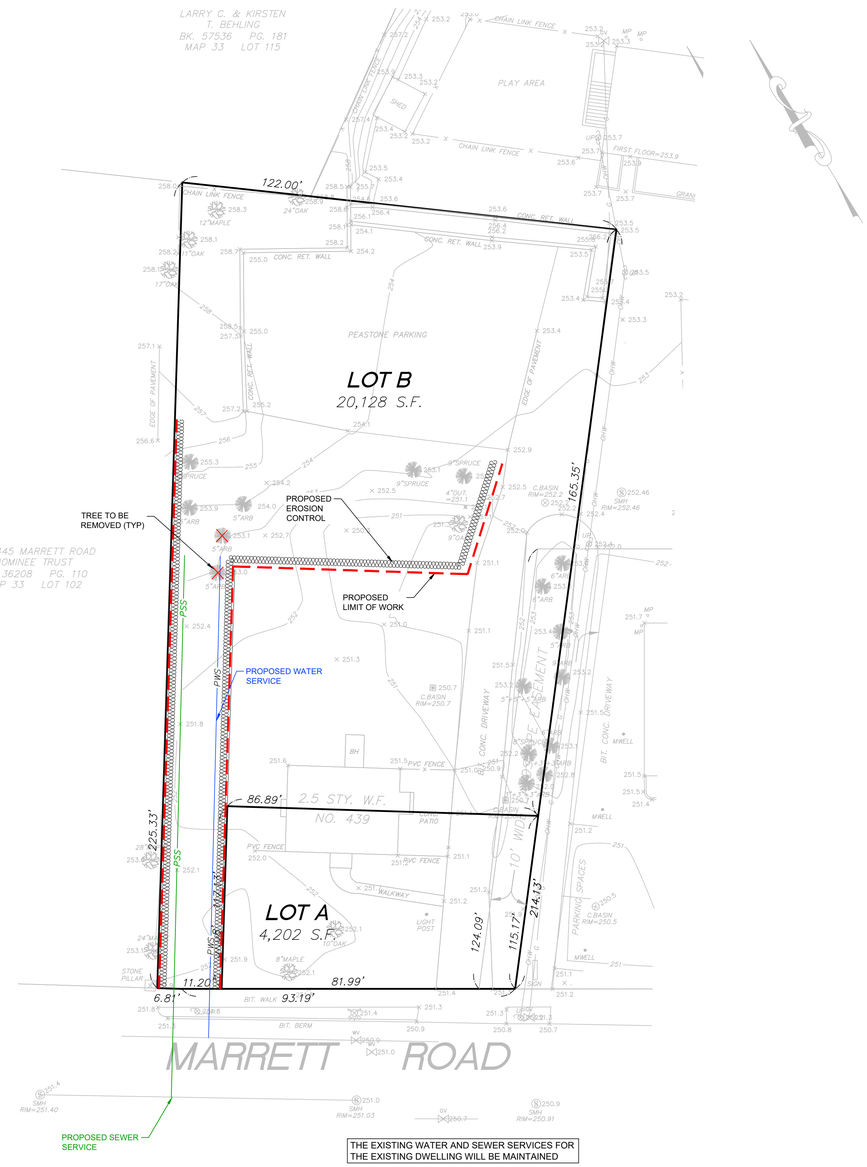
1. TILL SUBSOIL OR SCARIFY WITH EXCAVATOR BUCKET TEETH TO ENSURE FRIABLE SOIL PLANTING MEDIUM BENEATH TOPSOIL
2. FURNISH AND SPREAD APPROVED TOPSOIL FROM SUB GRADE TO FINISH GRADE PER TOPSOIL SPECIFICATIONS ON APPROVED LANDSCAPE PLANS. TOPSOIL TO BE TESTED FOR LOAMY SAND TEXTURE AND 5-8% ORGANIC CONTENT
3. FURNISH, DELIVER AND INSTALL ALL PLANT MATERIAL PER APPROVED DESIGN DOCUMENTS. PROJECT WETLAND SCIENTIST AND/OR LANDSCAPE ARCHITECT SHALL INSPECT PLANTS PRIOR TO INSTALLATION, AND OVERSEE SITING AND INSTALLATION OF ALL PLANTS.
4. AT THE TIME OF INSTALLATION, ALL PLANTS TO RECEIVE A DEEP WATERING.
5. CLEANUP AND DEMOBILIZE.
6. UPON SUCCESSFUL SEED GERMINATION AND SOIL STABILIZATION, REMOVE EROSION CONTROLS.

CONSTRUCTION AND TRAFFIC MANAGEMENT LOGISTICS

1. SIDEWALKS ALONG BUILDING FRONTAGE TO BE CLOSED UNTIL VERTICAL CONSTRUCTION IS SUBSTANTIALLY COMPLETED.
2. PEDESTRIAN TRAFFIC WILL BE DIVERTED TO THE SOUTHERN SIDE OF MARRETT RD.
3. FURNISH AND INSTALL ROADWAY MARKINGS DEPICTING THE LIMITS OF THE SIDEWALKS ACROSS MARRETT RD.

ADDITIONAL CONSTRUCTION NOTES:

- TRASH REMOVAL: THE 30 YARD DUMPSTER THAT IS REQUIRED FOR GENERAL CONSTRUCTION WASTE IS APPROXIMATELY 22' X 8'. IT WILL BE SCREENED BY SIX FOOT TALL TEMPORARY FENCING AND SCRIM.
- TEMPORARY RESTROOM FACILITIES: TEMPORARY RESTROOM FACILITIES WILL BE LOCATED BEHIND THE DUMSTER AREA WITHIN THE CONSTRUCTION ZONE SO THAT THEY WILL BE SCREENED FROM THE ROAD, THERE WILL BE A TOTAL OF TWO TO FOUR RESTROOM COMPARTMENTS REQUIRED FOR THE PROJECT DURATION.
- SNOW MANAGEMENT: DURING CONSTRUCTION SNOW WILL BE REMOVED IN ITS ENTIRETY ON THE CONSTRUCTION SIDE OF THE FENCE BY THE GENERAL CONTRACTOR AND HAULED OFF SITE AS REQUIRED. THE TOWN OF LEXINGTON WILL REMOVE SNOW ON THE PUBLIC SIDE OF THE FENCE AS IT NORMALLY WOULD. ANY RESIDUAL SNOW THAT MAY BE IN CONTACT WITH THE PUBLIC SIDE OF THE TEMPORARY FENCING WILL BE REMOVED BY THE GENERAL CONTRACTOR.
- ONCE INFILTRATION SYSTEMS ARE IN PLACE NO PARKING OR MATERIAL STORAGE IS PERMITTED ABOVE THEM.
- NO STORMWATER RUNOFF SHOULD BE DISCHARGED TO THE ON-SITE STORMWATER MANAGEMENT SYSTEM UNTIL THE SITE IF FULLY STABILIZED; WITH THE EXCEPTION OF ROOF LEADERS THAT CAN BE CONNECTED ONCE ABLE TO BE INSTALLED.
- THE ON-SITE INFILTRATION SHOULD BE BLOCKED FROM VEHICLE TRAFFIC DURING CONSTRUCTION UNTIL THE SITE IS FULLY STABILIZED.
- SOIL STOCKPILES MUST BE STABILIZED OR COVERED AT THE END OF EACH WORK DAY. SIDE SLOPES NOT TO EXCEED 2:1. 12" DIAMETER (MINIMUM) FILTERMITT SHALL BE INSTALLED AROUND EACH STOCKPILE
- NO ONSITE REFUELING OF CONSTRUCTION VEHICLES OR EQUIPMENT.
- DUST CONTROL LIMITED TO POTABLE WATER. CALCIUM CHLORIDE SHALL NOT BE USED FOR DUST CONTROL.
- SEGMENTS OF MARRETT RD ON WHICH ANY SEDIMENT IS DEPOSITED SHALL BE SWEPT WITHIN 24 HOURS OR MORE FREQUENTLY AS REQUIRED OR DIRECTED BY TOWN STAFF.
- ANY SEDIMENT OR DEBRIS DISCHARGED TO ANY TOWN DRAINAGE STRUCTURE OR DRAINLINE SHALL BE REMOVED WITHIN 24 HOURS.



THE EXISTING WATER AND SEWER SERVICES FOR THE EXISTING DWELLING WILL BE MAINTAINED

20 0 10 20 40

GRAPHIC SCALE IN FEET

NOTES:

1. THIS PLAN IS BASED ON A PARTIAL SURVEY PERFORMED ON THE GROUND BY KEENAN SURVEY, LEXINGTON GIS AND RECORD PLANS.
2. THE SUBJECT PROPERTY DEPICTED IS LOCATED WITHIN THE RS ZONING DISTRICTS.
3. THE SUBJECT PROPERTY IS DEPICTED AS LOT 105 ON THE TOWN OF LEXINGTON ASSESSOR'S MAP 33.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND PLANS OF RECORD. THIS PLAN DOES NOT GUARANTEE THE LOCATION OF UTILITIES DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST.

TABLE OF DIMENSIONAL REQUIREMENTS

ITEM	REQUIREMENT	
	ZONE: RS	ZONE: VO (VILLAGE OVERLAY)
MIN LOT AREA	15,500 S.F.	DOES NOT APPLY
MIN FRONTAGE	125'	20'
MIN FRONT YARD	30'	0' or 15'
MIN SIDE YARD	15'	7.5' - 15'
MIN REAR YARD	15'	15'

UTILITY NOTES:

1. ALL SEWER MAINS SHALL BE 8" SCH 40 PVC, UNLESS OTHERWISE NOTED.
2. ALL PROPOSED SEWER SERVICES SHALL BE 6" SCH 40 PVC AND AT A MINIMUM 2% SLOPE, UNLESS OTHERWISE NOTED.
3. ALL WATER MAINS SHALL BE 6" DI, UNLESS OTHERWISE NOTED.
4. ALL PROPOSED WATER SERVICES SHALL BE 1.5" COPPER, UNLESS OTHERWISE NOTED.
5. SEPARATION OF SEWER AND WATER LINES SHALL BE 18 INCHES (18") VERTICALLY OR 10 FEET (10') HORIZONTALLY, IF THIS CANNOT BE ACHIEVED THE SEWER SHALL BE INCASED IN CONCRETE.
6. ALL STORM DRAIN MAINS AND LATERALS SHALL BE 12" SCHEDULE 40 PVC. (EXCEPT ROOF AND YARD DRAIN CONNECTIONS WHICH SHALL BE 6" SCHEDULE 40 PVC OR APPROVED EQUAL)
7. ALL CABLE/POWER UTILITIES TO BE INSTALLED UNDERGROUND ONSITE

LEGEND	DESCRIPTION
PEOP	PROPOSED EDGE OF PAVEMENT
PVGC	PROPOSED VERTICAL GRANITE CURB
■	PROPOSED CATCH BASIN (PCB)
Ⓓ	PROPOSED DRAIN MANHOLE (PDMH)
PD	PROPOSED DRAIN LINE
PS	PROPOSED SEWER LINE
PWS	PROPOSED WATER SERVICE
PSS	PROPOSED SEWER SERVICE
	PROPOSED FIRE HYDRANT
Ⓢ	PROPOSED SEWER MANHOLE (PSMH)
PW	PROPOSED WATER LINE

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION.

LEXINGTON PLANNING BOARD

DATE:

439 MARRETT ROAD
LEXINGTON, MA

DRAWN BY: MVC
DATE: 09-11-2025
CHECKED BY: MJN
PROJ: CURT-01

REVISIONS

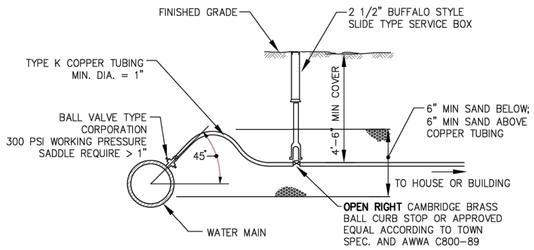
DATE	BY	DESCRIPTION
09-16-2025	MJN	REVISE PROPERTY LINES

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. NOVAK
No. 50696
REGISTERED PROFESSIONAL ENGINEER

PATRIOT Engineering
PO BOX 362
LEXINGTON, MASSACHUSETTS 02420
T: (978) 726-2654
www.patriot-eng.com

SITE CONSTRUCTION / UTILTY PLAN
LOCATED IN
LEXINGTON, MA
(MIDDLESEX COUNTY)
PREPARED FOR
CURTAIN REALTY TRUST

SHEET
C - 2

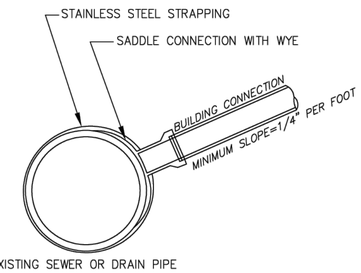


NOTES:

1. A 10' HORIZONTAL SEPARATION MUST BE MAINTAINED FROM THE SEWER SERVICE UNLESS OTHERWISE AUTHORIZED BY THE ENGINEERING DIVISION.
2. FOR SERVICE RENEWALS, TUBING SHALL BE REPLACED TO THE PROPERTY LINE UNLESS OTHERWISE AUTHORIZED BY THE ENGINEERING DIVISION.
3. WHERE AN EXISTING SERVICE IS BEING REPLACED TO THE MAIN, THE OLD SERVICE SHALL BE CAPPED AT THE CORPORATION.
4. THE WATER AND SEWER DIVISION MUST BE NOTIFIED IF LEAD OR STEEL SERVICES ARE ENCOUNTERED.
5. SERVICE TAPS SHALL BE PERFORMED BY CONTRACTOR OR SUBCONTRACTOR AND ARE SUBJECT TO APPROVAL BY THE WATER DIVISION.
6. SERVICE TAPS GREATER THAN 1" REQUIRE A SADDLE AND ARE SUBJECT TO THE APPROVAL OF THE ENGINEERING DIVISION.
7. USE QUICK STYLE COMPRESSION CONNECTIONS FOR ALL SERVICE BRASS.
8. FOR 1" CONNECTIONS TO EXIST. 3/4" CURB STOP CONNECT ADAPTER DIRECTLY TO CURB STOP. MOST EXISTING CURB STOPS REQUIRE 3/4" X 1" FEMALE ADAPTERS FOR NEW ENGLAND STYLE THREADS.
9. ALL CONNECTIONS TO EXIST. CURB STOPS SHALL REPLACE SERVICE BOXES IF NOT BUFFALO STYLE.
10. WATER SERVICE SHALL INCLUDE A BALL VALVE WITH COMPRESSION FITTING JUST BEFORE METER.

WATER SERVICE CONNECTION (1" MIN TO 2" MAX)

NTS

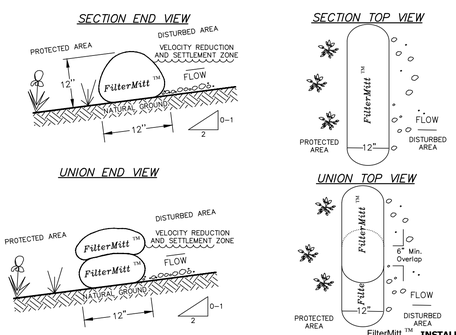


NOTES:

1. FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE OR IRON PIPE.
2. SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENT ONTO THE PIPE.
3. FULL WYE CONNECTION FITTINGS MAY BE USED.
4. PIPE SHALL BE CUT TO CONFORM TO THE OPENING IN THE SADDLE.
5. CONNECTIONS DIRECTLY INTO THE EXISTING PIPE WITHOUT A SADDLE OR A FULL WYE FITTING ARE NOT ALLOWED.

SEWER SERVICE SADDLE CONNECTION

NO SCALE



***FilterMitt*™ COMPONENTS:**

OUTSIDE CASING: 100% organic hessian.

FILLER INGREDIENT: *FiberRoot Mulch*™

A blend of coarse and fine compost and shredded wood.
Particle sizes: 100% passing a 3" screen; 90-100% passing a 1" screen; 70-100% passing a 0.75" screen; 30-75% passing a 0.25" screen.
Weight: Approx. 310 lbs./cu.yd.
(Ave. 11.5 lbs./l.f.)

For more information visit:
www.groundscapesexpress.com or contact us at:

Groundscapes Express, Inc.
P.O. Box 737
Wrentham, MA 02093 (508) 384-7140

FilterMitt ™ **INSTALLATION:**

With the newest technology and equipment, sections can be constructed on site in lengths from 1' to 100'.

Sections can also be delivered to the site in lengths from 1' to 8'.

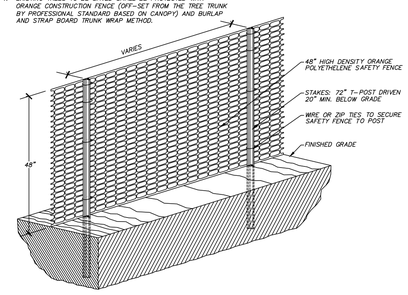
The flexibility of allows it to conform to any contour or terrain while holding a slightly round shape at 8" high by 8" wide.

Where section ends meet, there shall be an overlap of 6" or greater.

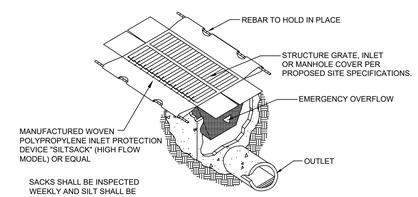
FILTERMITT 2:1 SLOPES OR LESS

NOTE:

1. EXISTING TREES TO BE SAVED SHALL BE PROTECTED WITH ORANGE CONSTRUCTION FENCE (OFF-SET FROM THE TREE TRUNK BY PROFESSIONAL STANDARD BASED ON CANOPY) AND BURLAP AND STRAP BOARD TRUNK WRAP METHOD.



CONSTRUCTION FENCE/TREE PROTECTION
(NOT TO SCALE)



SACKS SHALL BE INSPECTED WEEKLY AND SILT SHALL BE REMOVED WHEN ACCUMULATED TO ALLOW CATCH BASIN TO FUNCTION PROPERLY

SILT SAC
(NOT TO SCALE)

439 MARRETT ROAD
LEXINGTON, MA

DRAWN BY: MVC | DATE: 09-11-2025
CHECKED BY: MJN | PROJ: CURT-01

REVISIONS

DATE	BY	DESCRIPTION
09-16-2025	MJN	REVISE PROPERTY LINES

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. NOVAK
No. 50696
REGISTERED PROFESSIONAL ENGINEER

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DETAIL SHEET
LOCATED IN
LEXINGTON, MA
(MIDDLESEX COUNTY)
PREPARED FOR
CURTAIN REALTY TRUST

SHEET
C - 3

TOWN OF LEXINGTON
PLANNING OFFICE

1625 Massachusetts Avenue
Lexington, Massachusetts 02420
Tel: 781-698-4560
planning@lexingtonma.gov
www.lexingtonma.gov/planning

Abby McCabe, Planning Director
Meghan Roche, Asst. Planning Director
Aaron Koepper, Planner
Carolyn Morrison, Planning Coordinator

To: **Lexington Planning Board**

From: **Aaron Koepper, Planner**

Re: **Project Review for 439 Marrett Road: Definitive Subdivision**

Date: **October 15, 2025**

Property Information	
Project Address	439 Marrett Road
Applicant / Owner	Curtin Realty Trust
Type of Review	Definitive Subdivision
Permit Number	PLAN-25-43
Parcel ID	Map 33, Lot 103
Zoning District	RS – One Family Dwelling, VO – Village Overlay
Property Size	24,303 SF or ±0.56 Acres

Land Conditions	
Existing Conditions	The 0.56-acre property is currently improved by one (1) residential home, a driveway with surface parking, and landscaping.
Environmental Conditions	The site slopes down slightly from north to south. A 10 ft landscape easement is present along the lot line shared with 429 Marrett Road.

Dates & Deadlines	
Filed with Town Clerk	September 15, 2025
Filed with Health	September 17, 2025
Public Hearing Date	October 22, 2025
Action Deadline	December 14, 2025
Action Required	Approve with or without conditions and waivers; OR Disapprove with reasons stated in detail where the plan does not comply with the subdivision regulations.
Appeal Period	20 days from decision filing with Town Clerk

Waiver Requests	
Ch. 175 § 6.1.C(4)(f)	The Applicant requests a waiver from c. 175 § 6.1.C(4)(f) for providing the **proposed landscaping in general**. The Applicant requests that the required information be provided as a condition of approval.
Ch. 175 § 6.1.C(4)(h)	The Applicant requests a waiver from c. 175 § 6.1.C(4)(f) for a **note indicating the amounts of earth material being removed, added, or reused on site**. The Applicant requests that the required information be provided as a condition of approval.
Ch. 175 § 6.1.C(7)(f)	The Applicant requests a waiver from c. 175 § 6.1.C(7)(f) for **a plan and plant schedule of all proposed trees, shrubs, and ground covers**. The Applicant requests that the required information be provided as a condition of approval.
Ch. 175 § 6.1.D(11)(a)	The Applicant requests a waiver from c. 175 § 6.1.D(11)(a) for **draft documents providing for the operation and maintenance of landscaping, streets, and utilities by the property owners**. The Applicant requests that the required document be provided as a condition of approval.
Ch. 175 § 6.1.D(12)	The Applicant requests a waiver from c. 175 § 6.1.D(12) for **Phasing**. The Applicant requests that the required document be provided as a condition of approval.

Project Summary
The Applicant is requesting approval of a definitive subdivision plan which proposes to subdivision the lot into two (2) lots Lot A fronting on Marrett Road and Lot B in the rear with frontage on Marrett Road on an approximate 0.56-acre property. The Applicant submitted a preliminary subdivision plan with the Town Clerk on February 28, 2025 in order to preserve the Zoning Bylaw in effect at that time. The Planning Board granted approval of the preliminary subdivision plan on April 10, 2025. Per Massachusetts state law, submission of a preliminary subdivision plan can freeze the zoning on a parcel of land for eight years if a definitive subdivision plan is also submitted within 7 months. The Applicant is continuing the subdivision process and has applied for a definitive subdivision plan, freezing the Zoning Bylaw and Zoning Map on the property. On March 17, 2025, Special Town Meeting (STM 2025-1) approved Article 2 – Amend Section 7.5 of the Zoning Bylaw to Reduce Multi-Family Dwelling Unit Capacity. If this Definitive Plan is approved and endorsed by the Planning Board, the full Zoning Bylaw and Zoning Map as of February 28, 2025 can be applied to the property for eight years from the date of the plan's endorsement.

Staff Comments
The plan set dated September 11, 2025 was revised on September 16, 2025 to update lot lines. On October 2, 2025 a Form W (Application for Waivers) was submitted to request relief from the providing of landscaping information, soils information, draft maintenance documents, and phasing documents. Staff supports these waiver requests and thinks it is reasonable to require this information prior to any construction of this plan. The Applicant has provided written response to staff comments and conditions on the Preliminary Subdivision approval, dated September 11, 2025. The Board of Health received the application on September 17, 2025 and does not have any concerns. The Fire Department does not have any concerns. 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 with conditions 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 recommends approval with a condition of approval requiring the Applicant to file required application 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.

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Public Hearing on Amendments to the Planning Board's Subdivision Regulations (Ch. 175)

PRESENTER:

Staff and Board Members

ITEM NUMBER:

SUMMARY:

Public Hearing to review Planning Board Subdivision Regulations (Ch. 175 of the Code of Lexington). The Board will discuss, take public comment, and may vote to close or continue the hearing at the end of the discussion.

Changes are proposed to various sections including: Section 3: application format, fees, Section 5 & general & submission copies, Section 7.2: Streets & Rights-of-Ways design standards for the right-of-way location and minimum road length for dead-end streets, sidewalk connections, Section 6.5: Security, Section 7.6: Trees & Landscaping

The Planning Board current Subdivision Regulations Chapter 175 are available here

A draft of proposed changes are attached along with the full 50 page regulations with the proposed changes shown in red underlined text. Illustrative visuals attached. The two changes made since the Oct. 8 hearing are shown in purple font.

Summary of all the changes are:

- Increase application fees;
- Removes requirements for hard copies, except for required recording documents, and allows for electronic permit submissions;
- Permits Board of Health via online application portal;
- Adds definition of a Right-of-Way and Shoulder;
- Adds requirement for the proof circle, lot area, and frontage to be shown on buildable lots;
- Adds a requirement that new ways/roads be at least 10 feet from a lot line outside of the subdivision with some language for flexibility if approved by the Board (updated in Oct. 14 draft);
- Adds a 150-ft. minimum road length requirement;
- Other changes to provide clarity and eliminate redundancy.

SUGGESTED MOTION:

If the Board is ready to vote, below are suggested motions to approve.

Move to close the public hearing on the amendments to the Board's Subdivision Regulations Chapter 175.

Move to approve the amendments to the Board's Subdivision Regulations Chapter 175 of the Code of Lexington as outlined in the draft changes revised through October 14, 2025 and as may be further modified at this evening's meeting.

If the hearing will be continued for further discussion:
Move to continue the public hearing on the amendments to the Board's Subdivision Regulations Chapter 175 to Wednesday November 19, 2025 at or after 6:00 pm on Zoom.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

10/22/2025

ATTACHMENTS:

Description	Type
Proposed Amendments	Cover Memo
Draft Subdivision Regulations - FULL	Cover Memo
Visual slide deck	Presentation

Recommended Changes to the Planning Board's Subdivision Regulations
Subdivision Regulations, last revised in 2017
Full Subdivision Regulations Found Here: https://ecode360.com/10537349
DRAFT Changes October 14, 2025
Public Hearing Opened September 25, continued to October 8, and October 22, 2025

Proposed changes shown below, underline is new language and language to removed is shown with a strikethrough. Renumber subsequent sections and correct formatting as needed as a result of these amendments.

1) Amend Section 1.4. FORMS as follows:

The Planning Board may create forms for the convenient administration of these Regulations. These forms are not part of the Regulations. Forms may be added or deleted and the content of the forms may be revised from time to time by administrative action of the Planning Board or Planning staff.

2) Add the following to Section 2.1 DEFINITIONS:

RIGHT-OF-WAY

An area of land which is used, designed or intended to be used as a street, road, or way, including paper streets and easements for use as a way.

SHOULDER

A portion of the paved right-of-way adjacent to the travel lane, and separated from the travel lane by a painted line.

3) Amend Section 3.3. APPLICATIONS as follows:

D. ~~Delivery of the~~ Application and Plan Submission.

(1) Filing by electronic submission in Lexington's online application system ~~delivery or by mail~~ to the Board. The applicant must submit ~~the application, the plan, other documents, if applicable, and~~ the fee online or provide to the Planning Office.

(a) ~~By delivery, during regular working hours, to the Planning Office; or~~

(b) ~~By registered mail to the Lexington Planning Board.~~

(2) Filing ~~or delivery~~ to Board of Health. The Planning office will ~~applicant must~~ forward the ~~submit an~~ application for approval of a preliminary subdivision plan or a definitive subdivision plan to the Board of Health ~~in accordance with their regulations~~. This step will be achieved through the Planning Board's online application portal submission to the Board of Health via the Health Director. The Health Department shall confirm receipt.

(3) Notice to Town Clerk. ~~Where required by Massachusetts law, the applicant must give a written notice of an application to the Town Clerk.~~ The Planning Office will forward the application to the Town Clerk. This step may be achieved through the Planning Board's online application portal and the Town Clerk shall confirm receipt.

DRAFT

E. Document and Plan Formatting Requirements

(3) ~~Typewritten or printed material must be submitted in 8 1/2 inch by 11 inch format. Oversized brochures or reports will not be accepted.~~

(4) Information in digital form. All ~~submitted~~ information and plans must be supplied ~~both in written form as required elsewhere in these Regulations and~~ in digital form. The digital information must be submitted in its native format (e.g., MS Word, or AutoCAD) and in Portable Document Format (PDF).

4) Amend 3.4. FEES Section F Fee Schedule as follows:

Application Types	Administrative Fees
Approval Not Required (ANR) or MGL Chapter 41, 81X plan	$200~~$150~~ for application, plus $100 new additional lot created
Preliminary Subdivision	~~$1,000~~ $2,000, plus $500 per lot
Definitive Subdivision	
When a preliminary subdivision application was filed within the past 7 months	$~~2,000~~ 3,000
When a preliminary application was not filed within the past 7 months	$~~4,000~~ 5,000, plus $500 per lot
Modifications to a plan not deemed a minor filed change	$~~500~~ 600, plus $250 per lot impacted
Modification to covenant, decision, or other subdivision document	$~~250~~ 350

5) Amend 3.4. FEES (2) Project Review Fees for Peer Review Consultants. as follows:

(c) ~~Schedule of~~ Project Review Fees for Peer Review Consultants. The following schedule applies to the types of applications to the Board set forth below. Where more than one type of application has been submitted for Board action, only the largest of the applicable Project Review Fees may be collected for deposit into the 53G Account, and not the sum of those fees. The amount of the peer review fee will be estimated by the selected consultant after receipt of the application based on the submittal. The final peer review cost will depend on the number of plan reviews, the number of hearings, and complexity of the project.

Initial Preliminary Plan, Modification of a Preliminary Plan, or Modification of a Definitive Plan:

~~Project Size~~	~~Fee~~
~~1 - 15 Lots~~	~~$ 2,000~~
~~16 - 20 Lots~~	~~$ 3,000~~

~~21 - 25 Lots~~	~~$ 4,250~~
~~More than 25 Lots~~	~~$ 5,000~~

Initial Definitive Plan:

~~Project Size~~	~~Fee~~
~~1 - 15 Lots~~	~~$ 4,000~~
~~16 - 20 Lots~~	~~$ 6,000~~
~~21 - 25 Lots~~	~~$ 10,000~~
~~More than 25 Lots~~	~~$ 20,000~~

6) Amend Section 4.2 SUBMISSION for Approval Not Required Plans, as follows:

A. Number of Copies. The submitted application must include:

~~(~~1) ~~One~~ Two original Mylar copy, with signature block;

(2) Three large (24 inches by 36 inches) format black line copy; and

7) Amend 4.3. REVIEW AND DECISION PROCESS as follows:

Review the plan with the Chair~~man~~ or, in his or her absence, the Vice Chair~~man~~ of the Board;

8) Amend Section 5.2 RELATION TO SKETCH PLAN as follows:

When land which is the subject of a special ~~permit~~ residential development under §135-6.9 of the Zoning Bylaw is also proposed to be subdivided, a sketch plan, as defined in the Board's Development Regulations, may be submitted in lieu of a preliminary plan.

5.3 SUBMISSION

A. ~~Number of Copies~~. The submitted application shall ~~include:~~ be in the Board's online application portal.

(~~1) Three original, copy-ready application packets (including any drainage and stormwater management plans);~~

(1) One stand-alone document of the drainage and stormwater management plans;

(~~3~~) ~~Four large (24 inches by 36 inches) format sets of plans; and~~

(2) An electronic copy of the application material in both PDF and CAD format.

B. Information Required on each plan sheet:

DRAFT

(9) When applicable, a written list of all waivers, citing specific provisions of these Regulations that are being requested.

C. When applicable, a written list of all waivers, citing specific provisions of these Regulations that are being requested with justification.

9) Amend Definitive Subdivision Plans Section 6.1 SUBMISSION as follows:

B. Number of Copies. The application shall be submitted in the Board's online application portal with electronic copies in both PDF and CAD format shall include: ~~submitted application package must include~~:

(1) ~~Three original, copy-ready application packets (including any drainage and stormwater management plans);~~

(1) One stand-alone ~~copy~~ document of the drainage and stormwater management plans;

(~~3~~2) ~~Four~~ Two Mylar copies of large (24 inches by 36 inches) of the Title Sheet, Property Rights and Dimensional Plan, and Street Layout and Profile Plans ~~format sets of plans~~; and

C. Required Plans

(2) Site Analysis Map.

(j) Areas of visual impact, including graphics of viewscapes into and out from the site.

(4) Site Construction Plan. A plan prepared by a landscape architect and a civil engineer, showing in a general manner, where applicable:

(a) The location of existing and proposed buildings;

(b) Existing and proposed contours;

(c) If applicable, a delineation of vegetated wetlands, with the buffers described in (2)(a)[6]~~(7)~~ above;

(5) Street Layout and Profile Plans.

[6] Sight lines for entering and merging traffic at street intersections and off-site driveway intersections and other necessary data pertaining to traffic safety;

10) Amend Section 6.5. SECURITY, as follows:

(1) Amount. In determining the amount of the bond or surety, the Board will confer with the Engineering Department and be informed by the following formula in setting the sum of the security:

(d) The applicant's estimate of the cost to complete the work; plus

(e) A ten percent contingency; plus

(f) Cost increases due to inflation over a five-year period; plus

(g) Costs associated with as-builts and street acceptance plans.

E. Converting Covenant to another Performance Guarantee. If the applicant desires that lots be released from a covenant and that the improvements remaining to be constructed or installed be secured by another form of performance guarantee, a formal written request must be sent to the Board ~~by registered mail~~, which sets forth and include:

11) Amend Section 6.6. RELEASE OF SECURITY, as follows:

D. As-Built Plans. The following as-built plans and profiles, prepared by an Engineer or Land Surveyor, based on an on-the-ground survey done within six weeks of submittal, must be submitted to the Board following the completion of construction and, in addition, at such time during the course of construction as may be required by the Planning Office or Town Engineer. These ~~may~~ shall be new plans ~~or full-size prints~~ of the approved definitive plans showing in red or other clearly distinguishable color all differences between the approved and the actual construction. Where the departures are considered significant, the Board may require corrective work or may require engineering calculations to substantiate acceptability of work as done. All submitted material must also be supplied in digital form, as described in 3.3.E(4).

12) Amend Section 7.1. SITE DESIGN, as follows:

B. Lots; Property Rights.

Compliance with Zoning Bylaw. All lots shown on the plan must meet the frontage, area, shape, and access requirements of the Zoning Bylaw. Lots on which a building may be erected shall show the proof circle to confirm lot regulatory, lot area, and lot frontage required by § 135-4.2.2, 4.2.3 (1), and 4.2.4 of the Zoning Bylaw.

13) Amend Section 7.2.B STREETS AND RIGHTS-OF-WAYS, as follows:

(3) Intersections.

(c) An intersection of two streets may not be within 125 feet of any other existing or proposed intersection, unless aligned directly across the street, as measured between the points of intersection of the centerlines of the intersecting streets.

(4) Location. New rights-of-way shall be located at least 10 feet from any lot outside the subdivision except as provided below.

(a) This subsection shall not apply to easements reserved under §7.2C but not constructed.

(b) This subsection shall not apply to the portions of rights-of-way providing adequate sight distance at intersections required by §7.2E(12).

(c) Where an existing right-of-way is extended, this subsection shall not apply to lots fronting on the existing right-of-way.

(d) This subsection shall not apply to proof plans not approved for construction.

Amend 7.2.E.(1)(a)(b) Design Standards for Streets and Rights-of-Way, as follows:

The standards below are not an attempt to provide every detail needed to design a right of way, but highlight key elements where the Town wishes to provide specific guidance to create context sensitive right of ways.

	Minor	*Local*
Design Speed (MPH)	25	25
ROW CROSS–SECTION ELEMENTS		
Sidewalks (Number)	1	1
Width (feet)	5	5
Planting Strip		
Min. Width (feet)	4	5
Shoulders		
Width (feet)	1	2
Travel Lanes	2	2
Width (feet)	9	10
Min. Grade	1%	1%
Max. Grade	8%	8%
Max. Grade within 75' of Intersection	2%	2%
Other Design Elements/Criteria		
Min. Overall ROW Width (feet)	40	50
Min. Intersection Rounding Radius (feet)	25	25

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Min. distance between the new ROW to any lot line of any lot situated outside of the subdivision. Except as in §7.2.B.(4)	10	10

(7) Dead-end Streets by adding, and renumbering following sections:

(b) A dead-end street shall be a minimum of 150 feet from the point of the beginning following the centerline to the furthest point on the right-of-way line on the turnaround.

(13) A development should consider future sidewalks or other complete streets improvements within the development and where the new subdivision road connects to the existing road. New roads should connect the sidewalk to an existing sidewalk system. An applicant should consider locations of hardscaping, landscaping, utility poles, fire hydrants, and other site appurtenances that could create new hazards in close proximity to the Right of Way.

15) Amend Section 7.3 SIDEWALKS AND PATHS section C for Bicycle Path or Recreational Path as follows:

(2) Path Easements. Easements for bicycle paths or recreational paths ~~footpaths or trails~~ must be at least 10 feet wide. Easements providing public access over these paths and trails are required.

15) Amend Section 7.6 TREES AND LANDSCAPING, as follows, including any renumbering of subsequent sections:

B. Street Trees.

(c) Proposed street tree species must be native ~~indigenous~~ to the region. A list of recommended tree species can be found in ~~the Massachusetts Division of Fisheries and Wildlife's publication *The Vascular Plants of Massachusetts: A County Checklist,*~~ the Planning Board's Preferred Planting List.

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

16) Amend Section 8.2 INSPECTION as follows:

H. Certification of Monuments. The required monuments (stone bounds or equivalent) must be set by or under the direct supervision of a Land Surveyor after all construction which could disturb them has been completed, and ~~two copies of~~ a PDF copy of the plan of the subdivision (which may be the "as built" plans) must be submitted to the Board, showing the exact location and nature of the monuments set or found (identified as such), certified by a Land Surveyor.

17) Amend Section 8.4 CERTIFICATES OF OCCUPANCY DURING CONSTRUCTION, as follows:

A. Rights of Ways. No Certificates of Occupancy may be issued until all work associated with the right of way construction is complete, except for the final top course of pavement, unless otherwise authorized by the Planning Board after acceptance of a performance guarantee.

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CHAPTER 175 OF THE CODE OF THE TOWN OF LEXINGTON

PLANNING BOARD SUBDIVISION REGULATIONS

Revised through August 30, 2017

Amended on _____, 2025

DRAFT October 14, 2025

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§ 175-1.0 AUTHORITY AND PURPOSE

1.1. AUTHORITY; TITLE

A. Authority. As authorized by MGL c. 41, ss. 81K through 81GG, the "Subdivision Control Law," and under the authority delegated to the Town of Lexington by Article 89 of the Amendments to the Constitution of the Commonwealth of Massachusetts, known as the "Home Rule Amendment," the Lexington Planning Board adopts these Rules and Regulations governing the subdivision of land in Lexington.

B. Title. These Regulations are known and may be cited as the "Subdivision Rules and Regulations" or as the "Subdivision Regulations" or, within this document, as "these Regulations."

C. Gender Neutrality. These Regulations are gender neutral, any reference to the masculine gender should be interpreted to include the female gender and vice versa.

1.2. APPROVAL AND COMPLIANCE REQUIRED

A. Unapproved Subdivision Prohibited. No person may make a subdivision, as defined in the Subdivision Control Law, of any land within the Town of Lexington, proceed with the improvement or sale of lots in an unapproved subdivision or the construction of a street or the installation of municipal services within them or undertake preliminary steps, such as the clearing of land, excavation, site preparation or other preparatory steps, leading to the construction of a street or the installation of municipal services or facilities, for which requirements or standards are in these Regulations, unless and until a definitive subdivision plan has been submitted to, approved, and endorsed by the Planning Board and recorded in the Registry of Deeds or the Land Court, and only then according to the conditions of approval and the procedures set out in these Regulations.

B. Complying Plans Must be Approved. In accordance with MGL c. 41, s. 81M, the Planning Board must approve any duly filed subdivision plan if the plan conforms to the provisions of these Regulations and conforms to the recommendation of the Board of Health.

C. Issuance of Building Permits The Building Commissioner may not issue any permit for erection of a building until first satisfied (a) that the lot on which the building is to be erected is not within a subdivision, or (b) that a way furnishing the access to the lot within a subdivision as required by the Subdivision Control Law is shown on a recorded plan, constructed according to that plan, and that any conditions endorsed thereon limiting the right to erect or maintain buildings on such lot have been satisfied, and (c) that all other applicable requirements have been met.

1.3. PURPOSE AND OBJECTIVES

A. Purpose. The powers of the Town of Lexington and of the Planning Board under the Home Rule Amendment of the Massachusetts Constitution are exercised to promote the general welfare and convenience, protecting the health and safety of the residents of Lexington and of adjoining communities that may be impacted by the construction of a subdivision in Lexington by:

(1) Identifying and securing, for present and future residents, the beneficial impacts of growth and development;

(2) Identifying and avoiding the negative impacts of growth and development; and

(3) Ensuring that future growth and development are of a type and design and are in a location served by adequate public services and facilities.

B. Means. These Regulations are intended to achieve those purposes by:

(1) Providing adequate access to all of the lots in a subdivision by streets and walkways that will be safe and convenient for travel;

(2) Lessening congestion in such streets and in the adjacent public streets;

(3) Reducing danger to life and limb;

(4) Securing safety in the case of fire, flood, panic and other emergencies;

(5) Ensuring compliance with the frontage and access provisions of the Lexington Zoning Bylaw;

(6) Securing adequate provision for water, sewerage, drainage, underground utility service, fire, police, and other services where necessary in a subdivision;

(7) Coordinating the streets and walkways in a subdivision with each other and with the streets and walkways in adjacent neighborhoods;

(8) Facilitating a detailed review by Town officials and by the public of proposed subdivisions to determine the adequacy of the facilities proposed to be provided and their impact on public facilities and services and on adjoining land; and

(9) Establishing a sequence of review that progresses from the general to the detailed to avoid unnecessary delay or expense to both the Town and the applicant.

1.4. FORMS

The Planning Board may create forms for the convenient administration of these Regulations. These forms are not part of the Regulations. Forms may be added or deleted and the content of the forms may be revised from time to time by administrative action of the Planning Board or Planning staff.

1.5. CONSISTENCY WITH STATE LAW; SEPARABILITY

A. Consistency with State Law. In the case of conflict between these Regulations and state law, and for matters not covered by these Regulations, the Subdivision Control Law, MGL c. 41, ss. 81K to 81GG, inclusive, and amendments to them, apply.

B. Separability. The provisions of these Regulations are separable. If any provision of these Regulations, or any decision or determination in the administration of them, is adjudged by a court of competent jurisdiction to be unconstitutional, invalid, or void, the court's decision does not affect any other provision of these Regulations or the administration of them.

C. Invalidation by Changes to State Law. Any part of these Regulations that may later be invalidated by a new state law, or by amendment of an existing state law, must automatically conform to the new or amended state law and will be deemed effective immediately, without recourse to a public hearing and the required procedures for amendment and repeal of these Regulations.

§ 175-2.0 DEFINITIONS

In the interpretation of these *Regulations*, the definitions in MGL c. 41, s. 81L, the Subdivision Control Law, and in §135-10.0, Definitions, of the Lexington Zoning Bylaw, are incorporated by reference and apply as if set forth here in full. In addition to those terms, the terms set forth below mean the following.

BOARD: The Planning Board of the Town of Lexington.

DEAD-END STREET, ROAD, or WAY: Either [A] a street providing only one vehicular access route to the general street network of the Town or [B] a system of two or more intersecting streets whose overall layout provides only one vehicular access route to the general street network of the Town. Multiple vehicular access points less than 125 feet apart are considered a single access point.

ENGINEER: A professional engineer registered to practice in Massachusetts.

LANDSCAPE ARCHITECT: A landscape architect registered to practice in Massachusetts.

LAND SURVEYOR: A land surveyor registered to practice in Massachusetts.

OWNER: An owner of record as shown by the records in the Middlesex County Registry of Deeds or Land Court Registry of any interest in land which is affected by an application.

PARCEL: An area of land in one ownership, with definite boundaries, other than a Lot.

PLAN, DEFINITIVE: A subdivision plan meeting the requirements of §175-6.0 of these Regulations, and of the Subdivision Control Law for definitive plans. A definitive plan includes supporting materials, which are filed with the Board but not recorded.

PLAN, PRELIMINARY: A subdivision plan submitted in accordance with §175-5.0 of these Regulations and with MGL c. 41, s. 81S.

PLANNING DIRECTOR: The person appointed under the Lexington Selectmen/Town Manager Act to be the Planning Director for the Town, or when authorized, the Director's designee.

PROFILE: A vertical section of streets, storm drainage, and sanitary sewer facilities.

REGISTERED MAIL: Registered or certified mail.

REGISTRY OF DEEDS: The Registry of Deeds in Middlesex County, including when appropriate, the recorder of the Land Court.

RIGHT-OF-WAY: An area of land which is used, designed or intended to be used as a street, road, or way, including paper streets and easements for use as a way.

SHOULDER: A portion of the paved right-of-way adjacent to the travel lane, and separated from the travel lane by a painted line.

SIGHT DISTANCE: A length of road surface that a particular driver can see with an acceptable level of clarity, computed according to the most recent edition of the American Association of State Highway and Transportation Officials' (AASHTO) *A Policy on Geometric Design of Highways and Streets*.

STANDARD SPECIFICATIONS: The latest revision of Town of Lexington, Massachusetts, Department of Public Works' Division 2 Standard Specifications.

SUBDIVISION CONTROL LAW: Sections 81K to 81GG, inclusive, of MGL c. 41 and any amendment, addition, or substitution of them.

UTILITIES: Services, including sanitary sewers, stormwater drainage systems, water supply piping, fire alarm conduits, electric and telephone wiring, cable television service, natural gas service, and their appurtenances.

WETLANDS: All resource areas protected under MGL c. 131, s. 40, as may be amended. Buffer areas are excluded from this definition.

ZONING BYLAW: The Zoning By-law of the Town of Lexington.

§ 175-3.0 GENERAL REGULATIONS

3.1. APPLICABILITY

The rules and regulations outlined in this Section apply to all Applications under these Regulations.

3.2. OWNERSHIP

A. Consent of Owners Required for All Applications. The applicant must state the nature of its interest in the property and all owners must sign any application. Where an owner is not a natural person, documents must be submitted indicating who has the authority to enter into an agreement on its behalf.

B. Rights of Others in Land Shown on Plan. The Board's approval of a plan does not affect any rights others may have in or on the land to be subdivided or improved, nor does it give the applicant the right to perform work on land owned by others.

3.3. APPLICATIONS

A. Contact with Town Departments Through Planning Office. The Planning Office should be the point of contact for other Town departments when requesting information about site construction for developments subject to these Regulations.

B. Pre-Application Conference. The Planning Office staff may hold a pre-application conference with an Applicant. The purpose of the pre-application conference is for the staff to give an interpretation of these Regulations and an explanation of the Board's procedures. Review of proposed plans occurs after an application is filed.

C. Applications Submitted Through Planning Office. Requests for action on development activities must first be submitted to the Planning Office staff to be reviewed and scheduled for action at a Board meeting. Such requests may not be presented directly to the Board at a meeting.

D. Delivery of the Application and Plan.

(1) Filing by electronic submission in Lexington's online application system ~~delivery or by mail~~ to the Board. The applicant must submit the application, the plan, other documents, if applicable, and the fee.

(a) By delivery, during regular working hours, to the Planning Office; or

(b) By registered mail to the Lexington Planning Board.

(2) Filing ~~or delivery~~ to Board of Health~~. The applicant must submit an application for~~ The Planning Office will forward the application for approval of a preliminary subdivision plan or a definitive subdivision plan to the Board of Health ~~in accordance with their regulations~~. This step may be achieved through the Planning Board's online application portal submission to the Board of Health via the Health Director. The Health Department shall confirm receipt.

(3) Notice to Town Clerk. ~~Where required by Massachusetts law, the applicant must give a written notice of an application to the Town Clerk.~~ The Planning Office will forward the application to the Town Clerk. This step will be achieved through the Planning Board's online application portal submission to the Town Clerk and the Town Clerk shall confirm receipt.

E. Document and Plan Formatting Requirements

(1) All plans and other application material intended to be recorded must meet the latest version of either the Deed Indexing Standards for the Commonwealth of Massachusetts or the Manual of Instructions for the Survey of Lands and Preparation of Plans to Be Filed in the Land Court. These documents are available on the Board's website.

(2) Vertical Datum. All elevations shown on profiles and topographic plans must be based on the North American Vertical Datum of 1988 (NAVD88) and identify all benchmarks used and their elevations.

(3) ~~Typewritten or printed material must be submitted in 8 1/2 inch by 11-inch format. Oversized brochures or reports will not be accepted.~~

(4) Information in digital form. All ~~submitted~~ information and plans must be supplied ~~both in written form as required elsewhere in these Regulations and~~ in digital form. The digital information must be submitted in its native format (e.g., MS Word, or AutoCAD) and in Portable Document Format (PDF).

F. Complete and Correct Information. The applicant is responsible for the submittal of complete and correct information to the Board, which if not provided may constitute grounds for the rejection of a plan for review, disapproval of a plan or rescission of a previously approved plan.

G. All Actions at Public Meetings. All reviews, decisions and other actions of the Board related to an Application must be made at a public meeting of the Board for which public notice has been given under G.L. c. 30A, §§ 18-25.

H. No Alteration to Approved Plan. No alteration may be made to a plan after it has been approved or endorsed by the Board.

I. Obtain All Permits and Rights. The failure, or inability, to obtain all necessary permits, licenses, releases, or rights may constitute grounds for the disapproval of a plan or rescission of a previously approved plan.

3.4. FEES

A. Objectives. The objectives of the fee schedule are:

(1) That the costs incurred by the Town of Lexington in the review, approval, and inspection of plans submitted in compliance with these *Regulations* result primarily from and should be considered as part of the ordinary cost of, the business of real estate development;

(2) To approach a full reimbursement to the Town for the cost of providing the review, approval, and inspection of a subdivision or other development proposal and other actions to administer these Regulations; and

(3) To create incentives so that applicants will comply fully and accurately with these Regulations to reduce the time spent by Town employees on review, inspection, and administration, particularly of material submitted several times.

B. Fees Required. An applicant submitting a proposed plan, a revision to an approved plan or an application for rescission of a previously approved plan must pay the fees indicated in the fee schedule. If the fees do not come with the application, the application will not be accepted for processing. Fees must be paid for the Town's actions relative to the

recording of an approved subdivision plan and for the implementation and construction of an approved plan as in the schedule.

C. Costs of Advertising and Holding Public Hearing. The applicant is responsible for the costs of publishing the legal notice of any public hearing. If the Board is required to hold the public hearing in a building other than the Town Office Building and there are costs associated with meeting in another building the applicant is responsible for those costs.

D. Expense of Preparing Plans and Other Documents. The applicant is responsible for the expense of the design, preparation of legal documents, studies, review of plans, recording and filing of plans, reproduction of plans and copies of them or studies and reports related to them and all other expenses in relation to the submittal, review, and actions on an application for approval or endorsement of a plan whether it is approved by the Board or not.

E. No Refund upon Withdrawal. No fees will be refunded if an application for endorsement or approval of a plan is withdrawn.

F. Fee Schedule.

(1) Administrative Fees.

(a) Applicability. An Administrative Fee will be assessed to offset the expense of review by the Town with regard to all applications set forth in F.(1)(c), below.

(b) Submittal. Administrative Fees must be submitted at the time of the submittal of the application. Failure to submit this payment is grounds for denial of the application.

(c) Schedule of Administrative Fees. The following schedule applies to the types of applications to the Board:

Application Types	Administrative Fees
Approval Not Required (ANR) or MGL Chapter 41, 81X plan	$200~~$150~~ for application, plus $100 new additional lot created
Preliminary Subdivision	~~$1,000~~ $2,000, plus $500 per lot
Definitive Subdivision	
When a preliminary subdivision application was filed within the past 7 months	$~~2,000~~ 3,000
When a preliminary application was not filed within the past 7 months	$~~4,000~~ 5,000, plus $500 per lot
Modifications to a plan not deemed a minor filed change	$~~500~~ 600, plus $250 per lot impacted
Modification to covenant, decision, or other subdivision document	$~~250~~ 350
NOTE: One payment of a fee for a residential preliminary plan is creditable to the initial fee for a definitive plan. If more than one fee is paid for a preliminary plan, only the first of those payments is creditable to the initial fee for a definitive plan.	

(d) Fees for Revised Applications. Because the Administrative Fee is based on the proposed number of lots, should the proposed number of lots increase, the applicant must pay a fee equivalent to the difference between the original fee

paid and the fee that would have been paid had the original submission included the additional lots. Failure to make this payment is grounds for denial of the application.

(e) Fee Waivers. The Board may waive or reduce any Administrative Fee, if, in the opinion of the Board, unusual circumstances exist regarding the subject property or the applicant.

(f) Refund. Once the review process has begun, the Board will not refund Administrative Fees, including the case of withdrawal of the application by the applicant.

(2) Project Review Fees for Peer Review Consultants.

(a) Applicability. In addition to an Administrative Fee, the Board may impose a Project Review Fee on those applications which require, in the judgment of the Board, review by outside consultants due to the size, scale or complexity of a proposed project, the project's potential impacts, or because the Town lacks the necessary resources to perform the review work related to the permit or approval. In hiring outside consultants, the Board may engage engineers, planners, lawyers, designers, or other appropriate professionals able to assist the Board and to ensure compliance with all relevant laws, ordinances, by-laws, and regulations. Such assistance may include, but shall not be limited to, analyzing an application, monitoring or inspecting a project or site for compliance with the Board's decisions or regulations, or inspecting a project during construction or implementation.

(b) Submittal. Should the Board require outside review, a Project Review Fee must be submitted to the Planning Office for deposit in an account established pursuant to G.L. c. 44 s. 53G (53G Account). Failure to make this payment is grounds for denial of the application.

(c) Schedule of Project Review Fees for Peer Review Consultants. The following schedule applies to the types of applications to the Board set forth below. Where more than one type of application has been submitted for Board action, only the largest of the applicable Project Review Fees may be collected for deposit into the 53G Account, and not the sum of those fees. The amount of the peer review fee will be estimated by the selected consultant after receipt of the application based on the submittal. The final peer review cost will depend on the number plan reviews, the number of hearings, and complexity of the project.

~~[1] Initial Preliminary Plan, Modification of a Preliminary Plan, or Modification of a Definitive Plan:~~

~~Project Size~~	~~Fee~~
~~1 - 15 Lots~~	~~$ 2,000~~
~~16 - 20 Lots~~	~~$ 3,000~~
~~21 - 25 Lots~~	~~$ 4,250~~
~~More than 25 Lots~~	~~$ 5,000~~

~~[2] Initial Definitive Plan:~~

~~Project Size~~	~~Fee~~
~~1 - 15 Lots~~	~~$ 4,000~~
~~16 - 20 Lots~~	~~$ 6,000~~
~~21 - 25 Lots~~	~~$ 10,000~~
~~More than 25 Lots~~	~~$ 20,000~~

(d) Replenishment. When the balance in an applicant's 53G Account falls below twenty-five percent (25%) of the initial Project Review Fee, as imposed above, the Board may require a Supplemental Project Review Fee to cover the cost of the remaining project review. Failure to make this payment is grounds for denial of the application.

(e) Inspection Phase. After the approval of a Definitive Plan, the Board may require a Supplemental Project Review Fee to ensure the availability of funds during the inspection phase of the review process. Failure to make this payment is grounds for rescission of approval.

(f) Handling of Project Review Fees. Project Review Fees must be turned over to the Town Treasurer by the Planning Office for deposit into a 53G Account.

[1] Outside consultants retained by the Board to assist in the review of an application must be paid from this account.

[2] The Board must provide the following information in a timely fashion on request of the applicant:

[a] A statement of principal and interest based on information from the Town Accountant;

[b] A report of all checks authorized for issuance; and

[c] An estimate of bills pending from consultants for work completed, or in progress, but not invoiced.

[3] Remaining funds in the 53G Account, including accumulated interest, must be returned to the applicant or the applicant's successor in interest, at the conclusion of the review process, as defined below. For the purpose of this section, any person or entity claiming to be an applicant's successor in interest must provide the Board with documentation establishing such succession in interest.

[a] With the approval or disapproval of a Preliminary Subdivision Plan.

[b] With the disapproval of a Definitive Subdivision Plan.

[c] With the release of the performance bond at the end of construction of an approved Definitive Subdivision Plan.

(g) Appeal. The choice of a consultant by the Board for the review of an application may be appealed by the applicant in writing to the Board of Selectman as provided in MGL c. 44 s. 53G. The required time limits for action upon an application by the Board are automatically extended for the duration of the appeal.

(3) Delinquent Accounts. The following rules apply to fees owed to the Board by applicants:

(a) Due Date. Administrative fees are due at the time of submittal of an application. Project Review fees and Supplemental Project Review fees are due within 14 days from the date that the Board determines that they are required.

(b) Monthly Interest Charge. All fees past due by one month from the date of invoice are subject to a monthly interest charge based upon an annual interest rate of 14%.

(c) Costs of Collection. All costs of collection associated with past due accounts must be borne by the applicant.

(d) Current Delinquents. All applicants owing fees to the Board at the time of any amendment to these provisions of the regulations must be sent the following:

[1] A duplicate notice of the amount past due.

[2] A copy of the applicable sections of these regulations with all amendments clearly indicated.

[3] Notice of a 30-day grace period before the commencement of any changes in interest rates or charges.

(e) Failure to Pay. Failure to pay delinquent fees, interest, or costs of collection after 30 days' notice is grounds for denial of an application or rescission of an approved application.

3.5. WAIVERS

A. Waiver of Specific Rules and Regulations. In accordance with MGL c. 41, s. 81R, the Board may waive strict compliance with specific provisions of these Regulations in any particular case where such action is in the public interest and consistent with the intent and purpose of the Subdivision Control Law and of these Regulations. An applicant is not entitled to a waiver and the Board, in its discretion, may decline to approve a request for a waiver.

B. Application for a Waiver. Any person requesting a waiver must submit the following with the application for approval of the subdivision plan:

(1) A written request that identifies the specific provision of these Regulations for which the waiver is requested;

(2) A plan showing how the site would be developed if the plan complied with that provision of these Regulations and no waiver were granted or a statement that such development is not possible; and

(3) A narrative statement that explains how granting the waiver would be in the public interest and consistent with the intent and purpose of the Subdivision Control Law.

C. Effect of Not Requesting or Granting a Waiver. If a request for a waiver is not submitted and one or more features of a proposed plan do not follow these Regulations, or the Board does not grant the waiver, the noncompliance may be the basis for disapproval of the application.

D. Decision on Request for a Waiver.

(1) If the Board waives any provision or standard of these Regulations, it must:

(a) Determine that its action is in the public interest and not inconsistent with the intent and purpose of the Subdivision Control Law and of these Regulations; and

(b) Include specific reasons for its action in the decision approving the subdivision plan.

(2) The Board may make its approval of a waiver dependent on such conditions as will achieve the objectives of the provision or standard waived.

§ 175-4.0 APPROVAL NOT REQUIRED PLANS

4.1. APPLICABILITY

A. General. Any person who wishes to record a plan in the Registry of Deeds or in the Land Court and who believes that the plan does not require approval under the Subdivision Control Law may submit the plan to the Board accompanied by documentation, as set forth below, to show that the plan does not require approval.

B. Criterion. A plan does not require approval under the Subdivision Control Law if it does not show a subdivision, as defined in MGL c. 41 s. 81L.

4.2. SUBMISSION

A. Number of Copies. The submitted application must include:

(1) ~~One~~ Two original Mylar copy, with signature block;

(2) ~~Three large (24 inches by 36 inches) format black line copy; and~~

B. Required Information. An applicant must submit:

(1) Copies of the plan, as described above;

(2) A properly executed application form; and

(3) Evidence showing the basis upon on which the applicant claims that approval under the Subdivision Control Law is not required.

(4) An electronic copy of the application material in both PDF and CAD format.

C. Information on Plan. Approval Not Required Plans plan must have the following information:

(1) Title block containing the name and section designation, if any, of the proposed development;

(2) The name of the applicant, and the property owner if not the same;

(3) The name, address, and imprint of the professional registration stamp of a professional engineer or land surveyor responsible for the preparation of the plan;

(4) A visual scale and a North arrow, the direction of which must be the same for all sheets;

(5) The date of original preparation and the date of each of any later revisions, with the revisions noted;

(6) Space for endorsement by the Board, with room for the signature of each member, and the date of the endorsement below the signatures;

(7) A legend denoting any signs and symbols used on the plan and not otherwise explained.

(8) The names of the owners of all abutting lots and parcels as they appear on the most recent Real Estate Tax Commitment List prepared by the Board of Assessors;

(9) All lots and parcels affected by the proposed change in property line(s);

(10) All existing and proposed property lines, lot frontages, lot areas, and easements that may affect access to a lot. Each lot must show both the street address and street number if assigned, as shown on the Assessors' property maps. Proposed lots must be numbered and parcels be lettered for identification;

(11) The name of the street providing frontage and access to the lots; the width of the right-of-way and the width of the street pavement, including any variations in width, along the frontage of the lots which are being subdivided;

(12) The status of the street along the frontage of the lots, i.e. whether the street is a public way, a way shown on an approved subdivision plan and constructed according to that plan, or a way in existence on April 4, 1948. If the street changes from one status to another, the line at which the status changes must be shown by means of dimensions from a reference point that can be readily determined;

(13) The location of all permanent bounds, markers, and monuments clearly differentiated as to whether existing or proposed;

(14) The words "Planning Board approval under Subdivision Control Law not required" must appear above the space for the signatures; a line for the date of the Board's action and the words "The endorsement above is not a determination by the Planning Board as to compliance with the Zoning Bylaw" must appear below the space for the signatures.

4.3. REVIEW AND DECISION PROCESS

A. Action on Application by Planning Board. Within 21 days of receipt of a complete application, and without holding a public hearing, the Board must determine whether the plan requires approval under the Subdivision Control Law.

B. Action on Application by Planning Director. If the Board does not meet within 21 days of receipt of a plan which an applicant believes does not require approval, because no Board meeting is scheduled, or if a scheduled meeting is canceled or postponed due to lack of a quorum or weather conditions, the Planning Director is authorized to act for the Board and must note the authorization on the plan. He or she must first:

(1) Review the plan with the Chair~~man~~ or, in his or her absence, the Vice Chair~~man~~ of the Board;

(2) Determine whether the plan constitutes a subdivision as defined by MGL c. 41, s. 81L; and

(3) Either endorse the plan or not endorse the plan, in which case he or she must notify the applicant and the Town Clerk of the reasons for not endorsing the plan.

4.4. ENDORSEMENT

A. Endorsement. If the Board determines that the plan does not require approval, the majority of the members must endorse the plan with their signatures. If the Board is not able to sign the plan at that time, the Board may authorize the Planning Director to sign the plan and such authorization must be noted on the plan. If the Board endorses a plan not requiring subdivision approval, it may add notes indicating why approval is not required.

B. Endorsement is Not an Approval. Endorsement of the plan is not an approval of any subdivision or a determination by the Board as to conformance with the Zoning Bylaw. It is only an endorsement that the plan does not require approval under the Subdivision Control Law.

C. Plans that Do Require Approval. If the Board determines that the plan does require approval under the Subdivision Control Law, it must, within 21 days of receipt of a

complete application, give written notice of its determination, stating its reasons, to the Town Clerk and to the applicant.

D. Failure to Act within 21 Days. If the Board, or the Planning Director as provided in § 175-4.3B, fails to act upon a plan considered to be complete or fails to notify the Town Clerk of its reasons for not endorsing the plan within the required twenty-one-day period, the plan must be deemed not to require approval under the Subdivision Control Law. The applicant may then request, and the Town Clerk must issue, a certificate that the plan is approved because of the Board's failure to act.

E. Procedure and Time Allowed for Recording. The applicant must record the endorsed plan within the time provided for in the Subdivision Control Law at the Registry of Deeds and must furnish the Planning Office with a certified copy of the plan, as recorded.

4.5. ENDORSEMENT CRITERIA

A. Criteria. The Board must determine that approval under the Subdivision Control Law is not required and must endorse the plan if and only if each lot and parcel shown on the plan either:

(1) Has at least the minimum frontage on a street required by the Zoning Bylaw, or

(2) Is to be joined to an abutting lot and the following note appears on the plan: "Parcel X is to be joined to Lot Y and is not to be considered to be a separate lot." or

(3) The note "For the purposes of the Subdivision Control Law, parcel X cannot be used for the site for a building." appears on the plan.

B. Existing Buildings. Notwithstanding the criteria above, the Board must endorse a plan where every lot or parcel on the plan:

(1) Contains a substantial building which existed on April 4, 1948; or

(2) Is to be joined to an abutting lot and the following note appears on the plan: "Parcel X is to be joined to Lot Y and is not to be considered to be a separate lot." or

(3) The note "For the purposes of the Subdivision Control Law, parcel X cannot be used for the site for a building." appears on the plan;

C. Frontage on Unaccepted Street. An unaccepted street not shown on a plan approved under the Subdivision Control Law must meet the standards for streets and ways described in Section 7.2 of these Regulations to provide the frontage required in § 175-4.5A.

D. Frontage on Subdivision Street. An unaccepted street shown on a plan approved under the Subdivision Control Law must meet the following conditions to provide the frontage required in § 175-4.5A:

(1) The construction of the subdivision street has been completed, has been approved by the Town Engineer and the Board, and the surety being held for completion of the subdivision has been released; or

(2) An ANR plan may be submitted to change the shape or size of lots shown on a previously approved subdivision plan, provided the approved way is built or a performance guarantee is in place.

§ 175-5.0 PRELIMINARY SUBDIVISION PLANS

5.1. APPLICABILITY

A. Residential Subdivisions. The Board recommends but does not require, a preliminary subdivision plan for residential subdivisions.

B. Nonresidential Subdivisions. As required by MGL c. 41, s. 81S, preliminary subdivision plans for nonresidential subdivisions are required before submission of a definitive subdivision plan.

5.2. RELATION TO SKETCH PLAN

When land which is the subject of a special ~~permit~~ residential development under §135-6.9 of the Zoning Bylaw is also proposed to be subdivided, a sketch plan, as defined in the Board's Development Regulations, may be submitted in lieu of a preliminary plan.

5.3. SUBMISSION

A. ~~Number of Copies~~. The submitted application shall ~~include:~~ be in the Board's online application portal.

(1) ~~Three original, copy-ready application packets (including any drainage and stormwater management plans);~~

(2) One stand-alone document of the drainage and stormwater management plans;

(3) ~~Four large (24 inches by 36 inches) format sets of plans; and~~

(4) An electronic copy of the application material in both PDF and CAD format.

B. Information Required. Each sheet of the plan must have the following general information:

(1) The subdivision name, boundaries, north point, date, scale, legend, and title "Preliminary Plan";

(2) The names of the record owner and the applicant and the name of the designer, engineer or surveyor;

(3) The names of all abutters, as determined from the most recent local tax list;

(4) The existing and proposed lines of streets, ways, easements and any public areas within the subdivision in a general manner;

(5) The proposed system of drainage, including adjacent existing natural waterways, in a general manner;

(6) The approximate boundary lines of proposed lots, with approximate areas and dimensions;

(7) The names, approximate location and widths of adjacent streets;

(8) The topography of the land in a general manner; and

(9) ~~When applicable, a written list of all waivers, citing specific provisions of these Regulations that are being requested.~~

C. When applicable, a written list of all waivers, citing specific provisions of these Regulations that are being requested with justification.

5.4. DECISION

A. Scope of Decision. Within 45 days after the proper submittal to the Board and to the Board of Health of a preliminary subdivision plan, the Board must approve the

preliminary subdivision plan, with or without waivers and conditions, or disapprove the plan, stating the reasons for the disapproval. The Board may include recommendations for features that should be included in a definitive subdivision plan.

B. Approval Criteria. The standards for approval of a definitive subdivision plan will be the basis for the decision on a preliminary subdivision plan to the extent permitted by the information submitted as part of a preliminary subdivision plan.

C. Relationship to Definitive Plan.

(1) Approval of a preliminary subdivision plan does not constitute approval of a subdivision or guarantee that the Board will approve a definitive subdivision plan. The Registry of Deeds is not permitted to record a preliminary subdivision plan.

(2) Disapproval of a preliminary subdivision plan does not prevent the submission of a definitive subdivision plan. If a definitive plan complies with the Subdivision Regulations, the Board must approve it.

§ 175-6.0 DEFINITIVE SUBDIVISION PLANS

6.1. SUBMISSION

A. Coordination by Landscape Architect. A landscape architect must be responsible for the coordination of the physical planning of the proposed development.

B. Number of Copies. The application shall be submitted in the Board's online application portal with electronic copies in both PDF and CAD format shall include:~~submitted application package must include~~:

(1) ~~Three original, copy-ready application packets (including any drainage and stormwater management plans);~~

(2) One stand-alone ~~copy~~ document of the drainage and stormwater management plans;

(3) ~~Four~~ Two Mylar copies of large (24 inches by 36 inches) of the Title Sheet, Property Rights and Dimensional Plan, and Street Layout and Profile Plans ~~format sets of plans~~; ~~and~~

(4) ~~An electronic copy of the application material in both PDF and CAD format.~~

C. Required Plans. Information presented in the definitive subdivision plan must be based on field surveys except as noted below. A definitive subdivision plan must include the following:

(1) Title Sheet. A title sheet depicts all land within 500 feet of any part of the tract that is the subject of the application, showing:

(a) All lot, parcel, and right-of-way lines, in a general manner;

(b) Existing structures and contours at two-foot intervals;

(c) Principal natural features, as described in the site analysis map, described below, but shown more generally than in the site analysis map;

(d) Zoning district boundaries;

(e) Recorded easements abutting the tract; and

(f) Public facilities or property, such as conservation or recreation land, footpaths, bicycle paths, or streets.

(2) Site Analysis Map. A site analysis map, prepared by a landscape architect, shows:

(a) Existing contours at two-foot intervals;

(b) Steep slopes, distinguished as follows:

[1] Slopes greater than 15% but less than 25%;

[2] Slopes greater than 25% but less than 40%; and

[3] Slopes greater than 40%;

(c) Mature trees, distinguishing deciduous from evergreen, and differentiating between them by size as follows:

[1] Trees with a diameter at breast height (DBH) between 6 and 12 inches

[2] Trees with DBH between 12 inches and 18 inches;

[3] Trees with a DBH between 18 inches and 30 inches; and

[4] Trees with a DBH greater than 30 inches;

[5] A note containing the number and total DBH of all trees with a DBH greater than 6 inches;

(d) Location and results of any soil, percolation and water table tests;

(e) Areas within the tract subject to easements, rights-of-way, or similar deed restrictions;

(f) If applicable, a wetlands delineation, prepared by a professional wetlands specialist, identifying:

[1] The wetland boundaries,

[2] The 25’ buffer boundary,

[3] The 50’ buffer boundary, and

[4] The 100’ or 200’ jurisdictional line;

(g) Habitats of rare and endangered species;

(h) Fences, stone walls, trails and rock outcroppings;

(i) Existing vegetation, including open fields, and unique specimens of vegetation; and

(j) Areas of visual impact, including graphics of viewscapes into and out from the site.

(k) Information on topography, slopes, and trees required above may be omitted within areas of the site that are not proposed to be disturbed if these areas are clearly marked on the plan as areas not to be disturbed.

(3) Property Rights and Dimensional Standards Plan. A plan based on an instrument field survey conducted by a land surveyor, showing:

(a) The location of existing easements or other property rights affecting the development;

(b) The location of any sections of the land to which the Town would be granted property rights, either by easement or transfer of ownership, for street, utility, conservation, recreation or other public purposes;

(c) The proposed division or merger of the property into lots and parcels in private ownership;

(d) The proposed yard setback in feet for buildings and, if applicable, from a zoning district boundary and, if applicable, the setback of a driveway or parking lot from lot lines;

(e) The proposed boundaries of any common open space;

(f) Proposed bounds, markers, or monuments;

(g) If applicable, zoning district boundary lines and the Town boundary line;

(4) Site Construction Plan. A plan prepared by a landscape architect and a civil engineer, showing in a general manner, where applicable:

(a) The location of existing and proposed buildings;

(b) Existing and proposed contours;

(c) If applicable, a delineation of vegetated wetlands, with the buffers described in (2)(a)[6](7) above;

(d) The proposed location and dimensions of streets, drives, parking areas, curb cuts, streetlights, and driveway aprons;

(e) The proposed drainage system in general;

(f) The proposed landscaping in general;

(g) A proposed limit-of-work line outside of which no land or natural features will be disturbed; and

(h) A note indicating amounts of earth material being removed, added, or reused on site.

(5) Street Layout and Profile Plans. Prepared by a civil engineer, with each street shown on a separate sheet and consisting of a street layout plan and a street profile plan matching the street layout plan, as follows:

(a) Street layout plans that show the layout of each proposed street within the development and beyond it to the limit of the proposed construction necessary to provide adequate access and connection to municipal services:

[1] The length of each straight segment to the nearest one hundredth of a foot and the bearing of them to the nearest five seconds;

[2] The length, central angle, radius and length of tangent for each curved segment to the same degree of precision as the straight lines and clearly identifying each non-tangent curve;

[3] All existing and proposed construction features, such as pavement, walks, curbs or berms, drains, catch basins, manholes, sewers, water mains, other underground conduits where known, retaining walls, traffic islands, grass plots, and gutters;

[4] Center-line stations designated at one-hundred-foot intervals at or opposite points of tangency;

[5] Angles in the street line, manholes, catch basins and culverts; and

[6] Sight lines for entering and merging traffic at street intersections and off-site driveway intersections and other necessary data pertaining to traffic safety;

(b) Street profile plans that match the street layout plans and are located either above or below them for ease in locating corresponding points:

[1] The existing sidelines and existing and proposed center lines with elevations every 50 feet and at all high and low points;

[2] The grade of the principal segments of the proposed street, showing the location of vertical curves and corresponding data;

[3] All proposed sewers, drains, catch basins, manholes, cleanouts, siphons and other appurtenances identifying the material, class or strength and size of sewers and drains and the grade for each section of them in percent; and

[4] The centerline stations and invert elevations of all catch basins, manholes, cross drains or culverts.

(6) Utilities Plan. A plan prepared by a civil engineer, showing:

(a) The location and size of existing water mains, fire hydrants, sanitary sewers, and storm drains; and

(b) The proposed location and size of utilities to be constructed on the site and their proposed connections to existing utilities, and any special features, such as culverts or pumping stations, that might affect the ability of the Town to service the development.

(7) Landscape Plan. A plan prepared by a landscape architect, showing:

(a) Existing and proposed grades,

(b) The existing vegetative cover to be retained,

(c) Existing trees with a 6-inch DBH or greater, identified as:

[1] Trees to be retained

[2] Trees to be removed, and

[3] Trees to be transplanted;

(d) Existing and proposed stone walls

(e) Proposed building footprints, walls, fences, parking spaces, loading bays, driveways, walks, storage areas, rights-of-way, easements, and location of structures on, and the uses of, abutting properties;

(f) A plan and plant schedule giving botanical and common names of plants to be used, size at time of planting, mature size, rate of growth, quantity of each, location and method of any excavation and soil preparation, and the spacing and location of all proposed trees, shrubs and ground covers;

(g) Proposed street furniture, such as regulatory and informational signs, benches, hydrants, street lighting standards, postal boxes, transformer pads and the like; and

D. Information Required. The following information must be included in the application:

(1) Hydrologic and Drainage Analysis. Hydrologic and drainage analysis prepared by a civil engineer, documenting compliance with §175-7.5, Stormwater Management, of these Regulations;

(2) Soil Surveys, Test Pits, and Test Borings. Test pits and test borings prepared by a civil engineer, taken at one-hundred-foot intervals at the proposed station points as described in the street layout and profile plans and at the proposed location of any infiltration structures, or at such other points as the Town Engineer may request;

(3) Deeds or Easements. Drafts of any deed, easement, covenant, or restriction offered to the Town;

(4) Site Development Conditions. Proposed conditions limiting parts of the site, maintaining or enhancing existing natural features, making site improvements or landscaping, or accepting or assigning responsibility for maintenance;

(5) Off-Site Improvements. Proposals for mitigating measures or the design or construction of off-site improvements (or financial contributions for them) to deal with the impacts of the proposed development;

(6) The methods for protecting plant materials during and after construction;

(7) A written list of all waivers, if any are requested, from these Regulations;

(8) If a preliminary subdivision plan was previously filed, a written response to the Board's comments and recommendations in its decision;

(9) If applicable, copies of agreements granting the applicant rights essential to development of the land and construction work involved, including the right of access to existing ways;

(10) Easements. Draft language for both proposed permanent and temporary easements;

(11) Maintenance by Owners. Draft documents providing for the operation and maintenance of landscaping, streets, and utilities by the property owners, including:

(a) An Operation and Maintenance Plan prepared by an Engineer which identifies necessary maintenance and inspection tasks both during and after construction to maintain the proper and safe operation of the drainage system. The Board may require that:

[1] Inspections be performed after accumulation of specific depths of sediment, after major storm events and at regularly established time intervals;

[2] Certain technical inspections be performed by an Engineer;

[3] Inspections or maintenance be performed at specific times of the year when they are expected to be most effective;

[4] A description of maintenance and the results of inspections be reported to the Planning Office;

(b) An agreement allocating the responsibility for and costs of maintenance among the owners;

(12) Phasing. A document describing:

(a) The methods to be used during construction to control erosion and sedimentation through use of sediment basins, mulching, matting, temporary vegetation, or covering of soil stockpiles;

(b) The approximate size and location of portion of the parcel to be cleared at any given time and length of time of exposure; and

(c) The phased construction, if any, of any required public improvements, and how such improvements are to be integrated into subdivision development;

(13) Copies of all reports, applications for permits, etc., or permits issued, and all amendments to them, which are relevant to the decision which the Board must make, which have been filed by the applicant with all federal, state and local agencies, and all responses from these agencies.

6.2. DECISION

A. Scope of Decision. The Board must file a written decision with the Town Clerk approving, approving subject to conditions, or disapproving the definitive subdivision plan. If the application is disapproved, the Board must state in detail where the plan does not follow these Regulations or the recommendations of the Board of Health.

B. Approval Criteria. An application for approval of a definitive subdivision plan will be approved if it meets all of the following criteria:

(1) The submittal complies with these Regulations and with the applicable provisions of the Zoning Bylaw;

(2) The application follows the procedural requirements of these Regulations;

(3) The plan meets the standards for site design set forth in §175-7.0 of these regulations; and

(4) The Board of Health has approved the plan, and a favorable recommendation sent to the Board, or 45 days from the date of filing with the Board of Health has elapsed without a recommendation sent to the Board.

C. Time for Decision. The Board's decision must be filed with the Town Clerk within 90 days of the filing for a definitive plan for which a preliminary subdivision plan has been filed, and within 135 days for a definitive plan for which no preliminary subdivision plan has been filed. These deadlines may be extended by mutual agreement between the applicant and Board.

D. Board Failure to Act. If the Board fails to act upon an application or fails to notify the Town Clerk of its action, within the required time, or within the time as may be extended, the plan must be deemed to be approved.

E. Appeal of Decision to Court. The applicant, any municipal officer or board, or any person aggrieved by the decision of the Board, or by the failure of the Board to take final action within the time prescribed herein, may appeal to the Superior Court of Middlesex County or the Land Court. Such appeal must be entered within 20 days after the Board's decision is filed with the Town Clerk or within 20 days after the expiration of the time prescribed herein if the Board has failed to take final action.

6.3. MANDATORY CONDITIONS

The Board must include the conditions set forth below in any approval of a definitive plan.

A. Failure to Obtain Endorsement. The applicant must obtain the endorsement of the Board within 180 days of the date of approval. Failure to do so may result in the rescission of the approval.

B. Failure to Complete Construction. The applicant must complete the construction of all ways and services within two years of the date of endorsement of the Definitive Plan. Failure to do so may result in the rescission of the approval of such plan, unless the Board extends said period, for good cause shown, after the written request of the applicant not less than 30 days before the expiration of said period.

C. Construct Streets and All Required Utilities. As a condition of approval of a subdivision, the applicant agrees to construct streets and complete all other work specified on the Definitive Plan or required under these Regulations, meet all relevant provisions of the Zoning Bylaw and other bylaws, including installation of required utilities in such subdivision, and all work incidental to them, such as grading of lots to provide drainage, construction of retaining walls and other details or as specifically required by the Board.

D. Perpetual Rights and Easements.

(1) As a condition of approval of a subdivision, the owner must grant to the Town a right and easement to construct, repair, replace, extended, operate, use and forever maintain all water mains, sewer mains, and all surface and subsurface stormwater drains in, through or under the streets and easements as indicated on the Definitive Plan.

(2) In consideration of being allowed to connect to public street system and to enable the Town to protect public health and safety, the owner must grant the Town the

perpetual right or easement to pass and repass over the streets and easements in the subdivision, and to use, operate, inspect, repair, renew, replace, and forever maintain the streets, street signs, and all appurtenances or components of them, in all of the subdivision and outside it if installed to serve the subdivision. To accomplish this, the owner must retain and reserve the necessary rights and easements in any conveyances or mortgaging of land or lots and in the recording of plans and easements.

(3) The owners must grant the Town the right to enforce on-street parking regulations within the subdivision and on any streets connecting the subdivision to the public street system. For projects that include minor streets, an instrument prohibiting parking and granting the Town enforcement rights will be required.

E. Post-Construction Responsibilities of Owners. Notwithstanding the provisions of §175-6.3D, it is the responsibility of the owners and owners' successors in title to all or any portion of the subdivision to maintain the landscaping, streets, and utilities within the subdivision until formally accepted by the Town. The owner must provide a supplemental covenant agreeing to maintain the streets and utilities, including snow removal, and permitting the Town to maintain them if necessary at the expense of the owners.

6.4. RECORDING OF DEFINITIVE PLANS

A. Plan. If no notice of appeal has been filed with the Town Clerk, or if an appeal has been taken and disposed of in a way which leaves the definitive plan approved and the Town Clerk has endorsed the Plan to that effect, any required modifications have been made or referred to on the plan, together with any conditions of approval, and the agreed-upon security has been accepted by the Board, the Board must endorse its approval on the plan, including the dates of approval and of endorsement, and return the plan originals to the applicant. The applicant must record the original Property Rights and Dimensional Standards Plan and Street layout and profile plans in the Registry of Deeds or file the Property Rights and Dimensional Standards Plan in the Land Court, as appropriate, within 180 days of the date of approval. The applicant must inform the Board in writing of the date and book and page or document number of recording.

B. Certificate of Action. The certificate of action and any easements and covenants must be recorded at the same time as the plans.

C. Supplemental Covenant. The Board may require, before the endorsement of the Definitive Plan, a supplemental covenant containing those conditions of approval that are intended to survive the release of the Statutory Covenant. The Board's Legal Counsel must approve such covenant as to form. Such covenant must be executed and duly recorded by the owners of record, and must run with the land. The covenant must be referenced on the Definitive Plan before recordation in the Registry of Deeds. The applicant must promptly, after recording, send a copy of the covenant, showing book and page number, to the Board.

6.5. SECURITY

A. Security for Construction of Ways and Improvements Required. The Board must not endorse its approval on the plans until security for the construction of ways and the installation of the required municipal services and other improvements to serve the subdivision has been provided. One of the methods in this section must be selected but

may be varied from time to time by the applicant, so that different parts of the subdivision may be secured by different methods, as long as the entire subdivision is secured by one method or another.

B. Bond or Surety. The applicant may give a bond, bankbook, or other readily negotiable security in the amount estimated by the Board to fully cover the cost, including inflation and contingencies, of constructing the ways and installing the municipal services or utilities to serve the lots enumerated in such bond or in a separate agreement referring to such bond. Such bond or security if filed or deposited must be approved as to form by the Board's Legal Counsel and as to sureties by the Town Treasurer. Such bond or security must be contingent on the completion of such improvements no later than three years from the date of the endorsement of the definitive plan. Failure to so complete will result in the automatic rescission of the approval of the Definitive Plan by the Board, unless the Board extends said period, for good cause shown, after the written request of the applicant before the expiration of said period. Upon satisfactory performance of all required work, the bond or other security may be released by a vote of the Board and returned to the applicant. Upon failure to satisfactorily complete the work within the time specified, or within such further time as the Board may grant, the Board must have the right to enforce said bond or realize upon other security to the extent necessary to complete the work to the satisfaction of the Board. In accordance with MGL c. 41 s. 81U, the Board may expend the proceeds of such bond or deposit not exceeding $25,000 without specific appropriation by the Town, provided the Board of Selectmen approves the expenditure. At the anniversary date of posting of a bond or other security and when circumstances otherwise call for such action, the Town may verify that the security is still in force and effect and that the surety or financial institution is solvent and capable of paying the required amount.

(1) Amount. In determining the amount of the bond or surety, the Board will confer with the Engineering Department and be informed by the following formula in setting the sum of the security:

(a) The applicant's estimate of the cost to complete the work; plus

(b) A ten percent contingency; plus

(c) Cost increases due to inflation over a five-year period; plus

(d) Costs associated with as-builts and street acceptance plans.

(2) Required Terms. All performance bonds must contain the following provision:

If the Principal fully and satisfactorily observes and performs per the qualifications and time schedule set forth here specified all the covenants, agreements, terms, and provisions in the following:

(a) The application for definitive plan approval;

(b) The Subdivision Control Law and the rules and regulations of the Planning Board which govern this subdivision;

(c) The Decision of the Planning Board dated _____ and attached to this as Exhibit A; and

(d) The definitive plan, as approved by the Planning Board in the Decision;

Then this obligation is void; otherwise, it remains in full force and effect and the sum must be paid to the Town of Lexington as liquidated damages.

(3) The penal sum of the bond or the amount of other security may be reduced from time to time by the Board upon request of the developer upon the partial performance of the required improvements.

C. Construction Mortgage Agreement. The applicant and the lending institution which provides a construction loan for the subdivision may enter into an agreement with the Board, whereby the lender must at all times retain a portion of the loan adequate to cover the cost of all outstanding work of construction of ways and installation of municipal services or other required improvements, and release portions of the amount so retained upon certification by the Board that the corresponding portion of the required work has been satisfactorily completed. Upon failure of the applicant to perform the required work within the agreed-upon period, the lender must make so much of the retained money as may be necessary to complete the required work available to the Board. Upon satisfactory completion of all required work, the applicant may request the release of the agreement and proceed in the same manner as under §175-6.6.

D. Statutory Covenant. Before the endorsement of the Definitive Plan, the applicant may elect to submit a covenant for review by the Board stating that no lot in the subdivision may be sold and no building may be erected thereon until the improvements specified in the decision and on the Definitive Plan are constructed and installed so as to adequately serve said lot or lots. The Board's Legal Counsel must approve such covenant as to form. Such covenant must be executed and duly recorded by the owners of record, and must run with the land. Such covenant must state that the improvements shown on the definitive plan must be completed no later than three years from the date of the endorsement of the Definitive Plan. Failure to so complete the improvements may result in the rescission of the approval of the Definitive Plan by the Board, unless the Board extends said period, for good cause shown, after the written request of the applicant no less than thirty (30) days before the expiration of said period. The covenant must be referenced on the Definitive Plan before recordation in the Registry of Deeds. After recording, the applicant must promptly send a copy of the covenant to the Board, showing the book and page number.

E. Converting Covenant to another Performance Guarantee. If the applicant desires that lots be released from a covenant and that the improvements remaining to be constructed or installed be secured by another form of performance guarantee, a formal written request must be sent to the Board ~~by registered mail~~, which sets forth and include:

(1) Extent. The extent and scope of remaining work to be completed to satisfy the requirements for the construction or installation of all required ways and municipal services.

(2) Estimate. An estimate, under these Regulations, which reflects all remaining costs related to the construction of all required ways and installation of all required municipal services.

(3) Form and Type. The form and type of guarantee being given to the Board to secure all remaining improvements.

(4) Board Action. The Board or its agent will make a determination as to the sufficiency of the submitted estimate, and, if such estimate is accepted, a new performance guarantee will be given to the Board. Upon acceptance by the Board of the new performance guarantee, all applicable lots must be released from the covenant.

F. Converting Bond, Deposit, or Agreement to Covenant. If the applicant desires to secure by means of a covenant the construction of ways and the installation of municipal services in a portion of a subdivision for which no building permits have been granted nor any lots have been sold, and to have the Board release the bond, deposit of money or negotiable security, or agreement and mortgage previously furnished to secure such construction and installation, the applicant must submit to the Board a reproducible tracing and three (3) contact prints of the reproducible tracing of the Definitive Plan, limited to that part of the plan which is to be subject to such covenant. Upon approval of the covenant by the Board, reference to them must be inscribed on such section of the plan, and it must be endorsed by the Board and recorded with the covenant at the expense of the applicant. Certified copies of all documents that the applicant records at the Registry of Deeds must be provided to the Board as in these Regulations.

6.6. RELEASE OF SECURITY

A. General. Upon completion of required improvements, security for the performance of which was given by the bond, deposit, or covenant, or upon the performance of any covenant with respect to any lot, the applicant, at his expense, must send by Registered or Certified Mail to the Town Clerk and the Board a written statement that the said construction or installation which has been secured in connection with such bond, deposit, covenant or agreement, has been completed per the requirements contained in these Regulations. Such statement must contain:

(1) Name and address of the applicant.

(2) A Compliance Certificate signed by the applicant and signed and sealed by his Engineer stating that the development has been completed according to the Rules and Regulations of the Planning Board and the Bylaws of the Town of Lexington.

(3) Copies of or reference to the requisite number of Inspection Forms and Reports.

(4) An As-Built Plan (see below).

(5) A written certification by the Board's engineer that construction of all ways and sidewalks, installation of monuments, street signs, pavement, lighting, gutters, and curbs, required grading and drainage, water mains, hydrants and appurtenances, all sewer mains and appurtenances and planting and seeding has been completed per the Definitive Plan.

(6) When applicable, a written certification from the Board of Health that the installation of sewage disposal facilities has been performed satisfactorily.

(7) Copies of or reference to the necessary instruments, executed by the applicant, transferring to the Town all utilities and easements as shown on the Definitive Plan (see below).

B. Refusal. If the Board determines that said construction or installation has not been completed, it must specify to the Town Clerk and to the applicant, in writing by Registered or Certified mail, return receipt requested, the details wherein said construction and installation must have failed to follow the requirements contained in these Regulations.

C. Constructive Release. Upon failure of the Board to act on such application within forty-five (45) days after receipt of them by the Town Clerk and the Board, all obligations under the bond must cease and terminate by operation of law, and any deposit must be

returned and any covenant must become void. If that said forty-five (45) day period expires without such specification, or without the return of the deposit or release of the covenant as previously mentioned, the Town Clerk must issue a certificate to such effect, duly acknowledged, which may be recorded.

D. As-Built Plans. The following as-built plans and profiles, prepared by an Engineer or Land Surveyor, based on an on-the-ground survey done within six weeks of submittal, must be submitted to the Board following the completion of construction and, in addition, at such time during the course of construction as may be required by the Planning Office or Town Engineer. These ~~may~~ shall be new plans ~~or full-size prints~~ of the approved definitive plans showing in red or other clearly distinguishable color all differences between the approved and the actual construction. Where the departures are considered significant, the Board may require corrective work or may require engineering calculations to substantiate acceptability of work as done. All submitted material must also be supplied in digital form, as described in 3.3.E(4).

(1) A street layout plan, typically at a scale of 1"=40', in a form approved by the Town Engineer as suitable for submission to the Town Meeting for street acceptance for purposes and for filing in the Registry of Deeds.

(2) A plan and profile, typically at a scale of 1"=40', detailing street locations, house locations, if any, and grades and the location and elevation of all underground utilities and appurtenances, including rim grades, percent of slope for sewer and drain lines, and contours, of two foot (2') intervals, for a distance of forty feet (40') from the sideline of any street layout, utility easement, the boundaries of any resource protection zoning district, and the boundary of any area which the Conservation Commission has previously determined to be subject to MGL c. 131 s. 40, "as built."

(3) The Engineer must obtain, from actual field survey and other sources as may be necessary, such information as is necessary to properly identify any "as built" locations of all underground utilities.

6.7. AMENDMENT, MODIFICATION, OR RESCISSION

A. General. Under MGL c. 41, s. 81W, the Board may, upon its own motion or upon the request of any person interested, amend, modify or rescind the approval of a Definitive Plan. Failure to follow these Regulations or the specifications and conditions in the approval of the Definitive Plan may constitute a basis for such action by the Board. Such action may include the utilizing any security posted by the applicant, the rescission of subdivision approval and all other measures provided by law.

B. Procedure. The procedure for the amendment, modification, or rescission of a Definitive Plan, under MGL c. 41, s. 81W must conform to the requirements, to the maximum extent practicable, for approval of an original Definitive Plan as set forth here.

C. Effect. The amendment, modification, or rescission of a Definitive Plan may not affect lots sold or mortgaged by the applicant per MGL c. 41, s. 81W.

§ 175-7.0 REQUIRED IMPROVEMENTS AND DESIGN STANDARDS

7.1. SITE DESIGN

A. Site Design Objectives.

(1) Design Objectives. Proposed developments must be located to preserve and enhance the natural features of the site, including tree canopy, to avoid disturbance of environmentally sensitive areas, to minimize adverse impacts of development on adjoining properties, to minimize the alteration of the natural features of the site and to preserve and enhance scenic points, historic buildings and places and similar community assets which add value and attractiveness to the subdivision and the Town.

(2) Residential Development. The construction of streets and municipal facilities and of dwellings in a residential development must consider topography, natural features, and drainage and must promote privacy for residents, adequate solar access, tree canopy, planting and other natural elements and consistency with the overall aesthetic appearance of the development.

(3) Commercial Development. The construction of streets and municipal facilities and of buildings in a commercial development must consider topography, natural features, and drainage and must reduce the impacts of noise, odor, glare and the scale of development on adjoining properties.

(4) Unsuitable Land. Land that the Board determines to be unsuitable for development due to flooding, improper or adverse drainage, adverse topography, poor soils, bedrock, location of utility easements or other features that the Board determines may be harmful to the safety, health, convenience and general welfare of the present or future inhabitants of the subdivision and or its surrounding area must not be subdivided or developed unless adequate measures are planned by the applicant and approved by the Board to eliminate any short-term or long-term impacts created by development of the unsuitable land.

B. Lots; Property Rights.

(1) Compliance with Zoning Bylaw. All lots shown on the plan must meet the frontage, area, shape, and access requirements of the Zoning Bylaw. Lots on which a building may be erected shall show the proof circle to confirm lot regulatory, lot area, and lot frontage required by § 4.2.2, 4.2.3 (1) of the Zoning Bylaw.

(2) Relationship of Lot to Street. Every lot must have adequate access for pedestrians, automobiles, emergency vehicles such as fire-fighting apparatus and ambulances, and larger vehicles such as delivery trucks.

(3) Lot Arrangement. Lots must be arranged so that there will be no foreseeable difficulties in securing building permits to build on all lots due to lack of compliance with the Zoning Bylaw; because of topography, soils, bedrock, improper drainage or other conditions; or in providing practical, workable access to buildings on each lot.

(4) Easements.

(a) Utility easements, where necessary, must be at least 20 feet wide.

(b) When a subdivision is traversed by a watercourse, drainage way, channel or stream, or has a stormwater storage facility, the Board may require an easement of adequate width to conform substantially to the lines of the feature and to offer for the possibility of flooding, protection of banks and adjacent properties, construction or future maintenance and other necessary purposes.

(c) Slope easements must be offered where necessary to ensure lateral support and protection of streets and other construction features.

(d) No section of a street, pedestrian path, bicycle path, water system, sanitary sewerage system, storm drainage system or another utility system may be approved if it requires a connection to the land of other owners unless appropriate easements are first obtained.

(5) Subdivision Straddling Municipal Boundaries. Whenever access to the subdivision or any lot in it is required to cross land in another town or city, the Board may require documentation that access for the intended use has been legally established in that town or city as a public street or as part of an approved subdivision in accordance with local zoning. In general, lot lines should be laid out so as not to cross municipal boundaries.

(6) Self-imposed Restrictions. If, as part of a subdivision application, the applicant or owner places voluntary restrictions on any of the land contained in the subdivision that is greater than the requirements of these Regulations or Zoning Bylaw, such restrictions or references to them must be shown on the definitive plan and recorded in the Registry of Deeds.

(7) Bounds.

(a) Permanent reference bounds for surveying must be set:

[1] Along each right-of-way line at all intersections, angle points, points of change in direction or curvature of streets, and at the two corners of each lot that abuts the right-of-way; and

[2] Along each line of any easement at angle points, points of change in direction or curvature.

(b) If a permanent bound is set on a long straight line, bounds must be set so that each is visible, or not more than 500 feet, from the next bound in each direction.

(c) Permanent bounds must be of granite or reinforced concrete six inches square and three feet long with a one-inch deep one-half-inch diameter drill hole in the top. Permanent bounds must be set in bank run gravel and must be set flush with the surface of the ground per the Standard Specifications. Where the soil makes the setting of permanent bounds impractical, alternate types of permanent monumentation may be used with the prior approval of the Town Engineer.

(8) Markers. In addition to locations where permanent bounds are required, a permanent reference marker for surveying must be set along each lot line at angle points, points of change in direction or curvature. Permanent markers must be metal pipes or pins at least 24 inches in length and must be embedded in the ground so that they are not easily removed or shifted from the point they mark.

C. General Construction Requirements.

(1) Construction Specifications. If the subdivision plan proposes construction for which standards or specifications are not given by these Regulations, the Board's Development Regulations, or the Town's Standard Specifications, the Massachusetts Highway Department Standard Specification for Highways and Bridges, latest edition, will apply. If a difference between the Town's Standard Specifications and the Massachusetts Highway Department Standard Specification for Highways and Bridges, the Town Engineer must determine which standard or specification will apply.

(2) Reimbursement for Extra Construction. The Board may require an applicant to install municipal services and construct ways of greater width or size than the requirements for the subdivision alone with the added cost to be reimbursed by the Town. Under no circumstances will a developer be reimbursed for the construction of a street with a pavement less than 33 feet wide, nor will a reimbursement be made for extending streets and utilities to the subdivision's boundaries.

(3) Improvements across Entire Frontage. The improvements required by these Regulations must be constructed across the entire frontage of any lot the subdivision of which is approved by the Board.

(4) Accessibility. All proposed improvements must comply with MGL c. 22 s. 13A and all regulations adopted under it.

7.2. STREETS AND RIGHTS-OF-WAY

A. Complete Streets Design Objectives. All subdivision street plans and designs must provide appropriate accommodations for all transportation system users including pedestrians, cyclists, transit users, and motorists. Complete streets are designed and operated to enable safe access for users of all ages and abilities. Street designs should be developed in a context sensitive manner in which consideration is given to the surrounding physical environment, land uses, as well as the location of existing and other planned infrastructure to support a multi-mode transportation network.

(1) General Objectives. The subdivision street system must be designed to:

(a) Permit the safe, efficient and orderly movement of motor vehicles, pedestrians, and bicycles;

(b) Meet, but not exceed, the needs of the present and projected future population to be served;

(c) Offer easy and prompt access by emergency vehicles, such as fire, police and ambulance vehicles, and to permit effective delivery of Town services, such as snow removal, school bus, and refuse removal services;

(d) Contribute to a safe and efficient Town-wide system of movement of motor vehicles, pedestrians, and bicycles;

(e) Promote connections for pedestrians, bicycles, and motor vehicles between adjacent neighborhoods and more direct access to public facilities, such as schools, recreation areas, and open space;

(f) Provide alternatives to the Town's few arterial streets to connect adjacent neighborhoods;

(g) Promote public transportation and increased pedestrian and bicycle accommodations in order to reduce vehicular congestion and environmental pollution;

(h) Minimize the long-term costs for maintenance and repair of streets;

(i) Enhance the appearance of the subdivision and the Town by achieving a visually attractive streetscape.

(2) Residential Subdivisions. In addition, the street system in a residential subdivision must be designed to:

(a) Discourage use of streets in residential neighborhoods by through traffic that originates or has a destination:

[1] Outside of the Town;

[2] In a commercial area;

[3] In residential neighborhoods in the Town that are a mile or more away;

(b) Protect the residential character of the development by encouraging safe-speed travel within the subdivision and reducing noise and fumes;

(c) Promote safe travel by bicycles and pedestrians and, where possible, offer facilities for them separated from automobiles.

(3) Commercial Subdivisions. In addition, the street system in a commercial subdivision must be designed to:

(a) Encourage carpooling, van services, cycling, and public transportation and a reduction in single-occupant automobiles;

(b) Reduce congestion on nearby streets and preserve adequate transportation capacity and user safety at affected intersections and street segments.

B. Layout and Alignment of the Street System.

(1) Must Connect to a Public Street.

(a) Each street within a subdivision must connect to and be accessible from the public street system either directly or via some combination of:

[1] Streets approved as part of another definitive subdivision plan which have either been constructed in accordance with that plan or for which adequate surety exists to guarantee satisfactory completion of the street;

[2] Streets other than those above which are built to the same design standards as new subdivision streets constructed in compliance with these *Regulations*; or

[3] One or more other streets in the subdivision.

In order to meet these requirements, the applicant may improve existing streets at its own expense. The Board may not approve a subdivision plan that requires improvement of a street if a competent legal opinion is presented that the applicant does not have the necessary rights to make such improvements unless the Town Counsel provides an opinion that any potential legal impediments to such construction have been removed.

(2) Streets Continuous. Where there is more than one street within a subdivision, streets must be connected into one continuous system.

(3) Intersections.

(a) Streets must be laid out to intersect as nearly as possible at right angles, and in no case at less than a 75-degree or more than a 105-degree angle.

(b) New subdivision streets may be constructed at an intersection of two existing streets if the proposed subdivision street is aligned opposite one of the existing streets.

(c) An intersection of two streets may not be within 125 feet of any other existing or proposed intersection, unless aligned directly across the street, as measured between the points of intersection of the centerlines of the intersecting streets.

(4) Location. New rights-of-way shall be located at least 10 feet from any lot outside the subdivision except as provided below.

(a) This subsection shall not apply to easements reserved under §7.2C but not constructed.

(b) This subsection shall not apply to the portions of rights-of-way providing adequate sight distance at intersections required by §7.2E(12).

(c) Where an existing right-of-way is extended, this subsection shall not apply to lots fronting on the existing right-of-way.

(d) This subsection shall not apply to proof plans not approved for construction.

C. Extension to Adjoining Land.

(1) Easement reserved for an extension to adjoining land. When land adjoining the subdivision can be developed, the subdivision plan must allow for the future extension of streets and other public facilities to the adjoining land. The subdivision plan must reserve an easement to the adjoining land for the future extension of the street and other public facilities.

(2) Reserve Strips Prohibited. Where a way within the subdivision passes within 25 feet of an adjacent property, the subdivision plan must reserve an easement providing access from the way to the adjacent property.

(3) Reconstruction of street if development of adjoining land occurs later. If the adjoining land is later developed, the developer of that land may extend the street and utilities to the adjoining land. Such construction must include the removal of any turnaround. Any land within the right-of-way that was part of the turnaround and is no longer needed for an extended right-of-way must be landscaped and deeded to the abutters.

(4) Utility Stubs Extended.

(a) The Board may require the developer to construct stubs of utility lines and other underground services and facilities to the edge of the right-of-way so that future extension of the street and utilities can be made without digging trenches in the street.

(b) The Board may require the developer to construct a "wye" stub of newly constructed utility lines to the edge of the right-of-way of a street to serve lots

that abut the street but are not in the subdivision so that those lots may connect to the Town system later without digging trenches in the street.

D. Street Classification.

(1) Compliance with the Classification System. The street type is defined by assessing the street's proposed role in the town's (and regional) transportation system, together with its surrounding built and natural environment. Lexington is generally suburban in character, with some parts appearing rural and some quite urban, which makes identifying the unique or project-specific contextual elements crucial to determining the appropriate design.

For the purposes of an application, the Board will determine the classification of each proposed street.

(2) Classes. The street type reflects its degree of local access and regional connectivity as described below:

(a) Arterials: Arterials have a high to moderate degree of regional connectivity at a wide range of speeds with a low to high level of local access. Examples include Waltham Street and Massachusetts Avenue.

(b) Collectors: Collectors have a low to moderate degree of regional connectivity, at a wide range of speeds, with a higher degree of local access than arterials. Grant Street, Hill Street, and Lincoln Street are examples of collectors.

(c) Local Streets: Local streets have a low to no degree of regional connectivity, low speeds, and a high degree of local access.

(d) Minor Streets: Minor streets are a subset of local streets that serve, directly or indirectly, less than 10 existing, proposed, or potential dwelling units. Minor streets are typically, but not always, dead end streets.

(3) Street Names. Street names must be different enough in sound and in spelling from other street names in Lexington so as not to cause confusion. A street that is planned as a continuation of an existing street must have the same name. The extension of a street to connect to another street with a different name must have the name of the longer street. The Board, after consultation with the Town's public safety officials, determines the name of the street.

(4) Street Name Signs. Street signs must be erected on two-inch inside diameter posts at all street intersections per the Standard Specifications. A temporary street name sign with black letters four inches long on light background must be erected at the time work is started in that part of a subdivision at all points where permanent signs will be required. The developer must keep complete visibility of street name signs until they are replaced by permanent signs that follow the Town's specifications, at the developer's expense.

E. Design Standards for Streets and Rights-of-Way.

(1) Design standards for streets and rights-of-way. These standards draw from and rest upon several important street design resources. These standards are consistent with, and in the case of silence or conflict should be referred to those described in:

(a) The 2011 edition of *A Policy on Geometric Design of Highways and Streets*, by The American Association of State Highway and Transportation Officials (AASHTO);

(b) The Massachusetts Department of Transportation's specific guidance on Complete Streets design standards found in the following publications:

[1] Project Development and Design Guide (2006);

[2] Healthy Transportation Policy Directive (P-13-0001, 2013);

[3] Engineering Directive E-14-006 (2014), and

[4] Separated Bike Lane Planning and Design Guide (2015).

(c) The many related resources referenced in the above, especially those aimed at achieving flexibility around pedestrian and bicycle facilities,

The standards below are not an attempt to provide every detail needed to design a right of way, but highlight key elements where the Town wishes to provide specific guidance to create context sensitive right of ways.

	Minor	*Local*
Design Speed (MPH)	25	25
ROW CROSS–SECTION ELEMENTS		
Sidewalks (Number)	1	1
Width (feet)	5	5
Planting Strip		
Min. Width (feet)	4	5
Shoulders		
Width (feet)	1	2
Travel Lanes	2	2
Width (feet)	9	10
Min. Grade	1%	1%
Max. Grade	8%	8%
Max. Grade within 75' of Intersection	2%	2%
Other Design Elements/Criteria		
Min. Overall ROW Width (feet)	40	50
Min. Intersection Rounding Radius (feet)	25	25
Min. distance between the ROW to any lot line of a lot situated outside of the subdivision. Except as in §7.2.B(4)	10	10

(2) Collector and Arterial Design. Proposed subdivisions that require collector- or arterial-scale right of ways should refer to the design resources listed in E.(1) above.

(3) Cross Slopes. The cross slopes of the travel lanes are 3/8ths of an inch per foot. The maximum cross slope of the planting strips is 3:1. The maximum cross slope for sidewalks is 1.5%.

(4) Bicycle Accommodations. All proposed streets must make adequate provisions for cyclists. For minor and local streets, these accommodations are likely to be met by sharing the travel lane, without the need for formal markings or signage. On

collectors and arterials, however, depending on the context, adjustments to travel lane widths, shoulder widths, pavement markings, dedicated bicycle lanes, or separated lanes may be required.

(5) On-Street Parking. Due to their width, on-street parking is prohibited on minor streets. Local streets, by contrast, can informally accommodate parking on one side of the street. On-street parking on collectors and arterials should be designed carefully in consideration of other travel lane users, such as cyclists.

(6) Changes in Direction. Any change in direction of right of way tangents must be connected by either a horizontal curve or an intersection.

(7) Dead-end Streets.

(a) A dead-end street may not be longer than 650 feet from the point of beginning following the centerline to the furthest point on the right-of-way line. The point of beginning of a dead end street or way or of a system of dead end streets or ways is the point of intersection of street centerlines with a street of which there are two or more distinct vehicular access routes to the general street network of the Town.

(b) A dead-end street shall be a minimum of 150 feet from the point of the beginning following the centerline to the furthest point on the right-of-way line on the turnaround.

(c) A street sign stating "Dead End" or "Not a Through Way," satisfactory to the Town Engineer, must be installed.

(d) Dead-end Street Turnaround Design Standards. Every dead-end street must:

[1] Terminate with a 60-foot radius right-of-way line with a landscaped center island.

[2] The pavement must have an outside turning radius of at least 50 feet.

[3] The pavement must have an inside turning radius of at least 25 feet.

[4] Alternative plans must include an analysis and evaluation of fire apparatus maneuvers throughout the turnaround created by swept path analysis and turn simulation software.

(8) Centerline of Street. The centerline of the paved section of the street must follow the centerline of the right-of-way.

(9) Driveway Aprons. Driveway aprons must be constructed to serve each lot, graded to offer unimpeded drainage in the gutter, and constructed to the same standards as the street to the actual driveway width but in no case less than eight feet, or greater than 20 feet, wide for the entire distance between the exterior right-of-way line and the paved section of the street.

(10) Curbs and Gutters.

(a) Curbing is required to offer for safety, stormwater management, and delineation and protection of the pavement edge and to prevent erosion. Except where specified below, a continuous, low profile, "Cape Cod" style berm of bituminous concrete must be provided as an integral part of each new street

(b) Vertical granite curbing must be installed:

[1] At the back of catch basins that are at low points;

[2] On all sections of a street with a grade greater than 5%;

[3] At all corner roundings; and

[4] On all collector and arterial streets.

(c) The design, dimensions, and installation of all granite or bituminous curbing must follow the Town's Standard Specifications.

(11) Slopes and Walls.

(a) Wherever the grade of the approved street differs from the grade of the adjacent land or where otherwise necessary for public safety, in the area beyond the sidewalk or landscaped planting strip, the developer must erect retaining walls and guardrail fences or offer slopes no steeper than one foot vertical to three feet horizontal in fill and one foot vertical to two feet horizontal in cut to ensure proper protection and lateral support.

(b) No retaining wall may have a height above finished grade greater than five feet. Where necessary, a series of retaining walls may be constructed in a terraced effect provided the horizontal distance between the outside face of one wall is at least four feet from that of the next wall.

(c) Landscaping must be provided on slopes and on the terraces between retaining walls to reduce the visual impact of the construction. Such walls, fences, slopes, and planting are subject to the Board's approval as to location, design, and dimensions and must be constructed in a manner satisfactory to the Town Engineer.

(12) Sight Distance, Alignment, and Profile. To ensure proper sight distances, alignment and profile of proposed streets designers must use the methodology laid out in AASHTO's *A Policy on Geometric Design of Highways and Streets*, referenced above. The *Policy* describes in detail how to calculate stopping sight distances, decision sight distances, passing sight distances, and horizontal and vertical profile.

(13) A development should consider future sidewalks or other complete streets improvements within the development and where the new subdivision road connects to the existing road. New roads should connect the sidewalk to an existing sidewalk system. An applicant should consider locations of hardscaping, landscaping, utility poles, fire hydrants, and other site appurtenances that could create new hazards in close proximity to the Right of Way.

F. Street Construction.

(1) Construction Standards and Procedures. The following construction and installation standards apply:

(a) The area between the right-of-way lines must be cleared and grubbed except for those trees intended to be preserved as street trees.

(b) All excavation must conform to the lines and grades shown on the approved definitive subdivision plan. Where mucky soil, ledge or clay is encountered within the right-of-way, it must be removed entirely and, where necessary, replaced with ordinary borrow or other materials specified in Massachusetts

Highway Department Standard Specifications for Highways and Bridges, latest edition. Where water is encountered or is expected to be encountered within four feet of the finished grade of the street, subsurface drainage, of a design acceptable to the Town Engineer, must be constructed.

(c) Boulders or ledge must be removed to a depth of at least 24 inches below final grade when within the area to be paved. Extensive ledge areas may require the installation of interceptor sub drains or perforated pipe. Where street and shoulder grades require more than two feet of cut or fill, retaining walls may be required along abutting property lines unless a suitable alternative is shown, such as an earth slope one foot vertical to two feet horizontal. In such cases, a slope easement of adequate width must be obtained.

(d) The paved section of a street must conform to the current version of the Town of Lexington's Standard Street Construction Details. All materials used in the construction of streets must conform to the Town's Standard Specifications or, when not covered by the Standard Specifications, by the Massachusetts Highway Department Standard Specifications for Highways and Bridges, latest edition.

(2) Restoration of Existing Streets. Whenever the construction of utilities, connection to existing services, or facilities requires opening a street, the developer must reconstruct the existing pavement, as follows:

(a) By cold-planing the entire width of the street to a depth of 1.5 inches, from the point of curvature of the curb rounding across the proposed subdivision street to the point of tangency of the opposite curb rounding; and

(b) Overlaying the cold-planed area with a one-and-one-half-inch finish course of bituminous concrete.

7.3. SIDEWALKS AND PATHS

A. Sidewalks.

(1) Location. Sidewalks must be located within, and next to, the exterior line of the right-of-way. Sidewalks must be a uniform distance parallel to the paved section of the street and separated from it by a landscaped strip. However, in order to avoid mature trees in the proposed right of way that is to be preserved, applicants may deviate from this standard without the need for a waiver provided they remain within the right of way.

(2) Alternative Locations. The applicant may propose, or the Board may require, that all or some of the walks be located within easements rather than within the right-of-way of the street. The width and construction of walks in easements must be the same as if within a street right-of-way.

(3) Construction. Sidewalks construction must conform to the Town's Standard Specifications.

B. Footpaths and Trails.

(1) Where required. The Board may require the construction of a footpath or trail to offer access to open space, recreational areas, streets, footpaths, trails, bicycle paths, or recreational paths located either within the subdivision or on adjoining land.

(2) Objectives for Footpaths and Trails. Footpaths and trails should be individually tailored, in width and material, to take full advantage of the area's unique natural surroundings with attention to the following objectives and standards:

(a) Build for durability by:

[1] Finding the most stable, well-drained soils that can bear the weight of pedestrian traffic;

[2] Building boardwalks where the soil is wet or unstable; and

[3] Using a switchback plan on slopes to inhibit erosion.

(b) Minimize environmental impact by:

[1] Disturbing the environment surrounding the trail as little as possible;

[2] Leaving trees that will offer a natural check on the amount of undergrowth that will require maintenance;

[3] Designing for proper drainage;

[4] Harmonizing the trail with its environment; and

[5] Using natural construction materials, such as dirt, cobblestones, or wood, where appropriate.

(c) Offer privacy for adjacent landowners by one or more of the following:

[1] Constructing a berm, fence, or combination of both;

[2] Planting trees and shrubs; and

[3] Allowing the natural vegetation to reclaim the area if it will offer adequate protection.

(3) Path Easements. Easements for footpaths or trails must be at least 10 feet wide. Easements providing public access over these paths and trails are required.

(4) Identification. A sign or identification for a footpath or trail must:

(a) Be placed at the entrance and junctions of trails; and

(b) Be coordinated with the color of the existing signage used in the conservation areas in Lexington;

C. Bicycle Path or Recreational Path.

(1) The Board may require the construction of a bicycle path or recreational path:

(a) To offer a connection to a Town bicycle path or recreational path located on adjoining land or streets; or

(b) Where the path would be part of an existing or proposed Town bicycle path or recreational path system or of bicycle path or recreational paths leading to a public school.

(2) Path Easements. Easements for bicycle paths or recreational paths ~~footpaths or trails~~ must be at least 10 feet wide. Easements providing public access over these paths and trails are required.

(3) Construction. A bicycle path or recreational path must be at least 10 feet wide and constructed in accordance with the Town's Standard Specifications.

7.4. UTILITIES AND UNDERGROUND FACILITIES

A. Standards for Water and Sewer Service.

(1) Construction Requirements. All elements of the water and sanitary sewer service must be designed to comply with the Town's Water, Sewer and Drain Regulations and the Standard Specifications.

(2) Connection to Town System. Water and sanitary sewer mains must connect to the municipal water supply and sanitary sewer systems, respectively.

B. Water Mains.

(1) Objectives. Water mains, laterals, and appurtenances must be designed to offer adequate water service for the needs of residents and for fire suppression.

(2) Looped Water System. The water system must be designed to form a continuous loop with existing or proposed water mains.

(3) Fire Hydrants. Fire hydrants must be spaced not more than 500 feet apart. A copy of the plan showing fire hydrant locations must be submitted by the Board to the Fire Chief for his or her comments and recommendations.

C. Sanitary Sewers.

(1) Objectives. Sanitary sewers, including all appurtenances, must be designed to connect all lots in a subdivision to the municipal sewer system for treatment and disposal of sewage.

D. Electric Power and Communication Lines.

(1) Installation. All electric power lines and communication lines must be installed in underground conduits. Communication lines must include, but not be limited to, telephone, security alarm, and cable television. To ensure that future providers have access to the development, additional conduits must be provided.

(2) Street Lighting. The developer must show provisions for street lighting on a plan subject to the approval of the Town Engineer. The developer must install the conduit underground and construct the bases. Poles and streetlights may not be installed without the prior written approval of the Town Engineer.

7.5. STORMWATER MANAGEMENT

A. Objectives. Projects must be developed to maximize stormwater recharge within the site, minimize direct overland runoff onto adjoining lots, streets, and watercourses, and ensure that the Town can meet the requirements of its National Pollutant Discharge Elimination System (NPDES) general permit.

B. Drainage Easements.

(1) Where it is necessary to carry drainage across lots within the project, drainage easements must be provided, of such width and construction as will be adequate to accommodate the volume and velocity of the runoff. However, in no case may the easements be less than 20 feet wide.

(2) When a proposed drainage system will carry water across land outside the project boundaries, appropriate drainage rights must be secured by the applicant and referenced on the definitive plan.

C. Standards for Stormwater Management.

(1) Construction requirements. All projects subject to this section must be designed to comply with the requirements for "Above-Threshold Projects" detailed in Article VI, Stormwater Regulations, of Chapter 181 of the Code of Lexington.

7.6. TREES AND LANDSCAPING

A. Objectives and Applicability.

(1) Objectives. The Board determines that:

(a) Trees and other plant materials planted within or along the right-of-way as part of a coordinated landscape plan improve the appearance and economic value of a subdivision;

(b) A landscaped island in the center of a turnaround is better than a paved surface covering the entire island;

(c) The owners of the lots that have frontage on the turnaround, individually and collectively, should support the landscaping in such islands, and the owners of other lots that have frontage on sections of the right-of-way within which landscaping is planted should support that landscaping;

(d) Every effort must be made to preserve existing trees within the proposed right-of-way as well as within individual lots shown on the subdivision.

B. Street Trees.

(1) Location. Street trees must be planted, at the developer's expense, on each street within the tract being subdivided. Trees should be planted within the right-of-way's planting strip(s) and spaced between 27 to 35 feet apart on center.

(2) Characteristics. Proposed street trees must meet the following standards:

(a) Proposed street trees must be of the applicable USDA Zone hardiness, licensed nursery stock with good root development and branching characteristics with a one-year warranty.

(b) No more than 50% of any one genus may be proposed.

(c) Proposed street tree species must be native indigenous to the region. A list of recommended tree species can be found in the ~~Massachusetts Division of Fisheries and Wildlife's publication *The Vascular Plants of Massachusetts: A County Checklist*~~ Planning Board's Preferred Planting List.

(d) Be a minimum size of three inches in caliper, measured four feet from the ground level, and eight to 10 feet of height in place.

(e) Be planted in holes of a depth and width of two times the diameter of the root ball. Trees must be planted at their proper depth, in good quality topsoil, and securely staked.

C. Cul-de-Sac Plantings. The center island of a cul-de-sac must be landscaped.

D. Restoration of Slopes. All cut and fill slopes subject to erosion and adjoining the right-of-way must be planted with suitable well-rooted, low-growing plant materials as shown on the landscape plan. Plants or perennial grass must be suited to the adjoining landscape and located to offer adequate cover. The Board may require the planting of sod and other erosion control measures where called for.

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

7.7. RESERVATION OF LAND FOR PUBLIC PURPOSES

A. Designation for Reservation. The Board may require the designation of one or more parts of the subdivision tract for reservation for three years for park, playground, open space or other municipal purposes. The reservation of land may not be unreasonable in relation to the size of the tract being subdivided and to the prospective uses of the reserved land.

B. Plan Notation. If the Board designates land for reservation for municipal purposes, a notation must be made on the definitive subdivision plan concerning the area being reserved and the requirement that no street, utilities, building, or other improvements within the boundaries of the land being reserved may be made for three years from the date of endorsement of the plan without the Board's prior written approval.

C. Action by Town within Three Years. During the three-year reservation period, the Town may choose to buy any or all of the reserved land and must justly compensate the owner for the land acquired. If the Town does not choose to buy the land within the three-year reservation period, the developer may go ahead with improvements per the approved subdivision plan.

§ 175-8.0 CONSTRUCTION

8.1. WORK NOTIFICATION TO TOWN DEPARTMENTS

A. Preconstruction Conference. Before the initiation of any work within the subdivision, the applicant must arrange for a preconstruction conference with the Planning Office, at which time a work schedule, outlining all steps within the development process, must be submitted by the applicant. Following approval of the work schedule by the Planning Office, the applicant will be required to notify the Planning Office, in writing, of any deviations from the proposed work schedule.

B. Notification. The Planning Office and Town Engineer must be separately notified, at least 48 hours (excluding Saturdays, Sundays, and legal holidays) before beginning any of the following work:

(1) Cutting of trees for street construction.

(2) Clearing and grubbing of a right of way.

(3) Installation of storm drainage facilities.

(4) Installation of water and sanitary sewer facilities.

(5) Placing of material for sub-base.

(6) Excavation for the underground electric distribution system.

(7) Application of gravel in or above sub-base.

(8) Laying of Bituminous Concrete Bottom Course.

(9) Laying of Bituminous Concrete Top Course.

(10) Installation of curbing and curb inlets.

(11) Spreading of gravel in sidewalks.

(12) Laying Bituminous Concrete for sidewalks and aprons.

(13) Spreading of loam for grass plots.

(14) Grading of slopes.

(15) Construction of retaining walls.

(16) Setting of bounds.

C. Allocation of Risk. If any of the above-designated work is commenced without proper notification being given as specified, such work is performed at the risk of the applicant or owner; and the Town Engineer may order the removal of them at the expense of the applicant or owner. All inspections performed by the Town Engineer or her or his designee are at the expense of the applicant. Subdivision bonds will not be released until all such expenses have been paid to the Board.

8.2. INSPECTION

A. Access. To verify that the required improvements are constructed or installed in accordance with these Regulations and with the applicable technical standards, the Board, its agents, and employees of the Town must be allowed access to the subdivision during normal working hours while it is under construction, subject to notice and compliance with safety standards.

B. Notice. The applicant is responsible for ensuring that written notice is delivered to the Planning Office and the Town Engineer upon the completion of each of the tasks

enumerated below and at least three working days before commencing the next task or covering the work performed. Work covered before the expiration of three working days after such notice may be required to be uncovered or dug up or may be considered to have not been done per these Regulations.

C. Required Inspections. Before the start of construction in a subdivision, the Board will designate either the Town Engineer, his or her designee, or another authorized Engineer to be responsible for periodic inspection of construction. The developer may not go ahead with construction of any of the following stages of development until the Town Engineer has given his written approval of the satisfactory completion of the earlier stage.

(1) Clearing, grubbing, and excavation to firm sub-base;

(2) Filling and grading to rough grade may include utility trenching;

(3) Bedding water, sewer, and drain pipes; installing manholes and catch basins, valves, and appurtenances (no backfilling trenches);

(4) Backfilling trenches, rolling and compacting sub-base or surface;

(5) Installing select gravel or crushed stone base in 6" layers, rolling, and compacting to grade;

(6) Setting curbing, catch basin inlets and gratings, headwalls, retaining walls, other structural details;

(7) Laying any course of bituminous pavement;

(8) Loaming and seeding grass plots;

(9) Planting shade trees;

(10) Adjusting manhole and catch basin covers, valve covers, removing debris, leftover materials, correcting uneven spots, clean-up.

(11) Following completion of all improvements and the installation of bounds.

The Town Engineer may require inspection at such other intervals, as he or she may deem necessary to assure proper construction of the improvements. In addition, the Town Engineer may require periodic inspection reports from the developer's engineer.

D. Street Construction

(1) No pavement may be laid:

(a) After frost has penetrated the base more than one inch; or

(b) After the air temperature stays at or below freezing for more than a day; or

(c) After the final day for paving set by the Town Engineer, whichever occurs first.

(2) No paving may be done under any adverse conditions, as determined by the Town Engineer.

(3) Any sections of pavement not meeting the approval of the Town Engineer must be removed and replaced.

E. Reinspection of Incorrect Construction. If the Town Engineer does not give written approval of the satisfactory completion of the earlier stage, or at any other time, and the Planning Director gives written notice to the developer that any of the facilities are not constructed per the approved subdivision plan, or do not follow the Standard Specifications, or are not constructed following good construction practice as determined

by the Town Engineer, the developer must correct the construction of the facility so that it complies. The developer may not go ahead to a later stage of construction until the incorrect construction has been corrected and the Town Engineer issues a written statement that the construction complies. A site visit by the Town Engineer may be required, for which a fee is required.

F. Water and Sewer Mains

(1) With respect to water mains, services, hydrants, and appurtenances, the required inspections may be performed by the Town Engineer, or his or his designee. Repeat inspections will be required if any work is found not to have been satisfactorily performed.

(2) Before acceptance by the Town, all water and sanitary sewer lines must be tested to the satisfaction of the Town Engineer.

G. Cost. The cost of inspections must be borne by the applicant and those legally succeeding the applicant in the title to the subdivision or any portion of them. They will be billed for the cost of inspections, including repeated inspections when necessary when the cost exceeds the money left available from the consultant's Project Review Fees. Security for the construction of streets and utilities may not be released until all money owed the Town in connection with a subdivision has been paid.

H. Certification of Monuments. The required monuments (stone bounds or equivalent) must be set by or under the direct supervision of a Land Surveyor after all construction which could disturb them has been completed, and ~~two copies of~~ ~~two copies of a~~a PDF copy of the plan of the subdivision (which may be the "as built" plans) must be submitted to the Board, showing the exact location and nature of the monuments set or found (identified as such), certified by a Land Surveyor.

I. Completion. Notwithstanding the inspections and verifications by the Board and its agents, the applicant, the surety company, if any, and those succeeding the applicant in title to the subdivision or portions of them are responsible for the subdivision being completed per the approved plans and these Regulations in a satisfactory condition, and without defects, when requesting release of performance guarantees.

8.3. DISPOSAL OF DEBRIS AND WASTE.

No debris, junk, rubbish or other non-biodegradable waste materials may be buried, left, or burned on any land in the subdivision. Removal of such materials will be required before the final release of any covenant or surety. The Board of Health and the Town Engineer must approve burial of biodegradable materials on the site. Tree limbs, brush, and stumps are not considered biodegradable and may not be buried on the site. The burial locations and description of buried materials must be noted on the as-built plan. The Board may require that the description and location of buried materials be recorded in the Registry of Deeds before the release of affected lots for sale or building.

8.4. CERTIFICATES OF OCCUPANCY DURING CONSTRUCTION

A. Rights of Ways. No Certificates of Occupancy may be issued until all work associated with the right of way construction is complete, except for the final top course of pavement, unless otherwise authorized by the Planning Board after acceptance of a performance guarantee.

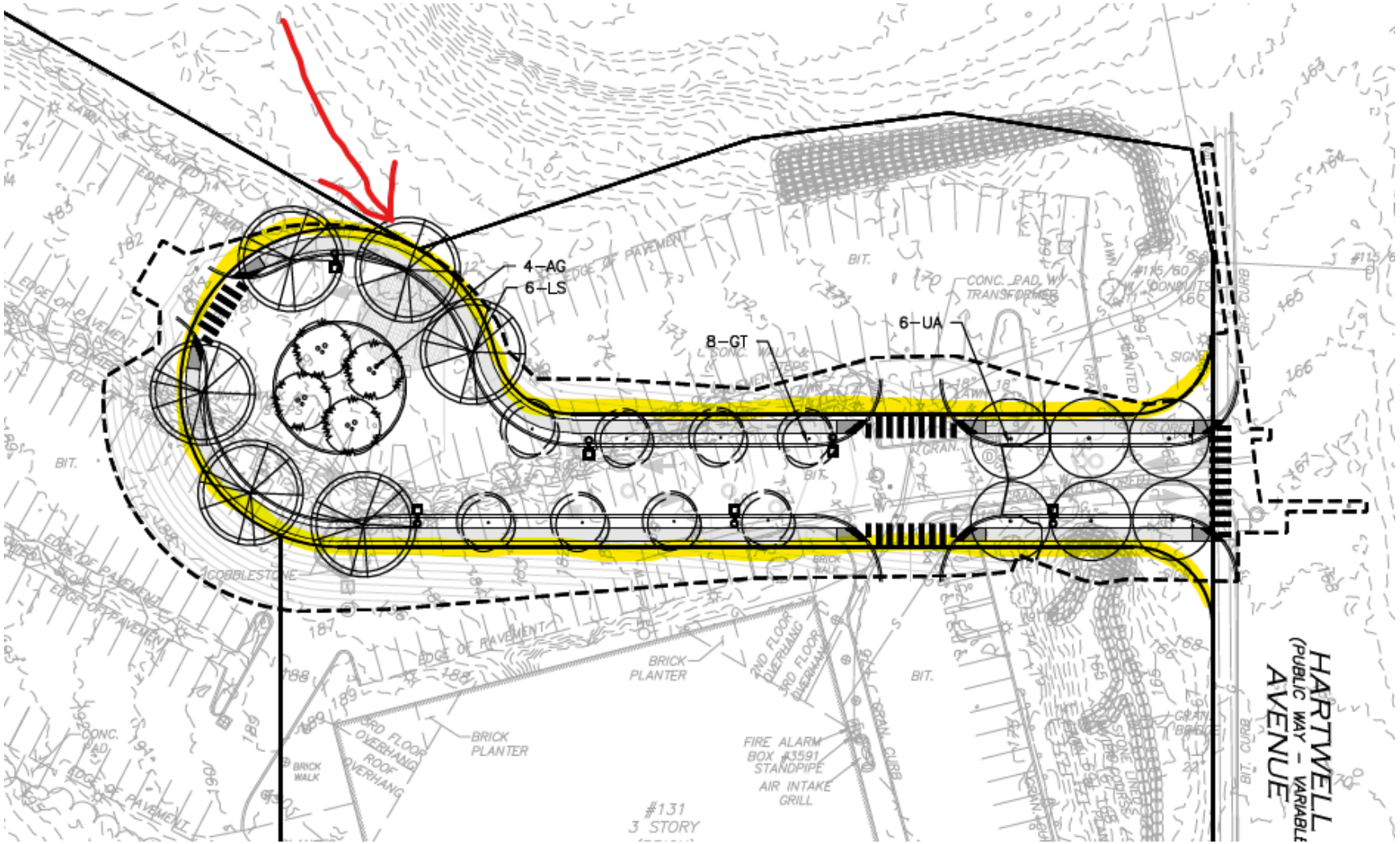
B. Fire Hydrants. No certificate of occupancy will be issued until the Fire Department is satisfied with the results of any fire hydrant flow test(s) for any new hydrants installed.

Amendments to Planning Board Subdivision Regulations Chapter 175

Visuals of proposed changes

September 25 public hearing opened, continued to October 8, and October 22, 2025

Proposal: Adds a minimum requirement for 10 feet between a new road's right-of-way (ROW) and another property line.



<u>The Regulations require the ROW</u>:

- 40 ft. in width
- Includes the grass strip, trees, & sidewalk, paved travel lane

Example on left would not be permitted as shown with proposed change, would require being shifted 10 ft.

Proposed added language: updated Oct. 14:

Add to Design Standards for Streets & Rights of Way Table 7.2E:

Min. distance between the new ROW to any lot line of any lot situated outside of the subdivision. Except as in §7.2B(4).	10 ft.

Added to §7.2B on October 14:

(4) Location. New rights-of-way shall be located at least 10 feet from any lot outside the subdivision except as provided below.

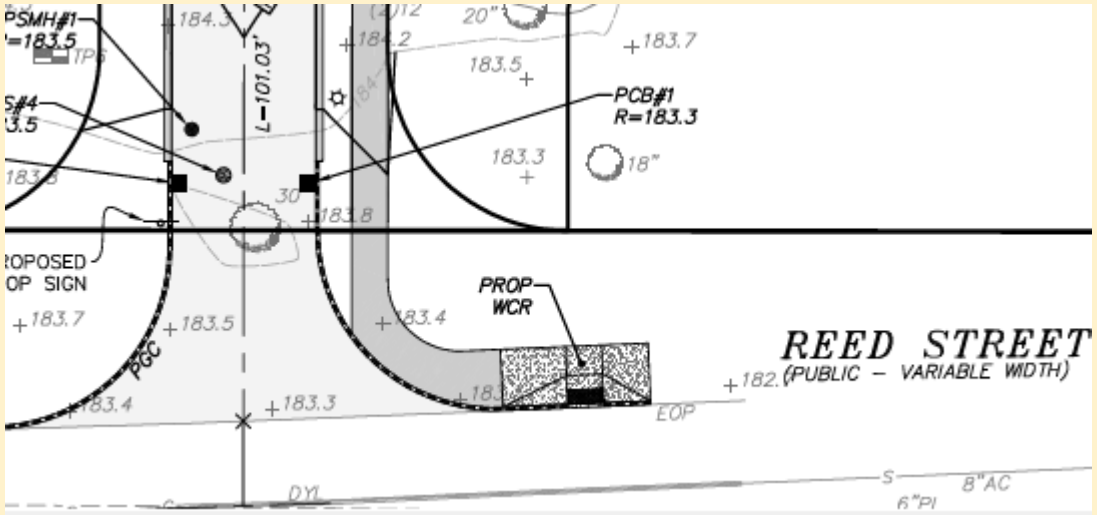
(a) This subsection shall not apply to easements reserved under §7.2C but not constructed.

(b) This subsection shall not apply to the portions of rights-of-way providing adequate sight distance at intersections required by §7.2E(12).

(c) Where an existing right-of-way is extended, this subsection shall not apply to lots fronting on the existing right-of-way.

(d) This subsection shall not apply to proof plans not approved for construction.

- Part (a) refers excluding extensions to adjoining land that have not been constructed. For example Solly's Way.
- Part (B) refers to excluding portions of the right of way that may have things like sidewalk, plantings, that don't interfere with sight lines. For example, Kay Tiffany Way off Reed St.
- Part (c) would exclude a road extension for example Rowland Ave.



New suggestions for Board discussion on October 22:

Add to Section 6.1.C Required Plans, add to section (4) Site Construction Plan, to show on the site construction plan:

(i) Where more than 300 cubic yards of material will be relocated, the resulting change in grade in intervals of 2 feet.

MA Subdivision Control Law

- MGL c. 41, §81 "Subdivision" – shall mean the division of a tract of land into two or more lots…
- Planning Board's adopt Subdivision Rules & Regulations
- Lexington Planning Board's Subdivision (Chapter 175 of the Code of Lexington) last amended in 2017
  - Application submission process
  - Design standards for streets and infrastructure

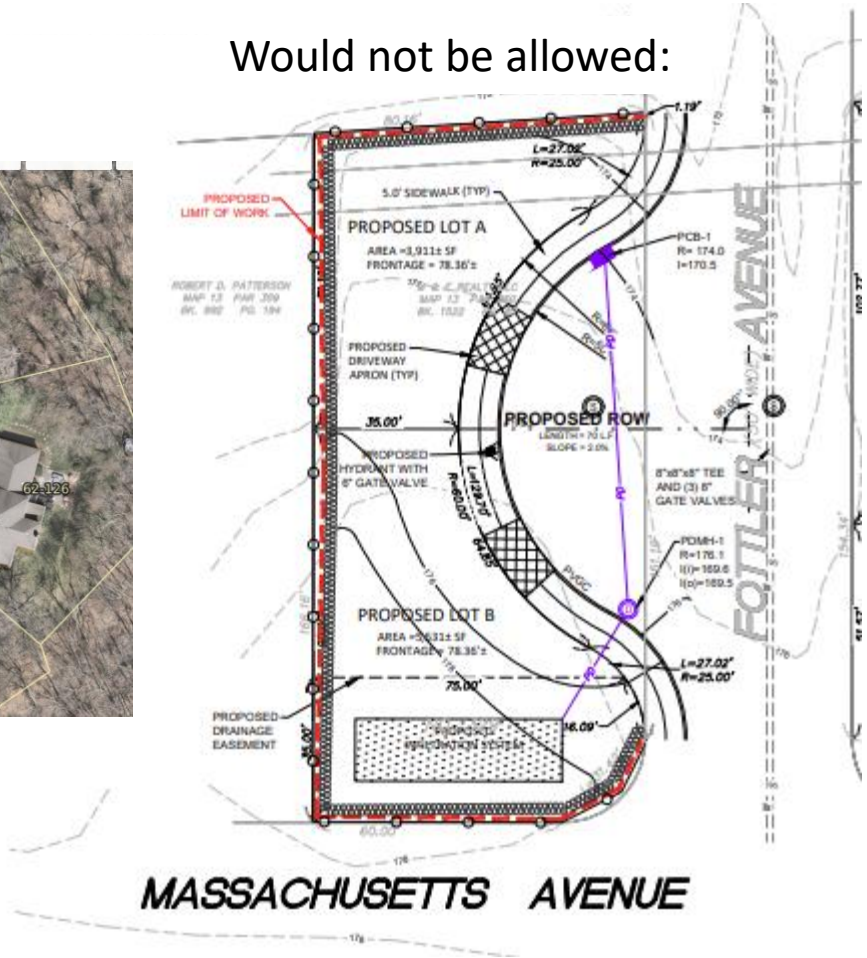
❖Preliminary Plans submitted with Definitive Plan within 7 months, subject to the Regulations in place at preliminary submittal (81Q). These amendments do <u>not apply</u> to the preliminary & definitive plans submitted for zoning freezes this spring.

Proposal: Adds a minimum of 150 foot length for a new dead-end road.

Would be allowed:

Would not be allowed:

Would not be allowed:



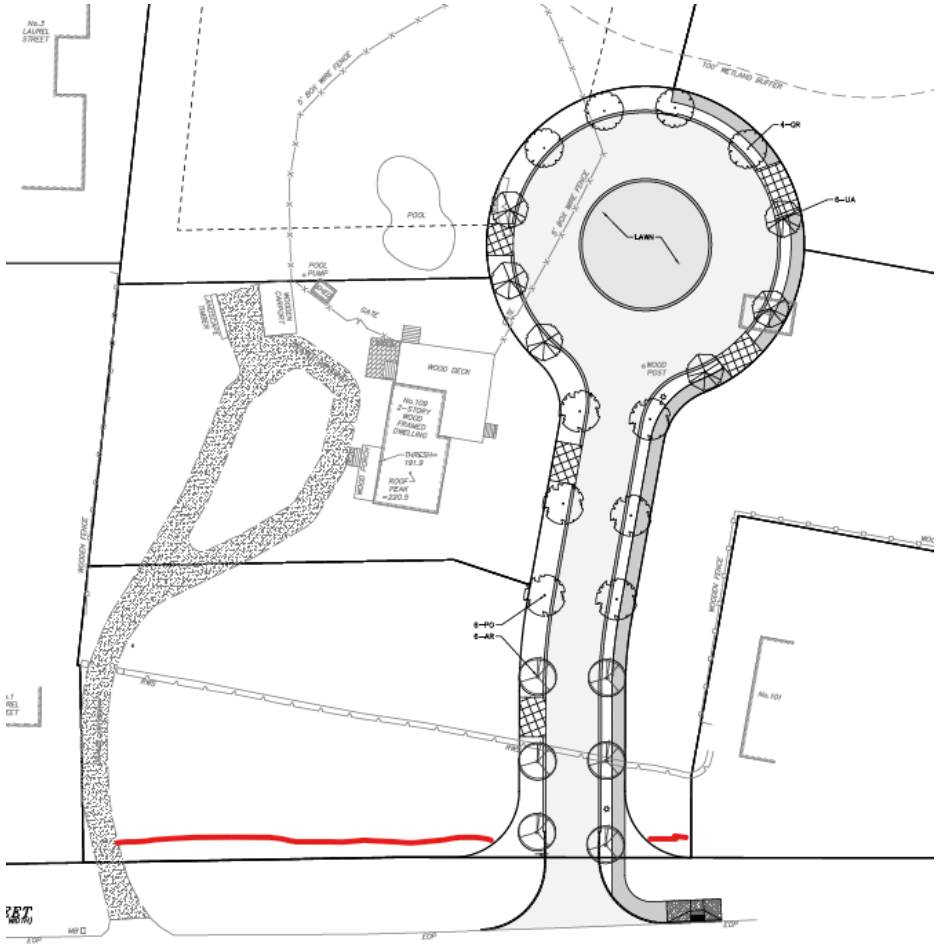
Adds a definition of Right-of-Way (ROW) & Shoulder:

Right-of-Way: An area of land which is used, designed or intended to be used as a street, road, or way, including paper streets and easements for use as a way.

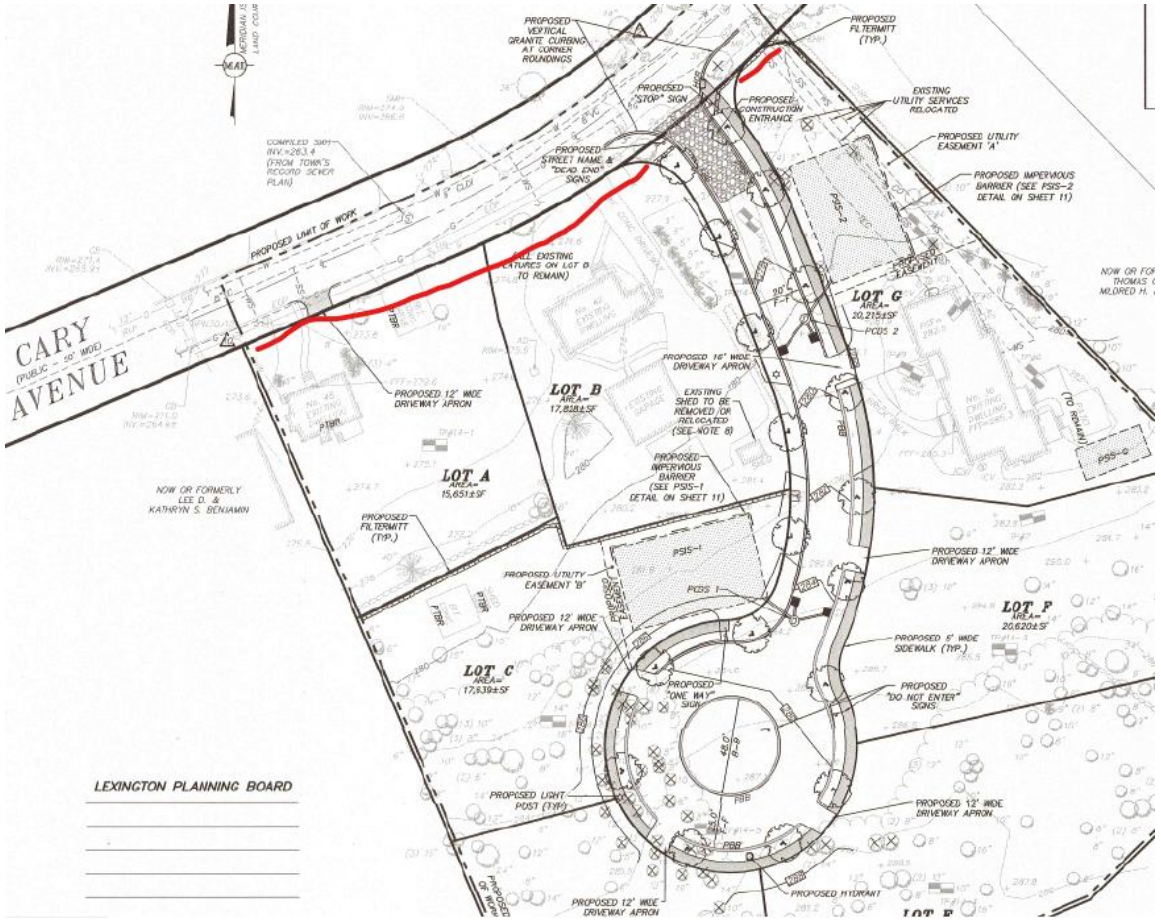
Shoulder: A portion of the paved right-of-way adjacent to the travel lane, and separated from the travel lane by a painted line.

Examples from recent subdivisions & proof plans

Kay Tiffany Way off Reed St. ~9-12 ft.

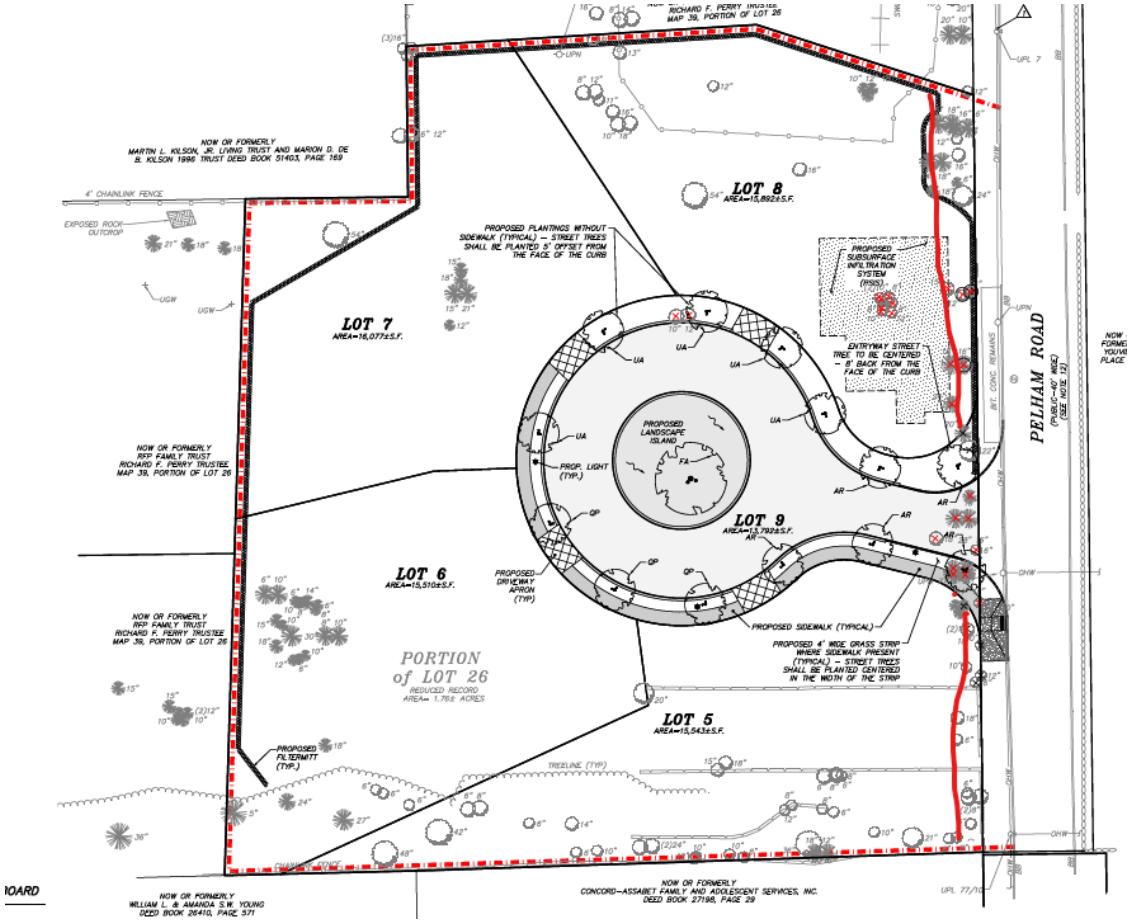


Willard Circle off Cary Ave. 19 ft.

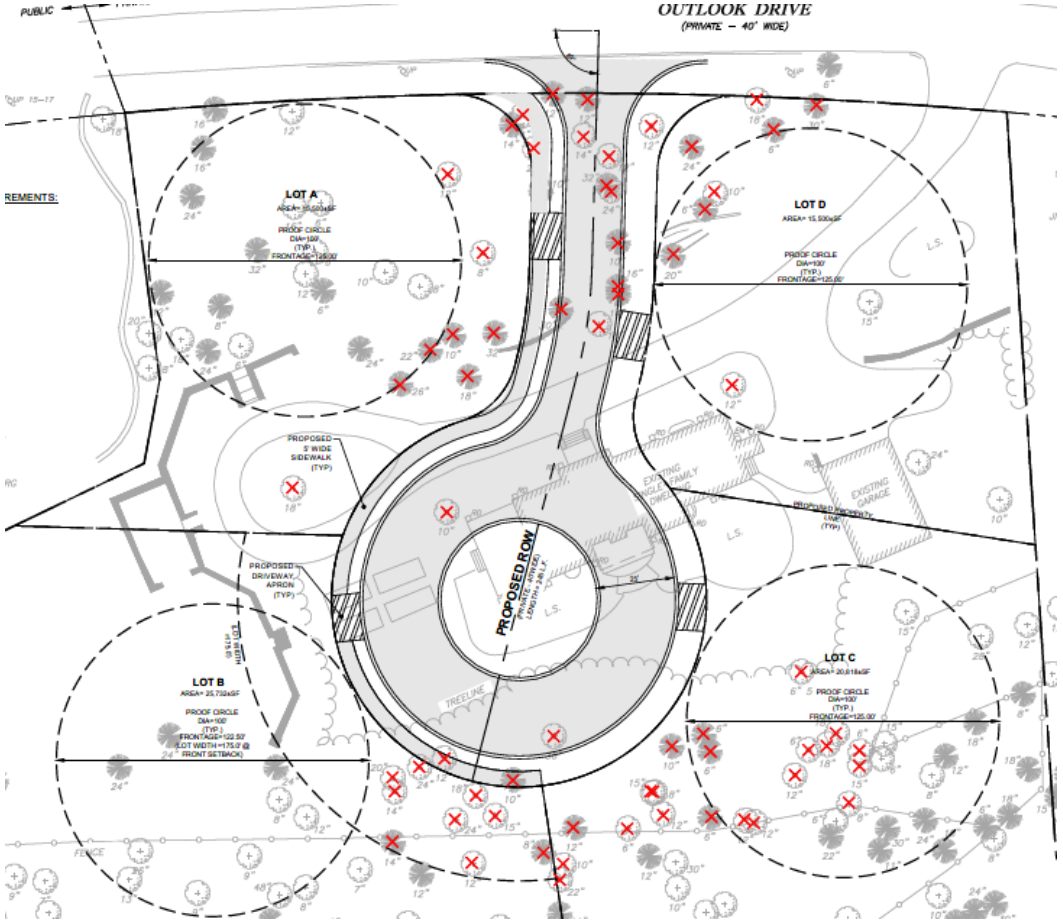


Recent subdivision & proof plans examples

Beechtree Lane off of Pelham Rd. 75 ft.

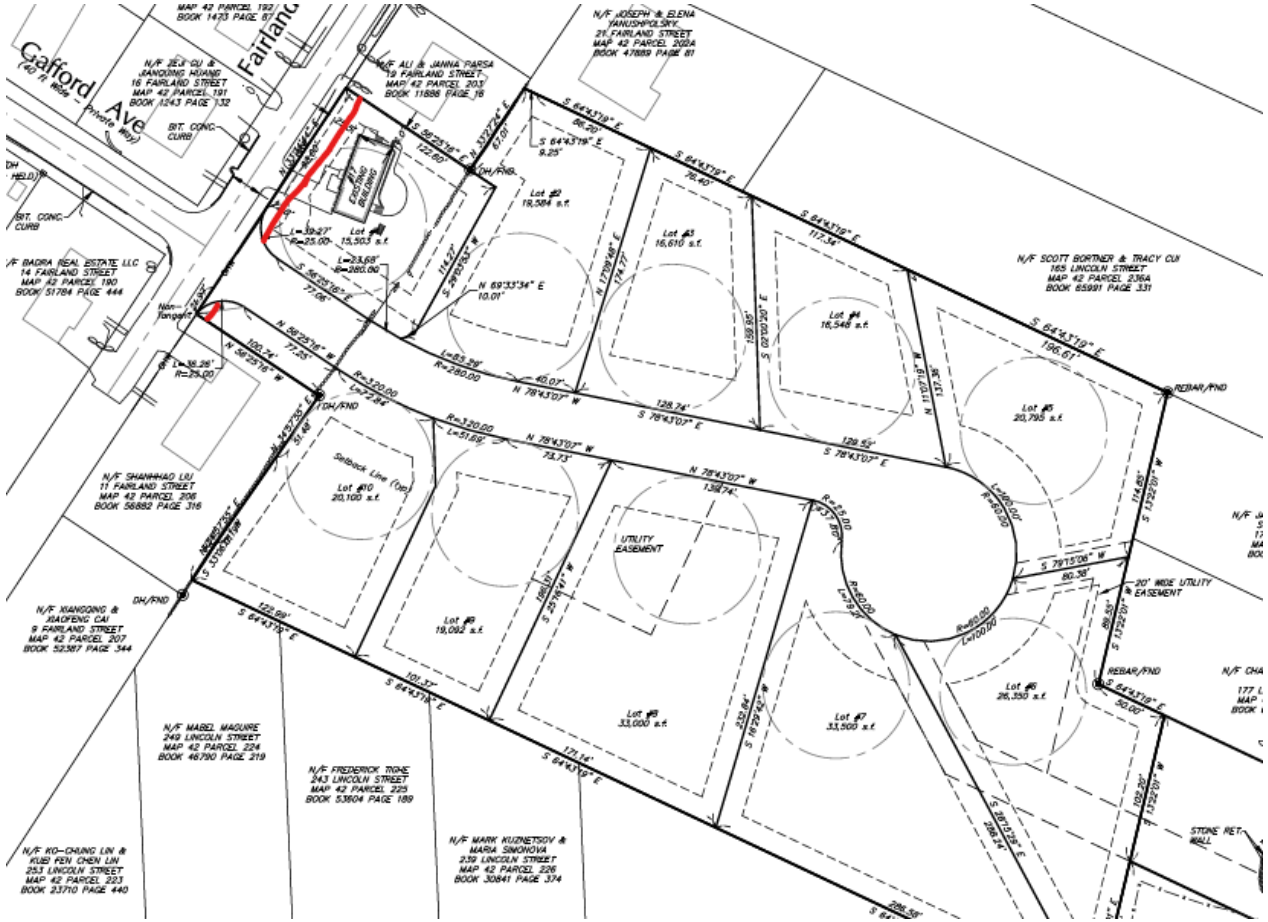


Outlook Dr. / Effie Place 100 ft. +

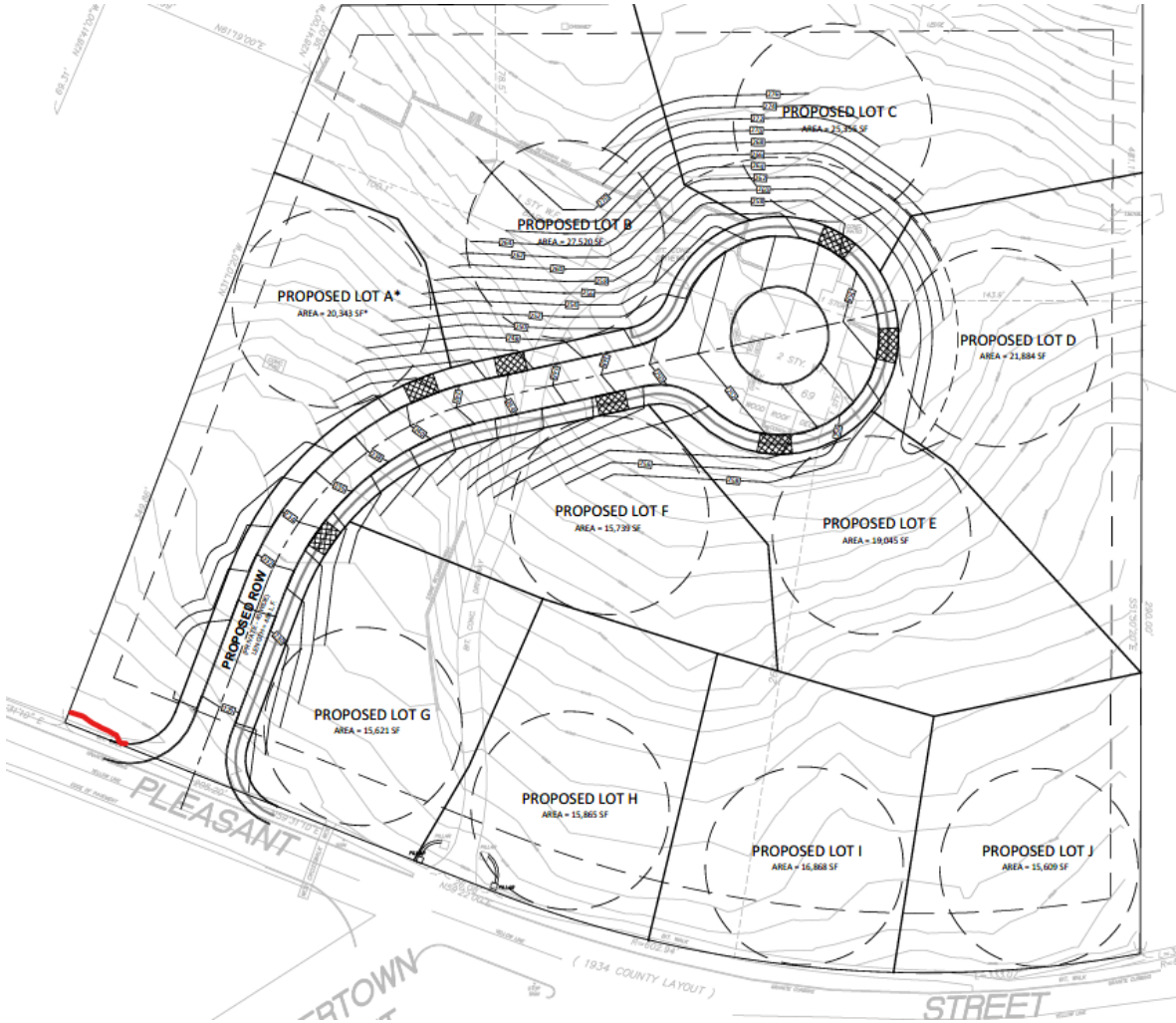


Recent subdivision & proof plan examples

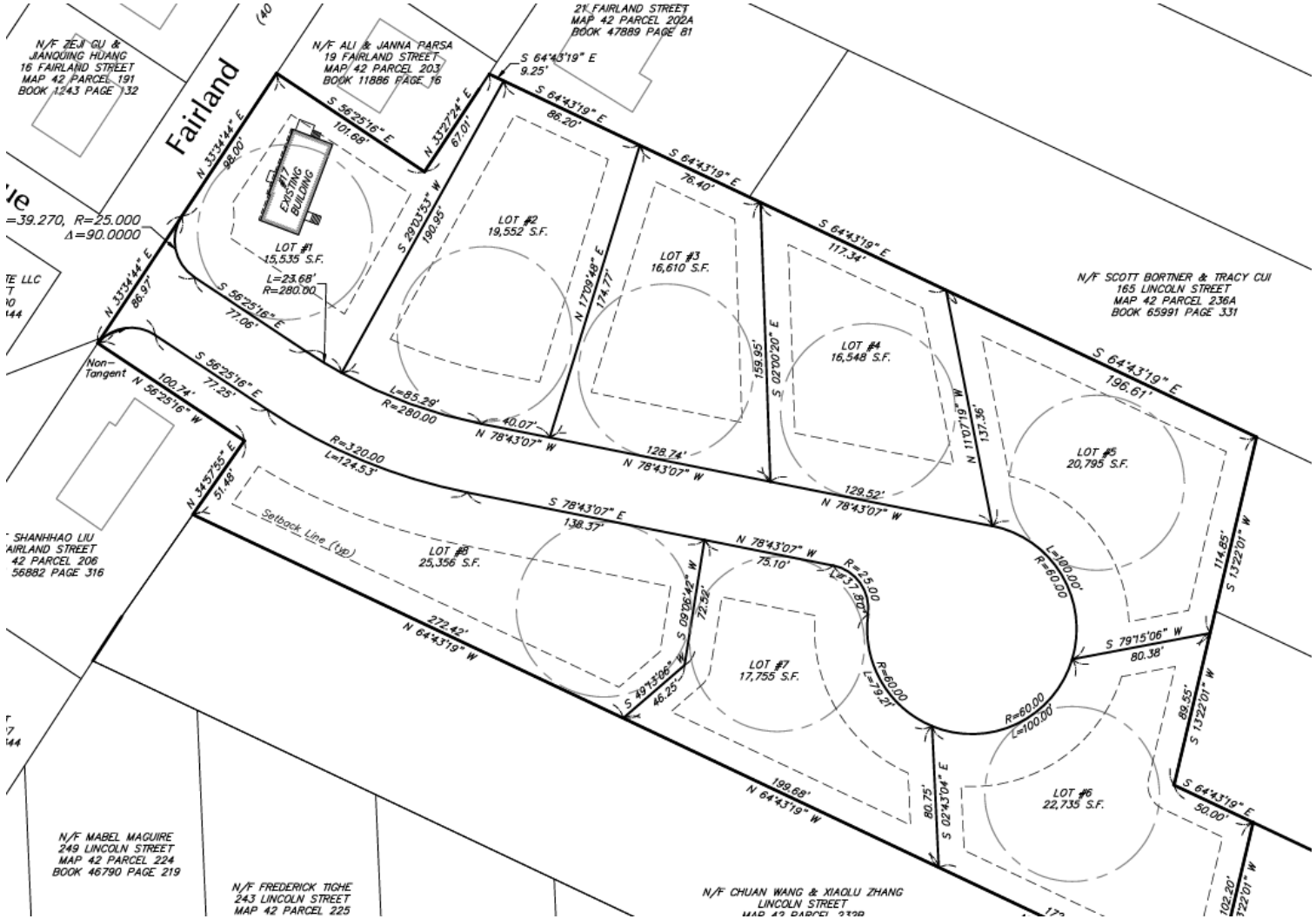
Fairland Commons within 10 ft.



69 Pleasant St. / Linc Cole Ln. over 20 ft.



Proposal: Adds requirement to show the proof circle to show lot regulatory, lot area, & frontage, as required by Zoning Bylaw Section 4.2.2, 4.2.3.(1), & 4.2.4



Other Changes Include:

- Increase application fees
- Electronic submission except where required for Registry required recordings
- Electronic submission to Town Clerk & Board of Health with confirmation
- New section to design for future sidewalk connections from the existing road
- Requires plantings to be from Planning Board’s preferred planting list
- Adds in soil profile rebuilding before landscaping
- Clarifications

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Planning Board comments for ZBA

PRESENTER:

Board Discussion

ITEM NUMBER:

SUMMARY:

The Planning Board may discuss comments to send to the ZBA for the Lexington Woods affordable housing Comprehensive Permit at 591 Lowell St (Parcel 68-44) application. The application material submitted to the Zoning Board is available here: https://lexingtonma.gov/2468/Zoning-Board-Application No public comments will be taken.

Application materials may be viewed online at https://lexingtonma.portal.opengov.com/records/110809

SUGGESTED MOTION:

If the Board decides to send a letter,

Move to send a letter to the ZBA in support of the Lexington Woods affordable housing Comprehensive Permit at 591 Lowell Street as discussed this evening.

Move to have the Chair sign and finalize the letter.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

10/22/2025

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Board Member & Staff Updates

PRESENTER:

Board Discussion

ITEM NUMBER:

SUMMARY:

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

10/22/2025

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Review of Draft Meeting Minutes: 9/25

PRESENTER:

ITEM NUMBER:

SUMMARY:

SUGGESTED MOTION:

Move to approve the draft September 25, 2025 meeting minutes as presented.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

10/22/2025

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Upcoming Meetings

PRESENTER:

ITEM NUMBER:

SUMMARY:

Wednesdays, November 19 and December 10.

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

10/22/2025

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Review January-February Meeting Dates

PRESENTER:

ITEM NUMBER:

SUMMARY:

Planning Staff suggested Wednesdays January 7 & 21 and February 4 & 25 as potential meeting dates in 2026. Schedule to be reviewed and amended as needed prior to posting.

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

10/22/2025

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Adjourn – The meeting will continue until all items are finished. The estimated adjournment time is 9:00 pm.

PRESENTER:

ITEM NUMBER:

SUMMARY:

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

10/22/2025

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

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

PRESENTER:

ITEM NUMBER:

SUMMARY:

Planning is inviting you to a scheduled Zoom meeting.
Topic: Planning's Zoom Meeting
Time: Oct 22, 2025 06:00 PM Eastern Time (US and Canada)
Join Zoom Meeting
https://lexingtonma.zoom.us/j/84440232521?pwd=kTPGpkzJ05WEliblmjygMYRwgD8HWG.1

Meeting ID: 844 4023 2521
Passcode: 349803

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

10/22/2025