

SELECT BOARD MEETING

Monday, March 9, 2026

Select Board Meeting Room, 1625 Massachusetts Avenue, Lexington, MA 02420 - Hybrid Participation*
6:30 PM

AGENDA

EXECUTIVE SESSION

1. Exemption 2: To Conduct Strategy Session in Preparation for Contract Negotiations with Nonunion Personnel - Town Manager

PUBLIC COMMENTS

Public comments are allowed for up to 10 minutes at the beginning of each meeting. Each speaker is limited to 2 minutes for comment. Members of the Board will neither comment nor respond, other than to ask questions of clarification. Speakers are encouraged to notify the Select Board's Office at 781-698-4580 if they wish to speak during public comment to assist the Chair in managing meeting times.

SELECT BOARD MEMBER CONCERNS AND LIAISON REPORTS

1. Select Board Member Announcements and Liaison Reports
2. Lexington High School Project Update to Board

TOWN MANAGER REPORT

1. Town Manager Weekly Update

CONSENT AGENDA

1. Approve: Memoranda of Understanding (MOU) Police Superior Union
2. Approve and Sign: Local Initiative Program (LIP) Application for Local Action Units - 7 Hartwell Avenue
3. Approve: Letter of Support for LexHAB Application to Executive Office of Housing and Livable Communities (EOHLC)
4. Approve: Eagle Scout Commendation Letter - Yu Yang Ng & Rohan Saldanha
5. Approve: Select Board Committee Appointment & Reappointment
 - Registrars of Voters - Gordon Jones III
 - Town Celebration Committee - Pamela Winters
6. Approve: Water and Sewer Commitments and Adjustments

ITEMS FOR INDIVIDUAL CONSIDERATION

1. Approve: Increase to Outdoor Dining Permit Fee 6:30pm
2. Update: Community Choice Program 6:35pm

3. Discussion: Lexington High School Project Dashboard Demonstration 6:45pm
4. Discussion: Future of Liberty Ride 7:05pm
5. Resolution on Civil Immigration Enforcement 7:25pm

6. 2026 Annual Town Meeting Select Board Article Discussion and Positions 7:40pm

ADJOURN

1. Anticipated Adjournment 8:00pm

Meeting Packet: https://lexingtonma.granicus.com/ViewPublisher.php?view_id=5

*Members of the public can attend the meeting from their computer or tablet by clicking on the following link at the time of the meeting:
<https://lexingtonma.zoom.us/j/86343561893?pwd=oXKQDdIdatm6cK4k5pbTMMCVODdQYa.1>

Zoom.us
Meeting ID: 863 4356 1893
Passcode: 436053

An Act Relative to Extending Certain State of Emergency
Accommodations: <https://www.mass.gov/the-open-meeting-law>

The next scheduled meeting of the Select Board will be held on Monday, March 16, 2026 at 6:30pm via hybrid participation.

*Hearing Assistance Devices Available on Request
All agenda time and the order of items are approximate and
subject to change.*



AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Exemption 2: To Conduct Strategy Session in Preparation for Contract Negotiations with Nonunion Personnel - Town Manager

PRESENTER:

Board Discussion

ITEM NUMBER:

E.1

SUMMARY:

SUGGESTED MOTION:

Move that the Board go into Executive Session under Exemption 2 to Conduct Strategy Session for Contract Negotiations with Non-union Personnel - Town Manager; and to reconvene in Open Session. Further, as Chair I declare that an open meeting discussion may have a detrimental effect on the negotiating position of the Town.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/9/2026

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Select Board Member Announcements and Liaison Reports

PRESENTER:

Jill Hai, Select Board Chair

ITEM NUMBER:

LR.1

SUMMARY:

Under this item, Select Board Members can provide verbal updates, make announcements, as well as comment on any additional points or concerns.

Resources for Immigrant Rights, Travel and Protection

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/9/2026

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Lexington High School Project Update to Board

PRESENTER:

Joe Pato, Select Board/School
Building Committee Member

ITEM NUMBER:

LR.2

SUMMARY:

Under this standing item, the Select Board will share general updates on the Lexington High School Project, including progress reports, key milestones, and upcoming actions. This item is intended to provide regular updates to the community on the project's status and next steps.

Public comment will not be taken on this item.

For additional information and live updates, visit the project website: www.lhsproject.lexingtonma.org

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/9/2026

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Town Manager Weekly Update

PRESENTER:

Steve Bartha, Town Manager

ITEM NUMBER:

TM.1

SUMMARY:

Under this item, the Town Manager can provide verbal updates, make announcements, as well as comment on any additional points or concerns.

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/9/2026

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Approve: Memoranda of Understanding (MOU) Police Superior Union

PRESENTER:

Jill Hai, Select Board Chair

ITEM NUMBER:

C.1

SUMMARY:

Category: Decision-making

As per previous discussions with the Board, attached please find the signed Memorandum of Understanding between the Town of Lexington and the Police Superior Union for the amendments to the collective bargaining agreements.

SUGGESTED MOTION:

to approve the FY26-28 MOU between the Town of Lexington and the Lexington Police Superiors Association as negotiated and further to authorize the Town Manager to execute the contracts.

Move to approve the consent

FOLLOW-UP:

MO/Human Resources will process final signature documents.

DATE AND APPROXIMATE TIME ON AGENDA:

3/9/2026

ATTACHMENTS:

Description	Type
 Police Superior MOU (FY26-28)	Cover Memo

MEMORANDUM OF AGREEMENT
Between
Town of Lexington
And
Lexington Police Superiors Association (LPSA)

The following Memorandum of Agreement is an "Off-the-Record" document unless and until approved and ratified by both parties. In the event either side rejects or fails to ratify the Agreement, both sides are free to return to their last "on-the-record" positions.

This Memorandum of Agreement ("MOA") sets forth the agreements of the Lexington Police Superiors Association (the "Union") and the Town of Lexington (the "Town"), for purposes of establishing an initial collective bargaining agreement.

The Agreement is subject to ratification by the membership of the Union and funding by the Town. Both parties agree to recommend, support and move toward ratification in as expeditious a manner as possible. Unless otherwise stated all proposals are intended to be prospective from the time of ratification of agreement by the parties. This agreement is off the record until ratified and funded. In the event the parties reject or fail to sign this agreement, both sides are free to return to their last "on-the-record" positions.

- 1. COLLECTIVE BARGAINING AGREEMENT:** The Parties agree to adopt the proposals/language for inclusion in a new bargaining agreement as set forth in the *Redlined Draft CBA* proposed by the Town with the following exceptions:
 - a. 8.3 "Sergeant at Arms" – amend to include Sergeant at Arms in the list of union positions in the CBA that have access to Union Time off.
 - b. 10.3 Hours of Work: delete language regarding captains and lieutenants working 5/2 shift (no change; withdrawn by Town)
 - c. 10.4 Compensatory Time (no change; withdrawn by Town)

- 2. COLA:**
 - FY26: 2.5% effective July 1, 2025
 - FY27: 2.5% effective July 1, 2026
 - FY28: 2.0% effective July 1, 2027

- 3. POST STIPEND:** POST Certification Differential will be added to the CBA as a New Section to read:

In recognition of the significant new obligations and other changes in the terms and conditions of employment for bargaining unit officers under the Police Reform Act of 2020 (See Chapter 253 of the Acts of 2020), and to ensure that the Town can to continue

to recruit and retain quality police officers, effective and retroactive to July 1, 2025 the Town shall pay each bargaining unit officer an annual certification differential in the amount of five percent (5 %) of regular weekly compensation. This certification differential shall be paid to each bargaining unit officer unless or until such officer is no longer certified by the Peace Officer Standard and Training (POST). Upon decertification of any officer by the POST Commission, such officer is no longer eligible for employment as a police officer by the Town, subject to whatever reinstatement rights may be available to such officer under the law.

Payments shall be made as part of each payroll period and shall be calculated into hourly wage and paid bi-weekly for calculation of holiday and overtime compensation and for retirement purposes.

4. DUTY DIFFERENTIAL

The Town agrees to provide 7.4% for the day shift sergeant positions (currently 2 officers) as of July 1, 2025.

5. MARKET ADJUSTMENT

The Town agrees to provide a Market Adjustment to first step Lieutenants by making the starting salary \$101,000.

6. MANAGEMENT INCENTIVE

The Town agrees to add 1% to the Management Incentive for Captains. New total Management Incentive is 6%.

7. JUST CAUSE LANGUAGE: The parties agree to include the following just cause language in their CBA:

No employee in the bargaining unit shall be issued a letter of reprimand, suspended, demoted, discharged, removed, or otherwise disciplined except for just cause. Letters of coaching and counseling, letters of concern, verbal warnings, verbal warnings reduced to writing and other forms of professional counseling shall not constitute discipline subject to the grievance procedure.

8. LPD RULES AND REGULATIONS: The parties agree to incorporate the following language regarding the department rules and regulations into section 10.2 of the CBA:

The LPSA agrees to work with the administration to update the Department rules and regulations to meet modern police standards. Representatives of LPSA will work with the Chief of Police and/or his/her designee and representatives of other collective bargaining

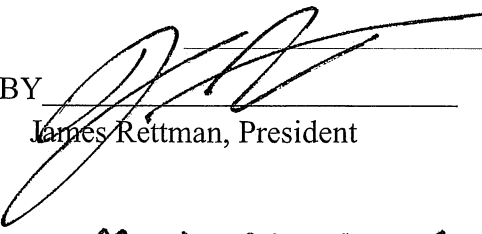
groups to rewrite the rules and regulations. The Chief and the bargaining group representatives will meet with the Town Manager to resolve any disagreements and then to adopt the new manual.

The parties hereto execute this Memorandum of Agreement subject to the terms and conditions stated above, and subject to ratification and funding as outlined by M.G.L. c. 150E.

FOR THE TOWN OF LEXINGTON

FOR THE LEXINGTON POLICE
SUPERIORS ASSOCIATION

BY _____
Steve Bartha, Town Manager

BY  _____
James Rettman, President

Date _____

Date March 5th, 2026

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Approve and Sign: Local Initiative Program (LIP) Application for Local Action Units - 7 Hartwell Avenue

PRESENTER:

Jill Hai, Select Board Chair

ITEM NUMBER:

C.2

SUMMARY:

Category: Decision-making

A vote is requested for his agenda item.

On April 17, 2025, the Planning Board approved the proposal from Dinosaur Capital Partners LLC for 130 dwelling units in a five-story building at 7 Hartwell Avenue. The project includes 20 dwelling units that will be affordable to households earning 80% of the Area Median Income and eligible to list on the Town's Subsidized Housing Inventory (SHI).

Dinosaur Capital Partners LLC hired Maloney Properties who has prepared the enclosed Local Initiative Program (LIP) application for submission to MA Executive Office of Housing and Livable Communities (EOHLC). The affordable units will be regulated under the LAU program and deed restricted.

The Board is being asked to approve and authorize the chair to sign the LIP/LAU application for submission to the EOHLC.

SUGGESTED MOTION:

Move to approve and authorize the Chair to sign the Local Initiative Program -Local Action Unit application for 7 Hartwell Avenue for submission to the MA Executive Office of Housing and Livable Communities (EOHLC).

FOLLOW-UP:

Planning Department/Dinosaur Capital Partners LLC/Maloney Properties

DATE AND APPROXIMATE TIME ON AGENDA:

3/9/2026

ATTACHMENTS:

	Description	Type
▣	Cover Letter	Cover Memo
▣	7 Hartwell LIP LAU Application	Backup Material



Town of Lexington

PLANNING

DEPARTMENT

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

planning@lexingtonma.gov
www.lexingtonma.gov/planning

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

Memorandum

To: Select Board Members

From: Abby McCabe, Planning Director

Date: March 3, 2026

Subject: Local Initiative Program (LIP) Application for Local Action Units (LAU) 7 Hartwell

Background Summary:

On April 17, 2025, the Planning Board approved the proposal from Dinosaur Capital Partners LLC for 130 dwelling units in a five-story building. The project includes 20 dwelling units that will be affordable to households earning 80% of the Area Median Income and eligible to list on the Town's Subsidized Housing Inventory (SHI). For the 20 affordable units, 1 will be a studio, 3 will be junior studios, 7 will be one bedroom, 3 will be one bedroom with a den, 4 will be two bedrooms, and 2 will be three-bedroom units. The town is requesting five of the dwelling units to be available for local preference.

The owner has submitted a building permit which is expected to be issued soon where we may see construction beginning this spring. The Applicant has hired Maloney Properties as the certified lottery agent that will manage the affordable housing process. Maloney Properties has prepared the enclosed Local Initiative Program (LIP) application for the Local Action Unit (LAU) submission to MA Executive Office of Housing and Livable Communities (EOHLC). The affordable units will be regulated under the LAU program and deed restricted.

Request:

Requesting the Select Board vote to submit the LIP-LAU application to EOHLC and to have the Chair sign the LIP application form.

Action:

Request the Select Board vote to have the Chair sign the LIP-LAU application for submission to EOHLC for 7 Hartwell Avenue.

LOCAL INITIATIVE PROGRAM APPLICATION FOR LOCAL ACTION UNITS

Introduction

The Local Initiative Program (LIP) is a state housing initiative administered by the Executive Office of Housing and Livable Communities (EOHLC) to encourage communities to produce affordable housing for low- and moderate-income households.

The program provides technical and other non-financial assistance to cities or towns seeking to increase the supply of housing for households at or below 80% of the area median income. LIP-approved units are entered into the subsidized housing inventory (SHI) pursuant to Chapter 40B.

Local Action Units (LAUs) are created through local municipal action *other than* comprehensive permits; for example, through special permits, inclusionary zoning, conveyance of public land, utilization of Community Preservation Act (CPA) funds, etc.

The Department shall certify units submitted as Local Action Units if they meet the requirements of 760 CMR 56.00 and the Local Initiative Program Guidelines, which are part of the Comprehensive Permit Guidelines and can be found on the EOHLC website at www.mass.gov/eohlc.

To apply, a community must submit a complete, signed copy of this application to:

**Executive Office of Housing and Livable Communities
100 Cambridge Street, Suite 300
Boston, MA 02114**

**Attention: Alyxandra Sabatino, LIP/HOP Coordinator
Telephone: 617-573-1328
Email: alyxandra.sabatino@mass.gov**

Community Support Narrative, Project Description, and Documentation

Please provide a description of the project, including a summary of the project's history and the ways in which the community fulfilled the local action requirement.

7 Hartwell Ave will be a first-class apartment community in Lexington, Massachusetts. The Property will feature 130 luxury rental units in one building sited on 1.6 acres of land. The project was approved by the Lexington Planning Board in April 2025, and the owner is preparing to break ground in early 2026.

With its contemporary design, strategic location, and eco-conscious approach, 7 Hartwell Avenue will be a best-in-class, five-story, Class-A residential property. A sustainability-focused community, the Property will include a welcoming lobby, resident courtyard with grilling stations, café with outdoor seating and comprehensive lifestyle amenities.

The development will consist of 130 units, 20 of which will qualify as inclusionary as detailed below, designed to appeal to diverse residents seeking modern, efficient living spaces. The five-story building will house apartments ranging from studios to three-bedrooms, with convenient parking including 90 underground and 42 surface spaces. A thoughtfully designed courtyard will be the heart of the community and will contain comfortable seating areas, synthetic turf, a café patio, and a playground that will enhance the quality of life for all residents. The Property will feature advanced stormwater management systems, Passive House and LEED Silver certification standards, and proposed rooftop solar panels. The amenities for residents will be environmentally responsible and forward-thinking while providing the essential comforts of modern urban living.

Community Amenities:

- Mail room
- Bike storage room
- 3,368 SF of indoor tenant amenity space
- 400 SF café area with outdoor patio seating
- Resident courtyard with grills, bench seating, and synthetic turf
- Playground area
- 132 parking spaces: 90 underground parking spaces and 42 surface parking spaces

Inclusionary Housing. The project includes the creation of twenty (20) inclusionary dwelling units (1 studio unit, 3 junior one-bedroom dwelling units, 7 one-bedroom dwelling units, 3 one-bedroom plus den dwelling unit, 4 two-bedroom dwelling units, and 2 three-bedroom dwelling units), affordable in perpetuity, available to households earning no greater than 80% of the Area Median Income, and eligible to be included on the Subsidized Housing Inventory (SHI) Four inclusionary dwelling units are proposed on the first floor, four on the second floor, four on the third floor, four on the fourth floor, and four on the fifth floor as follows:

First Floor: One 1-bedroom, two 1-bedroom plus, and one 3-bedroom. (4 total units)

Second Floor: One junior-1-bedroom, two 1-bedrooms, one 3-bedroom (4 total units)

Third Floor: One 1-bedroom, three 2-bedrooms. (4 total units)

Fourth Floor: One junior-one-bedroom, one 1-bedroom plus, two 1-bedrooms (4 total units)

Fifth Floor: One studio, one junior-1-bedroom, one 1-bedroom, one 2-bedroom. (4 total units)

Social, equity, diversity, public health, or community needs and impacts: The project adds 130 dwelling units, including twenty (20) inclusionary dwelling units, in a multi-family development consistent with the objectives of the 2022 Comprehensive Plan and stated purposes of the Village and Multi-Family Overlay District.

The development will focus on the environmental sustainability of the community. As such, low impact development strategies will be incorporated into the site construction to manage stormwater infiltration. Storm water will be collected through a network of roof drains, catch basins, trench drains, water quality units, and a rainwater harvesting tank before flowing into underground infiltration systems.

Signatures of Support for the Local Action Units Application

Chief Executive Officer:

defined as the mayor in a city and the board of selectmen in a town, unless some other municipal office is designated to be the chief executive officer under the provisions of a local charter

Signature: _____

Print Name: _____

Date: _____

Chair, Local Housing Partnership:
(as applicable)

Signature _____

Print Name: _____

Date: _____

Municipal Contact Information:

Chief Executive Officer:

Name: Jill I. Hai _____

Address: 1625 Massachusetts Avenue, Lexington, MA 02420____

Phone: 781-698-4580 _____

Email: selectboard@lexingtonma.gov _____

**Town Administrator/Town
Manager/Mayor:**

Name: Steve Bartha _____

Address: 1625 Massachusetts Avenue, Lexington, MA 02420____

Phone: 781-698-4540 _____

Email: sbartha@lexingtonma.gov _____

City/Town Planner:

Name: Abigail McCabe, Planning Director _____

Address: 1625 Massachusetts Avenue, Lexington, MA 02420____

Phone: 781-698-4565 _____

Email: planning@lexingtonma.gov _____

Town Counsel:

Name Mina Makarious _____

Address: 50 Milk Street, 21st floor, Boston, MA 02109____

Phone: 617-621-6525 _____

Email: mina@andersonkeriger.com _____

**Chair, Local Housing Partnership
(if any):**

Name: Wendy Manz, Chair,
Lexington Housing Partnership Board _____

Address: _____

Phone: _____

Email: planning@lexingtonma.gov _____

Community Contact Person:

Name: N/A _____

Address: _____

Phone: _____

Email: _____

The Project:

Developer:	Name: Dinosaur Capital Partners_____
	<u>Address:</u> 28 Austin Street, Unit 101,Newton, MA 02460_____
	Phone: 978-618-7663_____
	Email: mdufton@dinosaurcap.com _____
Project Site:	Address: <u>7 Hartwell Avenue, Lexington, MA 02421</u> _____

Is your municipality utilizing any HOME or CDBG funding for this project? Yes _____ No x

Local tax rate per thousand \$12.31_____ For Fiscal Year 2026_____

Site Characteristics: proposed or existing buildings by design, ownership type, and size.

<u>Project Style</u>	<u>Total Number of Units</u>	<u>Number of Units Proposed for Local Action Units Certification</u>
Detached Single-family house	_____	_____
Row house/townhouse	_____	_____
Duplex	_____	_____
Multifamily house (3+ family)	_____	_____
Multifamily rental building	<u>130</u>	<u>20</u>
Other (please specify)	_____	_____

Unit Composition

<u>Type of Unit</u> (Condo/Fee Simple/ Rental)	<u># of Units</u>	<u># of</u> <u>BRs</u>	<u># of</u> <u>Baths</u>	<u>Gross</u> <u>Square Feet</u>	<u>Livable</u> <u>Square Feet</u>	<u>Proposed Sales</u> <u>Prices/Rents</u>	<u>Proposed Condo</u> <u>Fee/ Utility</u> <u>Allowance</u>
Affordable:	Studio -1 Junior 1 –3 1 Bed – 7 1+ Bed – 3 2 Bed – 4 3 Bed - 2	n/a 1 1 1 2 3	1 1 1 1 2 2	500 625 660 800 960 1065		Studio - \$2,316 1 Bed* - \$2,646 2 Bed - \$2,977 3 Bed - \$3,307 *all types of 1 bedroom units (junior, regular, and 1+) will be priced the same	Studio - \$156 1 Bed - \$218 2 Bed - \$323 3 Bed - \$410 * units are all electric with heat pumps
Market:	Studio -5 Junior 1 –15 1 Bed – 39 1+ Bed – 15 2 Bed – 24 3 Bed - 12	n/a 1 1 1 2 3	1 1 1 1 2 2	500 625 660 800 960 1065		Studio - \$2,650 Junior 1 - \$3,100 1 Bed - \$3,200 1 Bed+ - \$3,300 2 Bed - \$4,375 3 Bed - \$5,250	n/a
Total:	130						

Please attach the following documents to your application:

1. Documentation of municipal action (e.g., copy of special permit, CPA funds, land donation, etc.)
2. Long-Term Use Restrictions (request documents before submission):

For ownership projects, this is the Regulatory Agreement for Ownership Developments, redlined to reflect any proposed changes, and/or the model deed rider.

For rental projects, this is the Regulatory Agreement for Rental Developments, redlined to reflect any proposed changes.

For HOME-funded projects, this is the HOME covenant/deed restriction. When attaching a HOME deed restriction to a unit, the universal deed rider cannot be used.

3. Documents of Project Sponsor's (developer's) legal existence and authority to sign the Regulatory Agreement:
 - appropriate certificates of Organization/Registration and Good Standing from the Secretary of State's Office
 - mortgagee consents to the Regulatory Agreement
 - Trustee certificates or authorization for signer(s) to execute all documents
 - Copy of Site Plan
4. For Condominium Projects Only: The Master Deed with schedule of undivided interest in the common areas in percentages set forth in the condominium master deed

5. For Rental Projects Only: A copy of the lease with lease addendum and Local Housing Authority's current Utility Allowances
6. MEPA (Massachusetts Environmental Policy Act) environmental notification form (ENF) for new construction only (request form before submission)
7. Affirmative Fair Marketing and Lottery Plan, including:
 - ads and flyers with HUD Equal Housing Opportunity logo
 - informational materials for lottery applicants
 - eligibility requirements
 - lottery application and financial forms
 - lottery and resident selection procedures
 - request for local preference and demonstration of need for the preference
 - measures to ensure affirmative fair marketing, including outreach methods and venue list
 - name of Lottery Agent with contact information

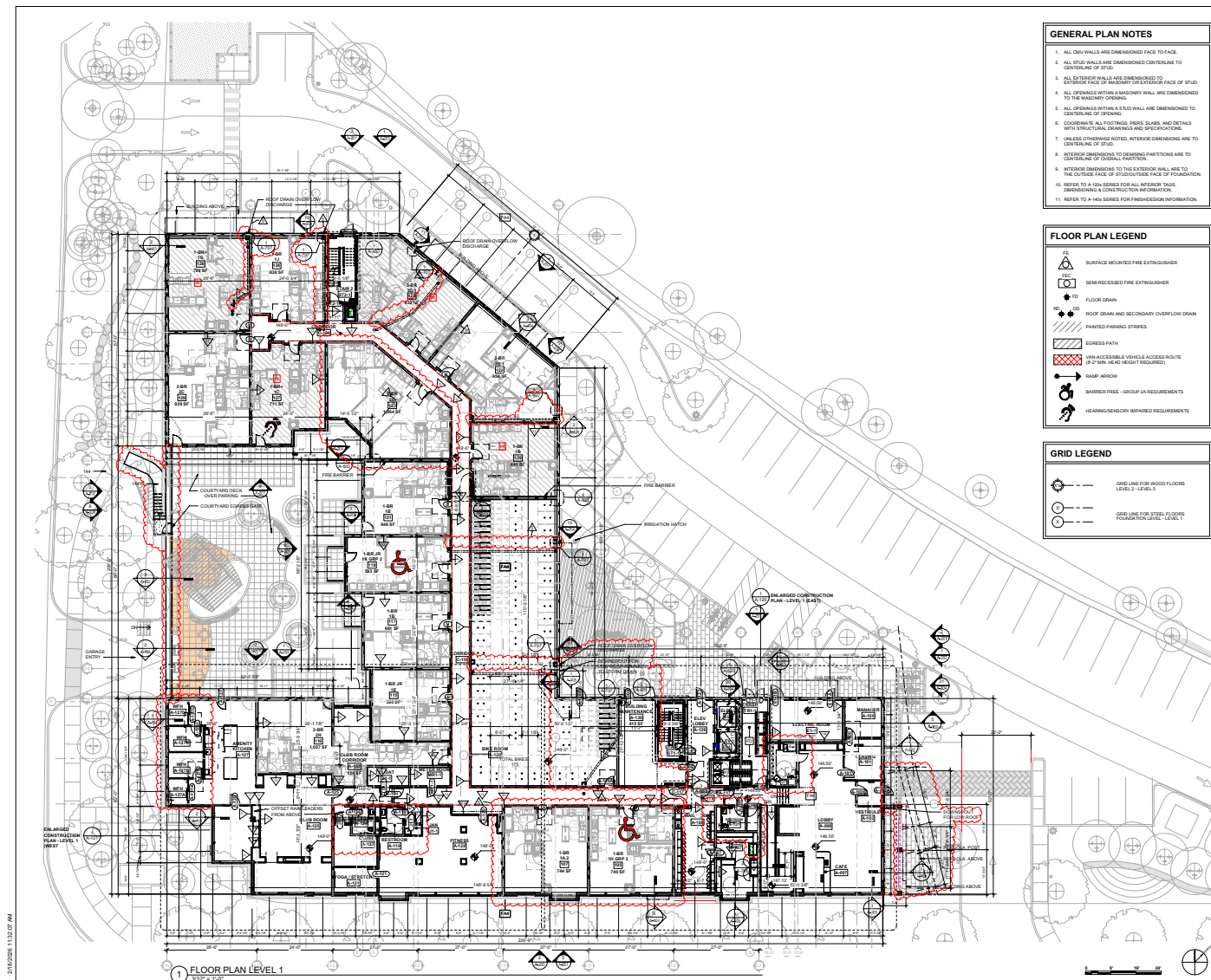
See Section III of the Comprehensive Permit Guidelines at: <http://www.mass.gov>
(enter LIP 40b guidelines in Search field) for more information.

PLEASE contact our office if you have any questions: 617-573-1328.

UNIT SCHEDULE - NUMBERS			
NAME	BEDS	NO.	AREA
LEVEL 1			
1R GRP 2	1-BR	105	740 SF
1A.2	1-BR	107	744 SF
2R	2-BR	110	1,007 SF
1E	1-BR JR	115	580 SF
1B	1-BR	117	667 SF
1K GRP 2	1-BR JR	119	593 SF
1B	1-BR	120	641 SF
1B	1-BR	121	648 SF
3C.1	3-BR	122	939 SF
3E	3-BR	133	1,054 SF
3D.1	3-BR	124	933 SF
1J	1-BR	126	638 SF
1C	1-BR*	127	711 SF
1G	1-BR*	128	789 SF
3C	3-BR	129	939 SF
15			11,708 SF

UNIT SCHEDULE - NUMBERS			
NAME	BEDS	NO.	AREA
LEVEL 2			
3B GRP 2	3-BR	201	1,263 SF
3D	3-BR	202	939 SF
1A	1-BR	203	733 SF
1F.1	1-BR JR	204	589 SF
1A.1	1-BR	205	744 SF
1B	1-BR	206	662 SF
1A	1-BR	207	744 SF
1D	1-BR JR	208	606 SF
1A.1	1-BR	209	744 SF
1B.1	1-BR	210	649 SF
1A	1-BR	211	744 SF
3B	3-BR	212	1,034 SF
3A	3-BR	213	920 SF
2J GRP 2	2-BR	214	1,044 SF
1E	1-BR JR	215	581 SF
1A.3	1-BR*	216	793 SF
1B	1-BR	217	662 SF
1A.3	1-BR*	218	738 SF
1F	1-BR JR	219	593 SF
1B.3	1-BR	220	641 SF
1B.2	1-BR	221	649 SF
1B	1-BR	222	1,047 SF
2E	2-BR	223	1,064 SF
3D	3-BR	224	1,000 SF
1C	1-BR*	226	712 SF
1C	1-BR*	227	711 SF
3C.2	3-BR	228	938 SF
3C	3-BR	229	939 SF
2F			22,509 SF

UNIT TYPES	
UNIT NAME	COUNT
1A	13
1A.1	4
1A.2	3
1A.3	7
1B	15
1B.1	4
1B.2	4
1B.3	4
1C	3
1D	4
1E	5
1F	4
1F.1	4
1G	1
1H GRP 2	1
1H.1 GRP 2	1
1J	1
1K GRP 2	1
1L GRP 2	1
2A	4
2B	2
2C.1	2
2C.2	2
2D	4
2E	2
2F	1
2G	1
2H	1
2I	1
2J GRP 2	1
3A	1
3B GRP 2	1
3C	4
3C.1	1
3D	4
3E	1
3F	2
3G	3
3H GRP 2	1
3I	1
3J	1
3K	1
3L	1
3M	1
3N	1
3O	1
3P	1
3Q	1
3R	1
3S	1
3T	1
3U	1
3V	1
3W	1
3X	1
3Y	1
3Z	1
3AA	1
3AB	1
3AC	1
3AD	1
3AE	1
3AF	1
3AG	1
3AH	1
3AI	1
3AJ	1
3AK	1
3AL	1
3AM	1
3AN	1
3AO	1
3AP	1
3AQ	1
3AR	1
3AS	1
3AT	1
3AU	1
3AV	1
3AW	1
3AX	1
3AY	1
3AZ	1
3BA	1
3BB	1
3BC	1
3BD	1
3BE	1
3BF	1
3BG	1
3BH	1
3BI	1
3BJ	1
3BK	1
3BL	1
3BM	1
3BN	1
3BO	1
3BP	1
3BQ	1
3BR	1
3BS	1
3BT	1
3BU	1
3BV	1
3BW	1
3BX	1
3BY	1
3BZ	1
3CA	1
3CB	1
3CC	1
3CD	1
3CE	1
3CF	1
3CG	1
3CH	1
3CI	1
3CJ	1
3CK	1
3CL	1
3CM	1
3CN	1
3CO	1
3CP	1
3CQ	1
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- GENERAL PLAN NOTES**
1. ALL DIM WALLS ARE DIMENSIONED FACE TO FACE.
 2. ALL STUD WALLS ARE DIMENSIONED CENTERLINE TO CENTERLINE OF STUD.
 3. ALL EXTERIOR WALLS ARE DIMENSIONED CENTERLINE TO EXTERIOR FACE OF MASONRY OR EXTERIOR FACE OF STUD.
 4. ALL OPENINGS WITHIN A MASONRY WALL ARE DIMENSIONED TO THE MASONRY OPENING.
 5. ALL OPENINGS WITHIN A STUD WALL ARE DIMENSIONED TO CENTERLINE OF OPENING.
 6. COORDINATE ALL FOOTINGS, FLOOR SLABS, AND DETAILS WITH STRUCTURAL DRAWINGS AND SPECIFICATIONS.
 7. UNLESS OTHERWISE NOTED, INTERIOR DIMENSIONS ARE TO CENTERLINE OF STUD.
 8. INTERIOR DIMENSIONS TO DEMISING PARTITIONS ARE TO CENTERLINE OF DEMISING PARTITION.
 9. INTERIOR DIMENSIONS TO THE EXTERIOR WALL ARE TO THE OUTSIDE FACE OF STUD TO THE FACE OF FOUNDATION.
 10. REFER TO A-DIM SERIES FOR ALL EXTERIOR TAGS, DIMENSIONS & CONSTRUCTION INFORMATION.
 11. REFER TO A-HLS SERIES FOR FINISH DESIGN INFORMATION.

- FLOOR PLAN LEGEND**
- FE SURFACE MOUNTED FIRE EXTINGUISHER
 - RE RECESSED FIRE EXTINGUISHER
 - FD FLOOR DRAIN
 - ROOF DRAIN AND SECONDARY OVERFLOW DRAIN
 - PAINTED PARKING STRIPES
 - LOOSELY PAVED
 - NON-ACCESSIBLE VEHICLE ACCESS ROUTE (8' MIN. HEAD HEIGHT REQUIRED)
 - RAMP ARCH
 - BARRIER FREE - GROUP IA REQUIREMENTS
 - HEARING/SENSORY IMPAIRED REQUIREMENTS

- GRID LEGEND**
- WOOD FLOOR LEVELS 2 - LEVEL 5
 - STEEL FLOOR FOUNDATION LEVEL - LEVEL 1

7 HARTWELL AVENUE
 LEXINGTON, MA
 DINOSAUR CAPITAL PARTNERS

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ICON ARCHITECTURE
 141 TRENDENT ST. BOSTON, MA 02111

CONSULTANT

STAMP

KEY PLAN

NO.	DATE	DESCRIPTION
1	11/21/2025	BULLETIN #1
2	11/21/2025	ACKNOWLEDG #2
3	11/21/2025	ACKNOWLEDG #1
4	10/15/2025	CMPP Permit Set
5	10/20/2025	Design Development Submission

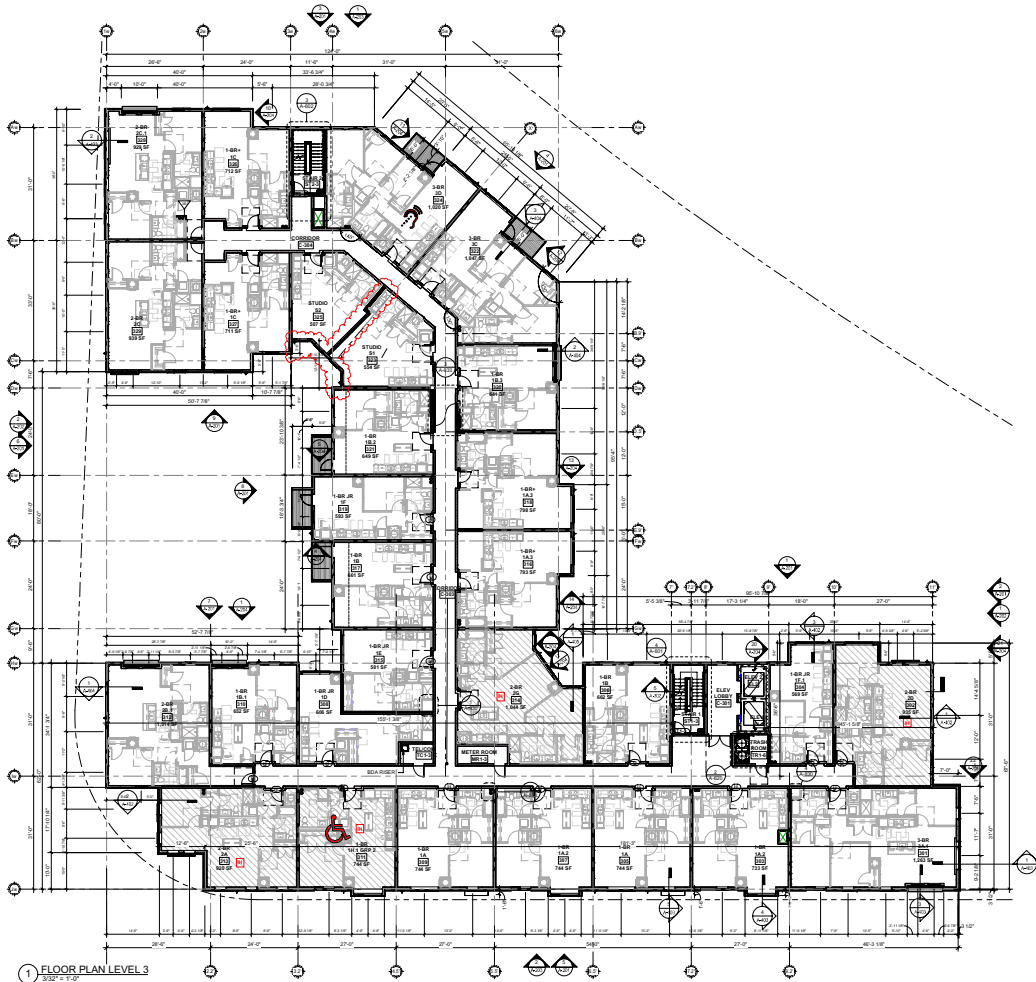
PROJECT NUMBER: ZR012
 DRAWN BY: Author
 CHECKED BY: Checker

SHEET TITLE
FLOOR PLAN LEVEL 1

A-102

2/14/2026 11:52:07 AM

2/11/2025 11:23:37 AM



1 FLOOR PLAN LEVEL 3
3/8" = 1'-0"

- GENERAL PLAN NOTES**
1. ALL DW WALLS ARE DIMENSIONED FACE TO FACE.
 2. ALL STUD WALLS ARE DIMENSIONED CENTERLINE TO CENTERLINE OF STUD.
 3. ALL EXTERIOR WALLS ARE DIMENSIONED TO EXTERIOR FACE OF MASONRY OR EXTERIOR FACE OF STUD.
 4. ALL OPENINGS WITHIN A MASONRY WALL ARE DIMENSIONED TO THE MASONRY OPENING.
 5. ALL OPENINGS WITHIN A STUD WALL ARE DIMENSIONED TO CENTERLINE OF OPENING.
 6. COORDINATE ALL FOOTINGS, FIBER, SLABS, AND DETAILS WITH STRUCTURAL DRAWINGS AND SPECIFICATIONS.
 7. UNLESS OTHERWISE NOTED, INTERIOR DIMENSIONS ARE TO CENTERLINE OF STUD.
 8. INTERIOR DIMENSIONS TO DEMISING PARTITIONS ARE TO CENTERLINE OF STUD.
 9. INTERIOR DIMENSIONS TO THE EXTERIOR WALL ASSE TO THE OUTSIDE FACE OF STUD OR THE FACE OF FOUNDATION.
 10. REFER TO A-104 SERIES FOR ALL RETICOR TAGS, DIMENSIONS & CONSTRUCTION INFORMATION.
 11. REFER TO A-101 SERIES FOR FINISH DESIGN INFORMATION.

- FLOOR PLAN LEGEND**
- △ SURFACE MOUNTED FIRE EXTINGUISHER
 - SEMI-RECESSED FIRE EXTINGUISHER
 - FLOOR DRAIN
 - ROOF DRAIN AND SECONDARY OVERFLOW DRAIN
 - ▨ PAINTED PARKING STRIPS
 - ▨ ACCESS PATH
 - ▨ SEMI-ACCESSIBLE VEHICLE ACCESS ROUTE (8' W/ MIN. HEAD HEIGHT REQUIRED)
 - RAMP ARROW
 - ♿ BARRIER FREE - GROUP IA REQUIREMENTS
 - ♿ HEARING/SENSORY IMPAIRED REQUIREMENTS

- GRID LEGEND**
- GRID LINE FOR WOOD FLOORS (LEVEL 2 - LEVEL 3)
 - GRID LINE FOR STEEL FLOORS (FOUNDATION LEVEL - LEVEL 1)

7 HARTWELL AVENUE

LEXINGTON, MA

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141 TREMONT ST. BOSTON, MA 02111

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KEY PLAN

NO.	DATE	DESCRIPTION
5	1/10/2025	BULLETIN #1
4	11/27/2024	ACKNOWLEDG #2
3	11/15/2024	ACKNOWLEDG #1
2	10/15/2024	CMPP Permit Set
1	09/30/2024	Design Development Submission

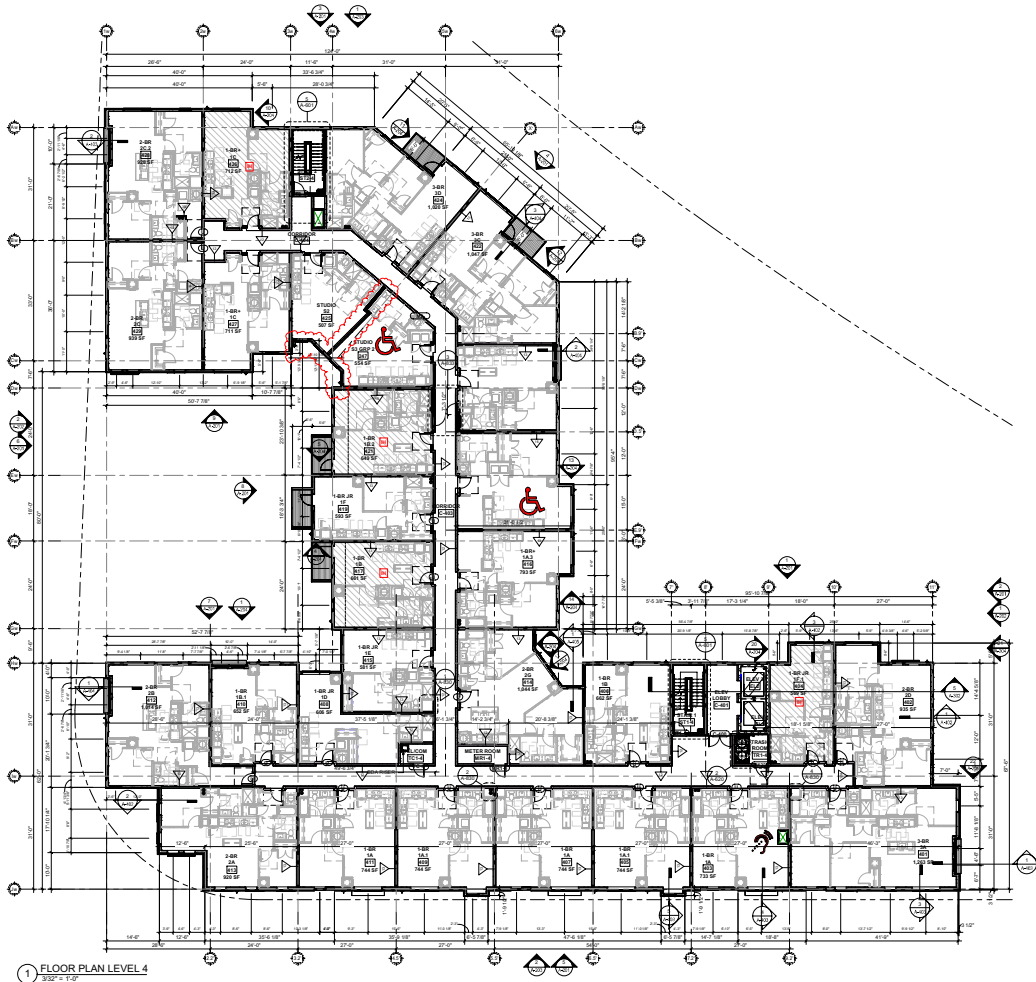
PROJECT NUMBER: ZR012
 DRAWN BY: Author
 CHECKED BY: Checker

SHEET TITLE

FLOOR PLAN LEVEL 3

A-105

2/11/2025 11:29:36 AM



1 FLOOR PLAN LEVEL 4
3/32" = 1'-0"

- GENERAL PLAN NOTES**
1. ALL DIM WALLS ARE DIMENSIONED FACE TO FACE.
 2. ALL STUD WALLS ARE DIMENSIONED CENTERLINE TO CENTERLINE OF STUD.
 3. ALL EXTERIOR WALLS ARE DIMENSIONED TO EXTERIOR FACE OF MASONRY OR EXTERIOR FACE OF STUD.
 4. ALL OPENINGS WITHIN A MASONRY WALL ARE DIMENSIONED TO THE MASONRY OPENING.
 5. ALL OPENINGS WITHIN A STUD WALL ARE DIMENSIONED TO CENTERLINE OF OPENING.
 6. COORDINATE ALL FOOTINGS, FLOOR SLABS, AND DETAILS WITH STRUCTURAL DRAWINGS AND SPECIFICATIONS.
 7. UNLESS OTHERWISE NOTED, INTERIOR DIMENSIONS ARE TO CENTERLINE OF STUD.
 8. INTERIOR DIMENSIONS TO DEMISING PARTITIONS ARE TO CENTERLINE OF STUD.
 9. INTERIOR DIMENSIONS TO THE EXTERIOR WALL ASSE TO THE OUTSIDE FACE OF STUD OR THE FACE OF FOUNDATION.
 10. REFER TO A-DIM SERIES FOR ALL EXTERIOR TAGS, DIMENSIONS & CONSTRUCTION INFORMATION.
 11. REFER TO A-HLS SERIES FOR FINISH/DESIGN INFORMATION.

- FLOOR PLAN LEGEND**
- SURFACE MOUNTED FIRE EXTINGUISHER
 - SEMI-RECESSED FIRE EXTINGUISHER
 - FLOOR DRAIN
 - ROOF DRAIN AND SECONDARY OVERFLOW DRAIN
 - PAINTED PARKING STRIPES
 - LOADED PATH
 - WHEELCHAIR ACCESSIBLE VEHICLE ACCESS ROUTE (8' x 8' MIN. CLEAR HEIGHT REQUIRED)
 - RAMP ARROW
 - BARRIER FREE - GROUP IA REQUIREMENTS
 - HEARING/SENSORY IMPAIRED REQUIREMENTS

- GRID LEGEND**
- GRID LINE FOR WOOD FLOORS LEVEL 2 - LEVEL 3
 - GRID LINE FOR STEEL FLOORS FOUNDATION LEVEL 1

7 HARTWELL AVENUE

LEXINGTON, MA

DINOSAUR CAPITAL PARTNERS

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KEY PLAN

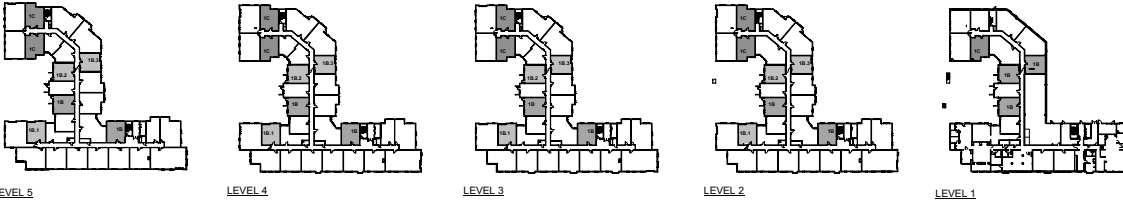
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2	11/21/2024	ACKNOWLEDG #2
3	11/21/2024	ACKNOWLEDG #1
4	10/15/2024	CMPP/Permit Set
5	10/20/2024	Design Development Submission

PROJECT NUMBER: ZR012
 DRAWN BY: Author
 CHECKED BY: Checker

SHEET TITLE

FLOOR PLAN LEVEL 4

A-106



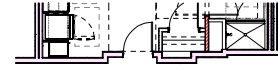
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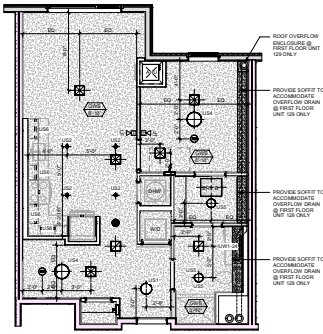
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LEVEL 2

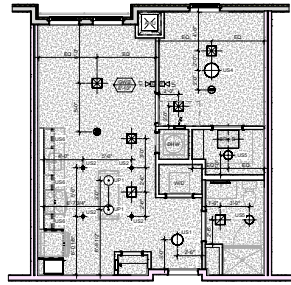
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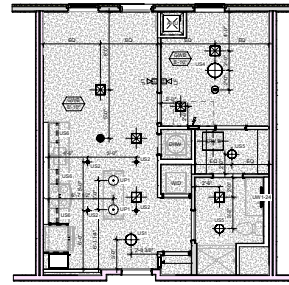
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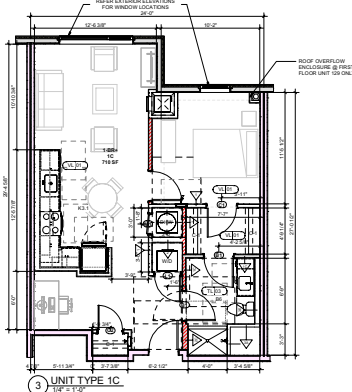
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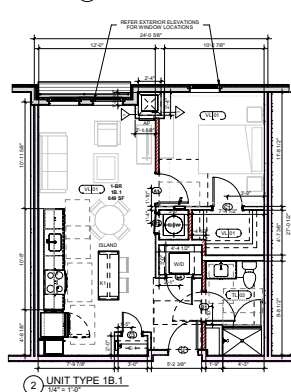
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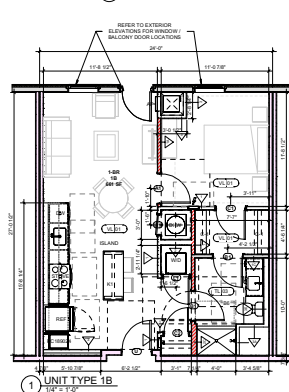
RCP UNIT TYPE 1B



UNIT TYPE 1C



UNIT TYPE 1B.1



UNIT TYPE 1B

- GENERAL UNIT NOTES**
- REFER TO A-BIS FOR FLOOR TRANSITION DETAILS.
 - REFER TO A-BIS FOR ALL FINISH SECTIONS.
 - PROVIDE FINISH LOCATIONS FLOOR, SKIN, AND OVERLAP AS WELL AS UNDER ANY REVENUE CABINETS.
 - SEE RESPONSIBILITY FOR QUANTITY TAKE OFFS.
 - COORDINATE LIGHT FIXTURES WITH ELECTRICAL DRAWINGS.
 - REFER TO A-BIS FOR UNIT MOUNTING HEIGHTS AND BIDDING REQUIREMENTS.
 - REFER TO A-BIS FOR UNIT COMPARTMENTATION DIAGRAMS.
 - REFER TO A-BIS FOR UNIT COMPARTMENTATION DIAGRAMS.
 - ALL DIMENSIONS TO FACE OF CURTAIN WALL.

- UNIT CLOSET SCHEDULE (GROUP 1)**
- C1-1 TYPICAL UNIT CLOSET W/ 1 SHELF
CONT. W/ 1 SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'2" A.F.F.
 - C1-2 TYPICAL UNIT CLOSET W/ 2 SHELVES
CONT. W/ 1 SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'2" A.F.F. BOTTOM SHELF @ 4'2" A.F.F.
 - C1-3 1/2" DEEP W/ 1 SHELF EVENLY SPACED.
TOP SHELF @ 7'2" A.F.F.
 - C1-4 UNIT W/ CLOSET
CONT. W/ 1 SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'2" A.F.F.

- UNIT CLOSET SCHEDULE (GROUP 2)**
- C2-1 TYPICAL UNIT CLOSET W/ 1 SHELF
CONT. W/ 1 SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'2" A.F.F.
 - C2-2 1/2" DEEP W/ 1 SHELF EVENLY SPACED TO PROVIDE
CONFORMANCE WITH REQUIREMENTS TO PROVIDE
CONFORMANCE WITH REQUIREMENTS TO PROVIDE
CONFORMANCE WITH REQUIREMENTS TO PROVIDE
CONFORMANCE WITH REQUIREMENTS TO PROVIDE
 - C2-3 UNIT W/ CLOSET
CONT. W/ 1 SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'2" A.F.F.
 - C2-4 UNIT W/ CLOSET
CONT. W/ 1 SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'2" A.F.F.

- UNIT LEGEND**
- UNIT LIGHTING LEGEND**
- US-4 RECESSED CEILING LIGHT FIXTURE
 - US-5 SURFACE MOUNTED CEILING LIGHT FIXTURE
 - US-6 WALL MOUNTED LIGHT FIXTURE
 - US-7 DECORATIVE CEILING LIGHT FIXTURE
 - US-8 TRACK LIGHTING
- EXTERIOR LIGHTING LEGEND**
- EW-1 EXTERIOR WALL MOUNTED LIGHT FIXTURE
- NOTE: LIGHT FIXTURE GRAPHICS VARY. REFER TO LIGHT FIXTURE SCHEDULE.

- RCP LEGEND**
- ACCESS PANEL
 - SURFACE MOUNTED SIGNAL & DETECTOR COORDINATE W/ ELECTRICAL DWGS
 - SURFACE MOUNTED SIGNAL AND COORDINATE W/ ELECTRICAL DWGS
 - SPRINKLER HEAD COORDINATE W/ PLUMBING AND ELECTRICAL DWGS
 - ELECTRICAL PANEL LOAD (CENTER) COORDINATE W/ ELECTRICAL DWGS
 - DATA PANEL (CENTER) COORDINATE W/ ELECTRICAL DWGS
 - DATA OUTLET COORDINATE W/ ELECTRICAL DWGS
 - LOAD BEARING WALL
 - SPRAY FOAM INSULATION
 - CEILING MOUNTED HVAC SUPPLY DIFFUSER COORDINATE W/ HVAC DWGS
 - CEILING MOUNTED HVAC RETURN DIFFUSER COORDINATE W/ HVAC DWGS
 - CEILING MOUNTED LINEAR SUPPLY DIFFUSER COORDINATE W/ HVAC DWGS
 - LINEAR SIDEWALL SUPPLY DIFFUSER COORDINATE W/ HVAC DWGS
 - WALL MOUNTED SIGNAL
 - WALL MOUNTED DETECTOR
 - WALL MOUNTED SIGNAL

7 HARTWELL AVENUE
LEXINGTON, MA

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ARCHITECT
ICON ARCHITECTURE
101 TRENTON ST. BOSTON, MA 02111

CONSULTANT

STAMP

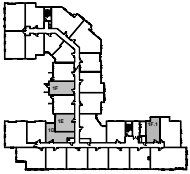
KEY PLAN

NO.	DATE	DESCRIPTION
1	02/20/2025	ADDENDUM #1
2	11/17/2024	ADDENDUM #1
3	10/15/2024	CMPP Permit Set
4	09/20/2024	Design Development Submission

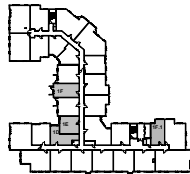
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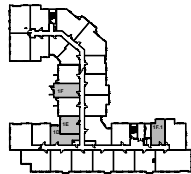
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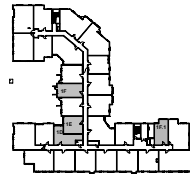
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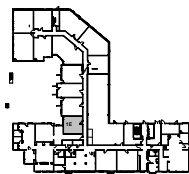
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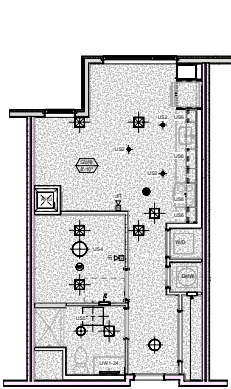
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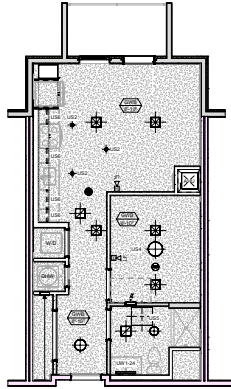
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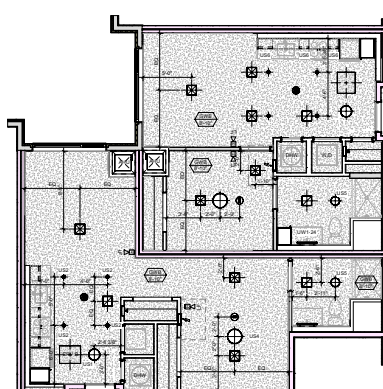
LEVEL 1



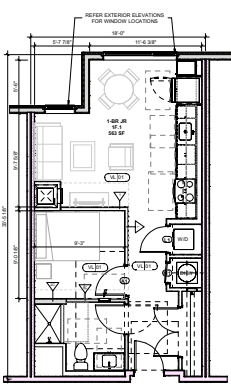
11 RCP UNIT TYPE 1F.1
1/4" = 1'-0"



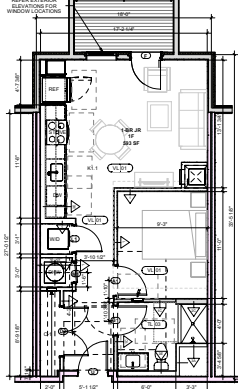
4 RCP UNIT TYPE 1F
1/4" = 1'-0"



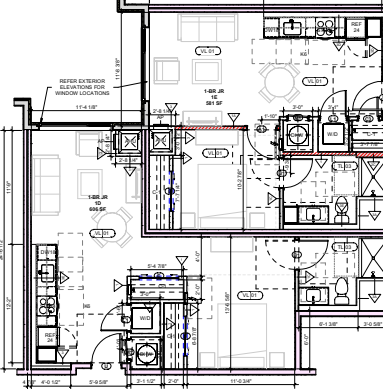
10 RCP UNIT TYPE 1D and 1E
1/4" = 1'-0"



3 UNIT TYPE 1F.1
1/4" = 1'-0"



2 UNIT TYPE 1F
1/4" = 1'-0"



1 UNIT TYPE 1D and 1E
1/4" = 1'-0"

- GENERAL UNIT NOTES**
- REFER TO A-BIS FOR FLOOR TRANSITION DETAILS.
 - REFER TO A-BIS FOR ALL FINISH SELECTIONS.
 - PROVIDE FINISH LOCATIONS FINISH, SWH, AND DIVID AS WELL AS UNDER ANY REVENUE CABINETS.
 - SIC RESPONSIBLE FOR QUANTITY TAKE OFFS.
 - COORDINATE LIGHT FIXTURES WITH ELECTRICAL DRAWINGS.
 - REFER TO LIGHT FIXTURE SCHEDULE ON SHEET A-500 AS WELL AS SCHEDULE ELECTRICAL DRAWINGS.
 - REFER TO A-BIS FOR UNIT MOUNTING HEIGHTS AND BLOODING REQUIREMENTS.
 - REFER TO A-BIS FOR UNIT COMPARTMENTALIZATION DIAGRAM.
 - ALL DIMENSIONS TO FACE OF CURVALL.

- UNIT CLOSET SCHEDULE (GROUP 1)**
- C-1 TYPICAL UNIT CLOSET W/ 1 SHELF. CONT. W/ 2 DEEP W/ SUSPENDED CLOTHES ROD. TOP OF SHELF @ 7'2" A.F.F.
 - C-2 TYPICAL UNIT CLOSET W/ 2 SHELVES. CONT. W/ 2 DEEP W/ SUSPENDED CLOTHES ROD. TOP OF SHELF @ 7'2" A.F.F. BOTTOM SHELF @ 4'2" A.F.F.
 - C-3 80" DEEP W/ 2 SHELVES EVENLY SPACED. UNIT W/ CLOSET. CONT. W/ 2 DEEP W/ SUSPENDED CLOTHES ROD. TOP OF SHELF @ 8'4" A.F.F.
 - C-4 80" DEEP W/ 2 SHELVES EVENLY SPACED. UNIT W/ CLOSET. CONT. W/ 2 DEEP W/ SUSPENDED CLOTHES ROD. TOP OF SHELF @ 8'4" A.F.F.

- UNIT CLOSET SCHEDULE (GROUP 2)**
- C-1A TYPICAL UNIT CLOSET W/ 1 SHELF. CONT. W/ 2 DEEP W/ SUSPENDED CLOTHES ROD. TOP OF SHELF @ 7'2" A.F.F.
 - C-2A 80" DEEP W/ 2 SHELVES EVENLY SPACED. UNIT W/ CLOSET. CONT. W/ 2 DEEP W/ SUSPENDED CLOTHES ROD. TOP OF SHELF @ 8'4" A.F.F.
 - C-3A 80" DEEP W/ 2 SHELVES EVENLY SPACED. UNIT W/ CLOSET. CONT. W/ 2 DEEP W/ SUSPENDED CLOTHES ROD. TOP OF SHELF @ 8'4" A.F.F.
 - C-4A 80" DEEP W/ 2 SHELVES EVENLY SPACED. UNIT W/ CLOSET. CONT. W/ 2 DEEP W/ SUSPENDED CLOTHES ROD. TOP OF SHELF @ 8'4" A.F.F.

- UNIT LEGEND**
- UNIT LIGHTING LEGEND**
- LS-4 RECESSED CEILING LIGHT FIXTURE
 - LS-4-S SURFACE MOUNTED CEILING LIGHT FIXTURE
 - LS-4-W WALL MOUNTED LIGHT FIXTURE
 - LS-4-D DECORATIVE CEILING LIGHT FIXTURE
 - LS-4-T TRACK LIGHTING
- EXTERIOR LIGHTING LEGEND**
- EW-4 EXTERIOR WALL MOUNTED LIGHT FIXTURE

- RCP LEGEND**
- ACCESS PANEL
 - SURFACE MOUNTED SIGNAL, SECTION COORDINATE W/ ELECTRICAL DWGS
 - SURFACE MOUNTED SIGNAL AND COORDINATE W/ ELECTRICAL DWGS
 - SPRINKLER HEAD COORDINATE W/ PLUMBING/FIREWORKS DWGS
 - ELECTRICAL PANEL LOAD CENTER COORDINATE W/ ELECTRICAL DWGS
 - DATA PANEL MOUNT CENTER COORDINATE W/ ELECTRICAL DWGS
 - DATA OUTLET COORDINATE W/ ELECTRICAL DWGS
 - LOAD BEARING WALL
 - SPRAY FOAM INSULATION
 - CEILING MOUNTED HVAC SUPPLY DIFFUSER COORDINATE W/ HVAC DWGS
 - CEILING MOUNTED HVAC RETURN DIFFUSER COORDINATE W/ HVAC DWGS
 - CEILING MOUNTED LINEAR SUPPLY DIFFUSER COORDINATE W/ HVAC DWGS
 - LINEAR SIDEWALL SUPPLY DIFFUSER COORDINATE W/ HVAC DWGS
 - MECHANICAL ROOM
 - MECHANICAL ROOM
 - MECHANICAL ROOM

NOTE: LIGHT FIXTURE GRAPHICS VARY. REFER TO LIGHT FIXTURE SCHEDULE.

NO.	DATE	DESCRIPTION
3	11/12/2025	ADDENDUM #1
2	10/15/2025	SMPP Permit Set
1	10/02/2025	Design Development Submission

PROJECT NUMBER: ZR012
 DRAWN BY: [Name]
 CHECKED BY: [Name]

7 HARTWELL AVENUE
 LEXINGTON, MA

DINOSAUR CAPITAL PARTNERS

ARCHITECT
ICON ARCHITECTURE
 101 TRENTON ST. BOSTON, MA 02111

CONSULTANT

STAMP

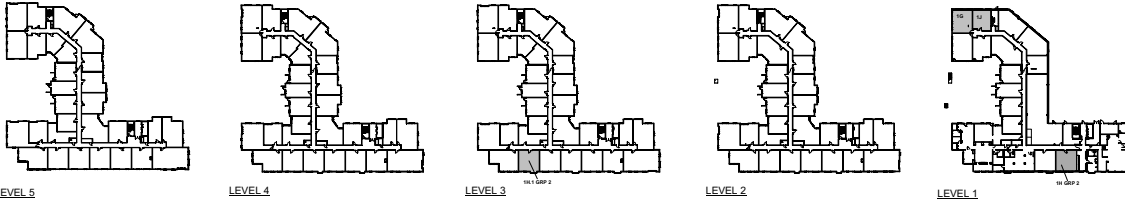
KEY PLAN

NO.	DATE	DESCRIPTION
3	11/12/2025	ADDENDUM #1
2	10/15/2025	SMPP Permit Set
1	10/02/2025	Design Development Submission

PROJECT NUMBER: ZR012
 DRAWN BY: [Name]
 CHECKED BY: [Name]

SHEET TITLE
ENLARGED UNIT PLANS - 1BR

A-504



LEVEL 5

LEVEL 4

LEVEL 3

LEVEL 2

LEVEL 1

GENERAL UNIT NOTES

- REFER TO A-BIS FOR FLOOR TRANSITION DETAILS.
- REFER TO A-BIS FOR ALL FINISH SELECTIONS.
- PROVIDE FINISH FLOOR UNDER FINISH SKIN AND OVER AS WELL AS UNDER ANY RECESSED CABINETS.
- SIC RESPONSIBLE FOR QUANTITY TAKE OFFS.
- COORDINATE LIGHT FIXTURES WITH ELECTRICAL DRAWINGS.
- REFER TO LIGHT FIXTURE SCHEDULE ON SHEET A-505 AS WELL AS SCHEDULE ELECTRICAL DRAWINGS.
- REFER TO A-BIS FOR UNIT MOUNTING HEIGHTS AND BIDDING REQUIREMENTS.
- REFER TO A-BIS FOR UNIT COMPARTMENTATION DIAGRAMS.
- ALL DIMENSIONS TO FACE OF CURTAIN WALL.

UNIT CLOSET SCHEDULE (GROUP 1)

- C1-1 TYPICAL UNIT CLOSET W/ 1 SHELF
CONT. WIDE SHELF IN SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'2" A.F.F.
- C3 TYPICAL UNIT CLOSET W/ 2 SHELVES
CONT. WIDE SHELF IN SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'2" A.F.F. BOTTOM SHELF @ 4'2" A.F.F.
- C4 UNIT W/ DEEP SHELF
CONT. WIDE SHELF IN SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'2" A.F.F.
- C4-1 UNIT W/ DEEP SHELF IN SUSPENDED CLOTHES ROD.
CONT. WIDE SHELF @ 8'4" A.F.F.

UNIT CLOSET SCHEDULE (GROUP 2)

- C1-1A TYPICAL UNIT CLOSET W/ 1 SHELF
CONT. WIDE SHELF IN SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'2" A.F.F.
- C3-1A COMPARTMENTED UNIT CLOSETS TO PROVIDE
CLOTHES SYSTEM
- C4-1A UNIT W/ DEEP SHELF
CONT. WIDE SHELF IN SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 8'4" A.F.F.

UNIT LEGEND

- UNIT LIGHTING LEGEND**
- US4-1 RECESSED CEILING LIGHT FIXTURE
 - US4-2 SURFACE MOUNTED CEILING LIGHT FIXTURE
 - US4-3 WALL MOUNTED LIGHT FIXTURE
 - US4-4 DECORATIVE CEILING LIGHT FIXTURE
 - US4-5 TRACK LIGHTING
- EXTERIOR LIGHTING LEGEND**
- EW4 EXTERIOR WALL MOUNTED LIGHT FIXTURE

KEY PLAN

- KEY PLAN**
- ACCESS PANEL
 - SURFACE MOUNTED SIGNAL & DETECTOR COORDINATE W/ ELECTRICAL DWGS
 - SURFACE MOUNTED SMOKE AND COORDINATE W/ ELECTRICAL DWGS
 - SPRINKLER HEAD COORDINATE W/ PLUMBING/FIREWORK DWGS
 - ELECTRICAL PANEL (LOAD CENTER) COORDINATE W/ ELECTRICAL DWGS
 - DATA PANEL (BANK CENTER) COORDINATE W/ ELECTRICAL DWGS
 - DATA OUTLET COORDINATE W/ ELECTRICAL DWGS
 - LOAD BEARING WALL
 - SPRAY FOAM INSULATION
 - CEILING MOUNTED HVAC SUPPLY DIFFUSER COORDINATE W/ HVAC DWGS
 - CEILING MOUNTED HVAC RETURN DIFFUSER COORDINATE W/ HVAC DWGS
 - CEILING MOUNTED LINEAR SUPPLY DIFFUSER COORDINATE W/ HVAC DWGS
 - LINEAR SIDEWALL SUPPLY DIFFUSER COORDINATE W/ HVAC DWGS
 - WALL MOUNTED DIFFUSER
 - WALL MOUNTED DIFFUSER

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LEXINGTON, MA
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CONSULTANT

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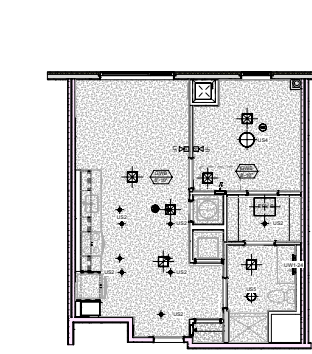
KEY PLAN

1	12/20/2025	ADDENDUM #1
2	11/17/2025	ADDENDUM #1
3	10/15/2025	CMPP Permit Set
4	10/20/2025	Design Development Submission

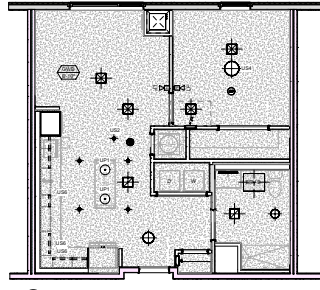
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DRAWN BY: [Blank]
CHECKED BY: [Blank]

ENLARGED UNIT PLANS - 1BR

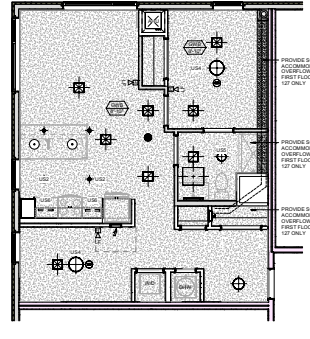
A-505



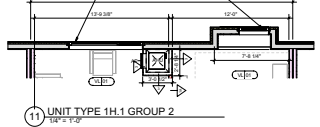
12 RCP UNIT TYPE 1J
13'0" x 11'0"



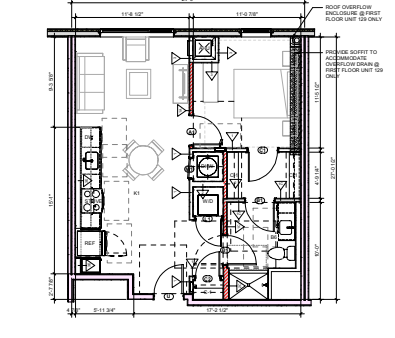
4 RCP UNIT TYPE 1H G2
10'0" x 11'0"



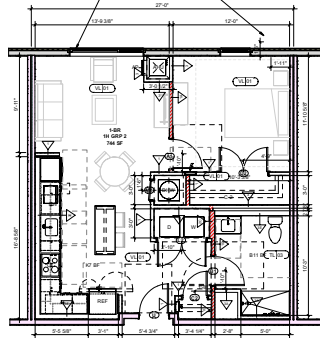
2 RCP UNIT TYPE 1G
10'0" x 11'0"



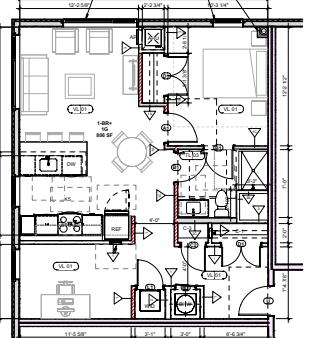
11 UNIT TYPE 1H.1 GROUP 2
10'0" x 11'0"



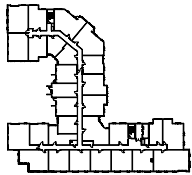
10 UNIT 1J
11'0" x 11'0"



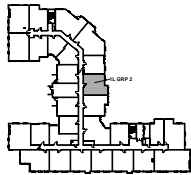
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10'0" x 11'0"



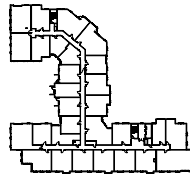
1 UNIT TYPE 1G
10'0" x 11'0"



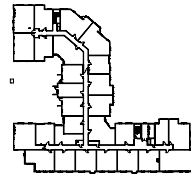
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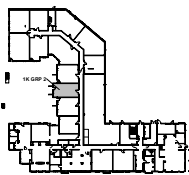
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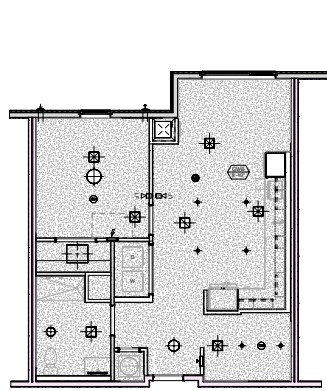
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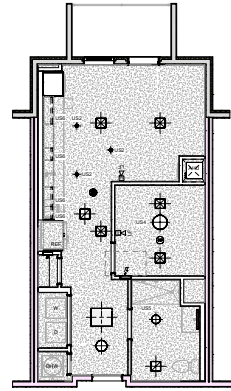
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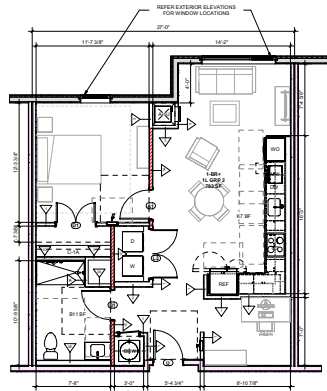
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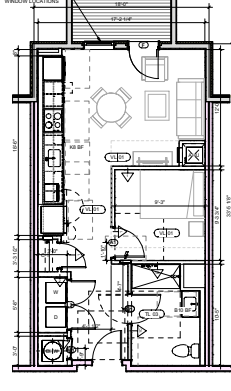
9 RCP UNIT TYPE 1L GROUP 2
14'4" x 11'-0"



8 RCP UNIT TYPE 1K GROUP 2
14'4" x 11'-0"



2 UNIT TYPE 1L GROUP 2
14'4" x 11'-0"



1 UNIT TYPE 1K GROUP 2
14'4" x 11'-0"

GENERAL UNIT NOTES

- REFER TO A-BIS FOR FLOOR TRANSITION DETAILS.
- REFER TO A-BIS FOR ALL FINISH SELECTIONS.
- PROVIDE FINISH LOCATIONS FINISH, SWH, AND OVERS AS WELL AS UNDER ANY REVENUE CABINETS.
- SIC RESPONSIBLE FOR QUANTITY TAKE OFFS.
- COORDINATE LIGHT FIXTURES WITH ELECTRICAL DRAWINGS.
- REFER TO LIGHT FIXTURE SCHEDULE ON SHEET A-888 AS WELL AS SCHEDULE ELECTRICAL DRAWINGS.
- REFER TO A-BIS FOR UNIT MOUNTING HEIGHTS AND BLOOMING REQUIREMENTS.
- REFER TO A-BIS FOR UNIT MOUNTING/DIMENSION DIAGRAMS.
- ALL DIMENSIONS TO FACE OF CURTAIN WALL.

UNIT CLOSET SCHEDULE (GROUP 1)

- C-1 TYPICAL UNIT CLOSET W/ 1 SHELF
CONT. WIDE SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'2" A.F.F.
- C-2 TYPICAL UNIT CLOSET W/ 2 SHELVES
CONT. WIDE SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'2" A.F.F. BOTTOM SHELF @ 4'2" A.F.F.
- C-3 80" DEEP WIDE SHELVES EVENLY SPACED.
UNIT WID CLOSET
CONT. W/ DEEP WIDE SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 8'4" A.F.F.

UNIT CLOSET SCHEDULE (GROUP 2)

- C-1A TYPICAL UNIT CLOSET W/ 1 SHELF
CONT. WIDE SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'2" A.F.F.
CONFORM WITH ALL REQUIREMENTS TO PROVIDE
SUFFICIENT CLOTHING STORAGE CAPACITY
- C-2A 80" DEEP WIDE SHELVES EVENLY SPACED.
UNIT WID CLOSET
CONT. W/ DEEP WIDE SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 8'4" A.F.F.

UNIT LEGEND

- UNIT LEGEND**
- US-4 RECESSED CEILING LIGHT FIXTURE
 - US-4-S SURFACE MOUNTED CEILING LIGHT FIXTURE
 - US-8 WALL MOUNTED LIGHT FIXTURE
 - US-8-D DECORATIVE CEILING LIGHT FIXTURE
 - US-8-T TRACK LIGHTING
- EXTERIOR LIGHTING LEGEND**
- EW-4 EXTERIOR WALL MOUNTED LIGHT FIXTURE

NOTE: LIGHT FIXTURE GRAPHICS VARY. REFER TO LIGHT FIXTURE SCHEDULE.

RCP LEGEND

- RCP LEGEND**
- ACCESS PANEL
 - SURFACE MOUNTED SIGNAL DETECTOR COORDINATE W/ ELECTRICAL DWGS
 - SURFACE MOUNTED SMOKE AND COORDINATE W/ ELECTRICAL DWGS
 - SPRINKLER HEAD COORDINATE W/ PLUMBING DWGS
 - ELECTRICAL PANEL LOAD CENTER COORDINATE W/ ELECTRICAL DWGS
 - DATA PANEL MOUNT CENTER COORDINATE W/ ELECTRICAL DWGS
 - DATA OUTLET COORDINATE W/ ELECTRICAL DWGS
 - LOAD BEARING WALL
 - SPRAY FOAM INSULATION
 - CEILING MOUNTED HVAC SUPPLY DIFFUSER COORDINATE W/ HVAC DWGS
 - CEILING MOUNTED HVAC RETURN DIFFUSER COORDINATE W/ HVAC DWGS
 - CEILING MOUNTED LINEAR SUPPLY DIFFUSER COORDINATE W/ HVAC DWGS
 - LINEAR SIDEWALL SUPPLY DIFFUSER COORDINATE W/ HVAC DWGS
 - WALL MOUNTED DIFFUSER
 - WALL MOUNTED DIFFUSER
 - WALL MOUNTED DIFFUSER

7 HARTWELL AVENUE
LEXINGTON, MA
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CONSULTANT

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KEY PLAN

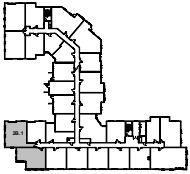
DESCRIPTION

NO.	DATE	DESCRIPTION
1	10/20/2025	ADDENDUM #1
2	10/15/2025	ADDENDUM #1
3	10/15/2025	CMPP Permit Set
4	10/20/2025	Design Development Submission

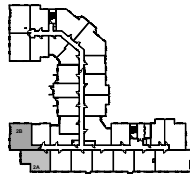
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SHEET TITLE
ENLARGED UNIT PLANS - 1BR

A-505.1



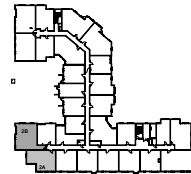
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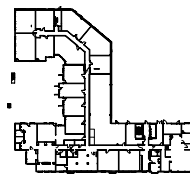
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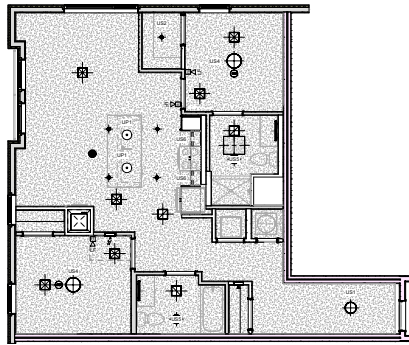
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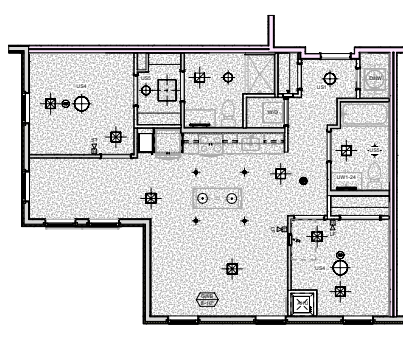
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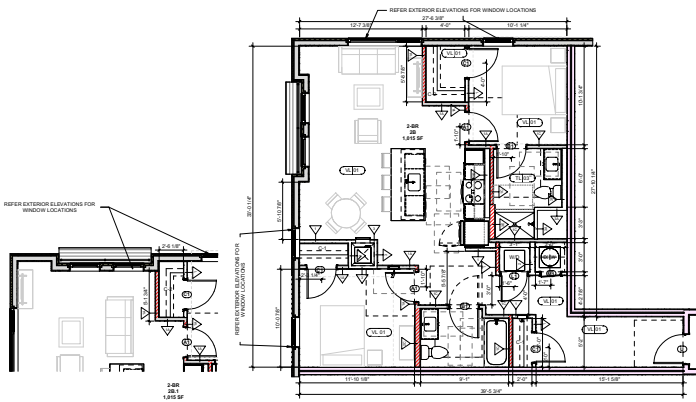
LEVEL 1



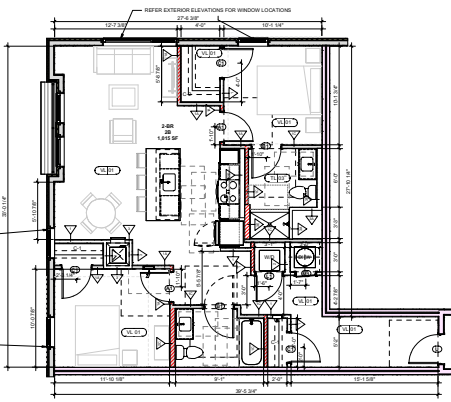
10 RCP UNIT TYPE 2B
1/8" = 1'-0"



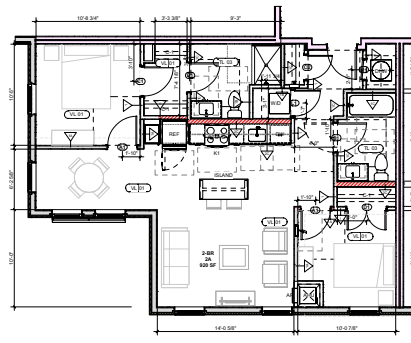
4 RCP UNIT TYPE 2A
1/8" = 1'-0"



3 UNIT TYPE 2B.1
3/4" = 1'-0"



2 UNIT TYPE 2B
1/8" = 1'-0"



UNIT TYPE 2A

1 UNIT TYPE 2A
1/8" = 1'-0"

GENERAL UNIT NOTES

1. REFER TO A-BIS FOR FLOOR TRANSITION DETAILS.
2. REFER TO A-BIS FOR ALL FINISH SELECTIONS.
3. PROVIDE EMBLEM LOCK UNDER PIVOTE SWING AND OPEN AS WELL AS UNDER ANY RECESSED CABINETS.
4. S.C. RESPONSIBLE FOR QUANTITY TAKE OFFS.
5. COORDINATE LIGHT FIXTURES WITH ELECTRICAL DRAWINGS.
6. REFER TO LIGHT FIXTURE SCHEDULE ON SHEET A-506 AS WELL AS SCHEDULE ELECTRICAL DRAWINGS.
7. REFER TO A-BIS FOR UNIT MOUNTING HEIGHTS AND BLOCKING REQUIREMENTS.
8. REFER TO A-BIS FOR UNIT COMPARTMENTATION DIAGRAM.
9. ALL DIMENSIONS TO FACE OF CURTAIN.

UNIT CLOSET SCHEDULE (GROUP 1)

- C-1 TYPICAL UNIT CLOSET W/ 2 SHELVES
CONT. W/RE SHOE BY SUSPENDED CLOTHES ROD.
TOP OF SHELF 8'-0" P.F.F.
- C-2 TYPICAL UNIT CLOSET W/ 3 SHELVES
CONT. W/RE SHOE BY SUSPENDED CLOTHES ROD.
TOP OF SHELF 8'-0" P.F.F. BOTTOM SHELF 8'-0" P.F.F.
- C-3 UNIT WARDROBE
8'-0" DEEP W/RE SHOE SHELVES EVENLY SPACED.
TOP OF SHELF 8'-0" P.F.F.
- C-4 UNIT W/RO CLOSET
CONT. W/RE SHOE SHELF BY SUSPENDED CLOTHES ROD.
TOP OF SHELF 8'-0" P.F.F.

UNIT CLOSET SCHEDULE (GROUP 2)

- C-1 TYPICAL UNIT CLOSET W/ 2 SHELVES
CONT. W/RE SHOE BY SUSPENDED CLOTHES ROD.
TOP OF SHELF 8'-0" P.F.F.
- C-2 TYPICAL UNIT CLOSET W/ 3 SHELVES
CONT. W/RE SHOE BY SUSPENDED CLOTHES ROD.
TOP OF SHELF 8'-0" P.F.F. BOTTOM SHELF 8'-0" P.F.F.
- C-3 UNIT WARDROBE
8'-0" DEEP W/RE SHOE SHELVES EVENLY SPACED.
TOP OF SHELF 8'-0" P.F.F.
- C-4 UNIT W/RO CLOSET
CONT. W/RE SHOE SHELF BY SUSPENDED CLOTHES ROD.
TOP OF SHELF 8'-0" P.F.F.

UNIT LEGEND

- UNIT LIGHTING LEGEND**
- LIW-R RECESSED CEILING LIGHT FIXTURE
 - LSW-R SURFACE MOUNTED CEILING LIGHT FIXTURE
 - LSW-W WALL MOUNTED LIGHT FIXTURE
 - LDW-R DECORATIVE CEILING LIGHT FIXTURE
 - LTW-R TRACK LIGHTING
- EXTERIOR LIGHTING LEGEND**
- SWW-R EXTERIOR WALL MOUNTED LIGHT FIXTURE

NOTE: LIGHT FIXTURE GRAPHICS MAY REFER TO LIGHT FIXTURE SCHEDULE.

RCP LEGEND

- ACCESS PANEL
- SURFACE MOUNTED SMOKE DETECTOR
COORDINATE W/ ELECTRICAL DWGS
- SURFACE MOUNTED SMOKE AND
CARBON MONOXIDE DETECTOR
COORDINATE W/ ELECTRICAL DWGS
- SPRINKLER HEAD COORDINATE
W/ PLUMBING/PANEL DWGS
- ELECTRICAL PANEL (LOAD CENTER)
COORDINATE W/ ELECTRICAL DWGS
- DATA PANEL (MEDIA CENTER)
COORDINATE W/ ELECTRICAL DWGS
- DATA OUTLET COORDINATE W/
ELECTRICAL DWGS
- LOAD BEARING WALL
- SPRAY FOAM INSULATION
- CEILING MOUNTED HVAC SUPPLY DIFFUSER
COORDINATE W/ HVAC DWGS
- CEILING MOUNTED HVAC RETURN DIFFUSER
COORDINATE W/ HVAC DWGS
- CEILING MOUNTED LINEAR DIFFUSER
COORDINATE W/ HVAC DWGS
- LINEAR OVERHEAD SUPPLY DIFFUSER
COORDINATE W/ HVAC DWGS
- FRANK-BAU

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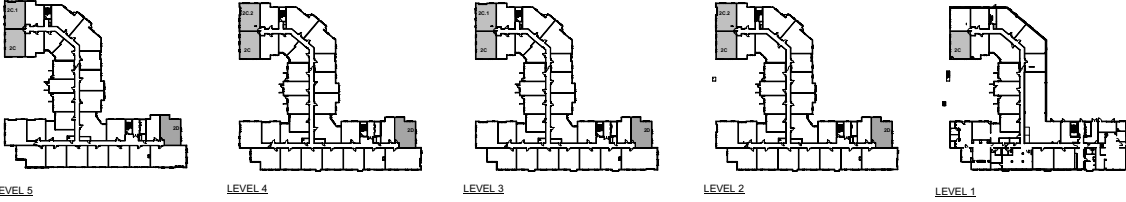
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3	1/11/2025	ADDENDUM #1
2	10/15/2025	CMPP Permit Set
1	10/20/2025	Design Development Submission
NO.	DATE	DESCRIPTION
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DRAWN BY: Author		
CHECKED BY: Checker		
SHEET TITLE		

ENLARGED UNIT PLANS - 2BR

A-506



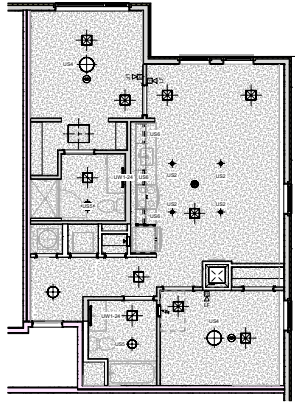
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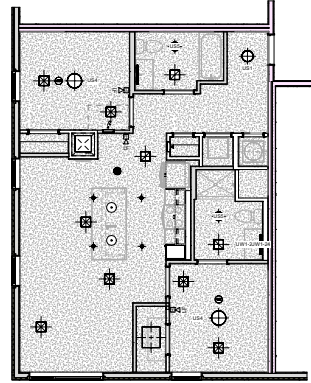
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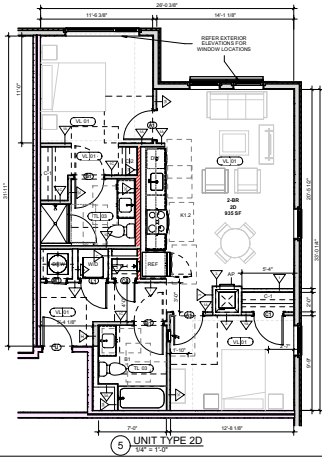
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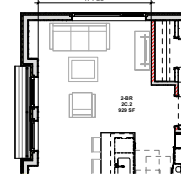
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12'4" x 11'0"



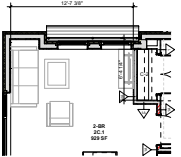
11 RCP UNIT TYPE 2C
11'0" x 11'0"



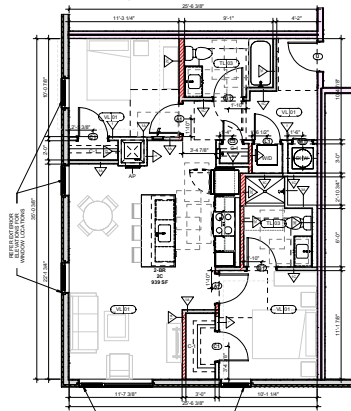
5 UNIT TYPE 2D
12'4" x 11'0"



4 UNIT TYPE 2C.2
12'4" x 11'0"



2 UNIT TYPE 2C.1
12'4" x 11'0"



1 UNIT TYPE 2C
12'4" x 11'0"

GENERAL UNIT NOTES

- REFER TO A-BIS FOR FLOOR TRANSITION DETAILS.
- REFER TO A-BIS FOR ALL FINISH SELECTIONS.
- PROVIDE FINISH LOCATIONS FINISH SWH, AND DIVED AS WELL AS UNDER ANY REVENUE CABINETS.
- SIC RESPONSIBLE FOR QUANTITY TAKE OFFS.
- COORDINATE LIGHT FIXTURES WITH ELECTRICAL DRAWINGS.
- REFER TO LIGHT FIXTURE SCHEDULE ON SHEET A-508 AS WELL AS SCHEDULE ELECTRICAL DRAWINGS.
- REFER TO A-BIS FOR UNIT MOUNTING HEIGHTS AND BIDDING REQUIREMENTS.
- REFER TO A-BIS FOR UNIT COMPARTMENTATION DIAGRAMS.
- ALL DIMENSIONS TO FACE OF CURRWall.

UNIT CLOSET SCHEDULE (GROUP 1)

- C1-1 TYPICAL UNIT CLOSET W/ 1 SHELF
CONT. 1/2" DEEP SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'2" A.F.F.
- C1-2 TYPICAL UNIT CLOSET W/ 2 SHELVES
CONT. 1/2" DEEP SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'2" A.F.F. BOTTOM SHELF @ 4'2" A.F.F.
- C1-3 UNIT CLOSET W/ 2 SHELVES
CONT. 1/2" DEEP SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'2" A.F.F.
- C1-4 UNIT CLOSET W/ 1 SHELF
CONT. 1/2" DEEP SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'2" A.F.F.

UNIT CLOSET SCHEDULE (GROUP 2)

- C1-1A TYPICAL UNIT CLOSET W/ 1 SHELF
CONT. 1/2" DEEP SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'2" A.F.F.
CONFORMER PANEL FOR MOUNTMENTS TO PROVIDE
STABILITY TO SHELF.
- C1-1B UNIT CLOSET W/ 1 SHELF
CONT. 1/2" DEEP SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'2" A.F.F.
- C1-1C UNIT CLOSET W/ 1 SHELF
CONT. 1/2" DEEP SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'2" A.F.F.

UNIT LEGEND

- UNIT LEGEND**
- US4-1 RECESSED CEILING LIGHT FIXTURE
 - US4-2 SURFACE MOUNTED CEILING LIGHT FIXTURE
 - US4-3 WALL MOUNTED LIGHT FIXTURE
 - US4-4 DECORATIVE CEILING LIGHT FIXTURE
 - US4-5 TRACK LIGHTING
- EXTERIOR LIGHTING LEGEND**
- EW4-1 EXTERIOR WALL MOUNTED LIGHT FIXTURE

NOTE: LIGHT FIXTURE GRAPHICS VARY. REFER TO LIGHT FIXTURE SCHEDULE.

RCP LEGEND

- RCP LEGEND**
- ACCESS PANEL
 - SURFACE MOUNTED SIGNAL DETECTOR COORDINATE W/ ELECTRICAL DWGS
 - SURFACE MOUNTED SMOKE AND COORDINATE W/ ELECTRICAL DWGS
 - SPRINKLER HEAD COORDINATE W/ PLUMBING/FIREWORK DWGS
 - ELECTRICAL PANEL LOAD CENTER COORDINATE W/ ELECTRICAL DWGS
 - DATA PANEL BENCH CENTER COORDINATE W/ ELECTRICAL DWGS
 - DATA OUTLET COORDINATE W/ ELECTRICAL DWGS
 - LOAD BEARING WALL
 - SPRAY FOAM INSULATION
 - CEILING MOUNTED HVAC SUPPLY DIFFUSER COORDINATE W/ HVAC DWGS
 - CEILING MOUNTED HVAC RETURN DIFFUSER COORDINATE W/ HVAC DWGS
 - CEILING MOUNTED LINEAR DIFFUSER COORDINATE W/ HVAC DWGS
 - LINEAR SIDEWALL SUPPLY DIFFUSER COORDINATE W/ HVAC DWGS
 - WALL MOUNTED DIFFUSER
 - WALL MOUNTED DIFFUSER
 - WALL MOUNTED DIFFUSER

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KEY PLAN

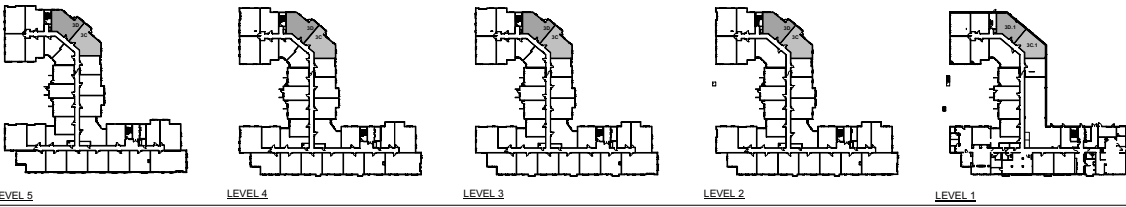
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2	10/15/2023	CMPP Permit Set
1	09/20/2023	Design Development Submission

PROJECT NUMBER: ZR012
DRAWN BY: [Name]
CHECKED BY: Checker

SHEET TITLE

ENLARGED UNIT PLANS - 2BR

A-507



- GENERAL UNIT NOTES**
- REFER TO A-BIS FOR FLOOR TRANSITION DETAILS.
 - REFER TO A-BIS FOR ALL FINISH SELECTIONS.
 - PROVIDE FINISH SCHEDULES FOR FLOOR, WALL, AND CEILING AS WELL AS UNDER ANY RECESSED CABINETS.
 - SIC RESPONSIBLE FOR QUANTITY TAKE OFFS.
 - COORDINATE LIGHT FIXTURES WITH ELECTRICAL DRAWINGS.
 - REFER TO LIGHT FIXTURE SCHEDULE ON SHEET A-508 AS WELL AS SCHEDULE ELECTRICAL DRAWINGS.
 - REFER TO A-BIS FOR UNIT MOUNTING HEIGHTS AND BLOODING REQUIREMENTS.
 - REFER TO A-BIS FOR UNIT COMPARTMENTALIZATION DIAGRAMS.
 - ALL DIMENSIONS TO FACE OF CURVE WALL.

- UNIT CLOSET SCHEDULE (GROUP 1)**
- C1-1 TYPICAL UNIT CLOSET W/ 1 SHELF
CONT. 1/2" DEEP SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'7" A.F.F.
 - C1-2 TYPICAL UNIT CLOSET W/ 2 SHELVES
CONT. 1/2" DEEP SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'7" A.F.F. BOTTOM SHELF @ 4'2" A.F.F.
 - C1-3 UNIT W/ DEEP SHELF
CONT. 1/2" DEEP SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'7" A.F.F.
 - C1-4 UNIT W/ DEEP SHELF
CONT. 1/2" DEEP SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 8'4" A.F.F.

- UNIT CLOSET SCHEDULE (GROUP 2)**
- C2-1A TYPICAL UNIT CLOSET W/ 1 SHELF
CONT. 1/2" DEEP SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'7" A.F.F.
 - C2-1B UNIT W/ DEEP SHELF
CONT. 1/2" DEEP SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 8'4" A.F.F.
 - C2-1C UNIT W/ DEEP SHELF
CONT. 1/2" DEEP SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 8'4" A.F.F.

- UNIT LEGEND**
- US4-1 RECESSED CEILING LIGHT FIXTURE
 - US4-2 SURFACE MOUNTED CEILING LIGHT FIXTURE
 - US4-3 WALL MOUNTED LIGHT FIXTURE
 - US4-4 DECORATIVE CEILING LIGHT FIXTURE
 - US4-5 TRACK LIGHTING
 - US4-6 EXTERIOR WALL MOUNTED LIGHT FIXTURE

- EXTERIOR LIGHTING LEGEND**
- EW4 EXTERIOR WALL MOUNTED LIGHT FIXTURE
- NOTE:** LIGHT FIXTURE GRAPHICS VARY. REFER TO LIGHT FIXTURE SCHEDULE.
- RCP LEGEND**
- ACCESS PANEL
 - SURFACE MOUNTED SIGNAL & SECTION COORDINATE W/ ELECTRICAL DWGS
 - SURFACE MOUNTED SIGNAL AND COORDINATE W/ ELECTRICAL DWGS
 - SPRINKLER HEAD COORDINATE W/ MECHANICAL DWGS
 - ELECTRICAL PANEL LOAD CENTER COORDINATE W/ ELECTRICAL DWGS
 - DATA PANEL RACK CENTER COORDINATE W/ ELECTRICAL DWGS
 - LOAD BEARING WALL
 - SPRAY FOAM INSULATION
 - CEILING MOUNTED HVAC SUPPLY DIFFUSER COORDINATE W/ HVAC DWGS
 - CEILING MOUNTED HVAC RETURN DIFFUSER COORDINATE W/ HVAC DWGS
 - CEILING MOUNTED LINEAR SUPPLY DIFFUSER COORDINATE W/ HVAC DWGS
 - LINEAR SIDEWALL SUPPLY DIFFUSER COORDINATE W/ HVAC DWGS
 - MECHANICAL SYSTEM
 - MECHANICAL SYSTEM ROOM
 - MECHANICAL ROOM



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KEY PLAN

1	02/01/2025	ADDENDUM #1
2	11/17/2024	ADDENDUM #1
3	10/15/2024	CMPP Permit Set
1	10/01/2024	Design Development Submission

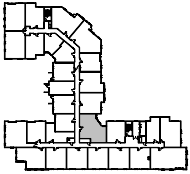
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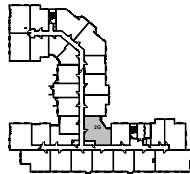
SHEET TITLE

ENLARGED UNIT PLANS - 2BR

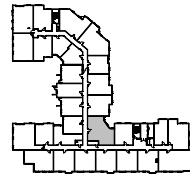
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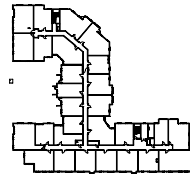
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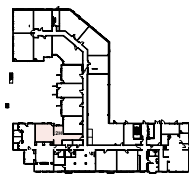
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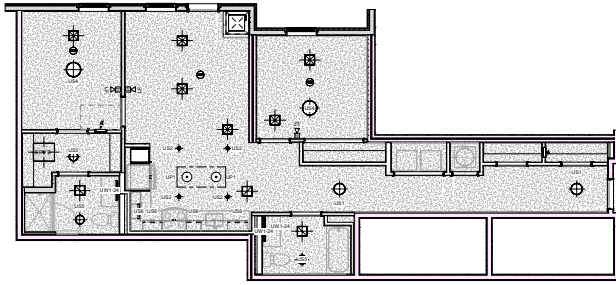
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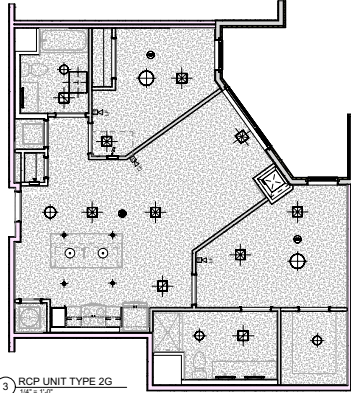
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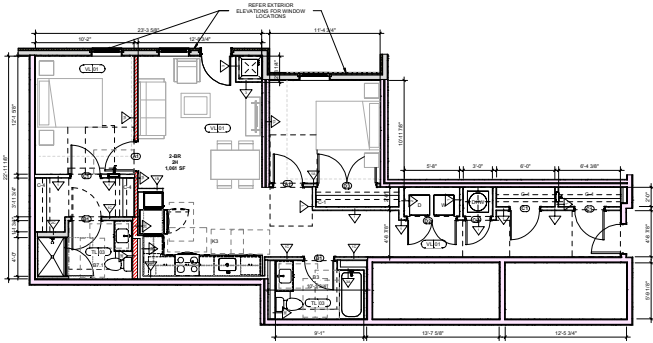
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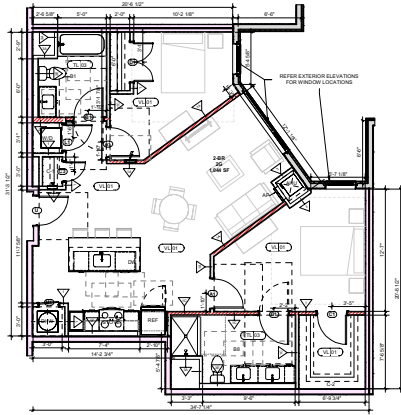
4 RCP UNIT TYPE 2H
1/8" = 1'-0"



3 RCP UNIT TYPE 2G
1/8" = 1'-0"



2 UNIT TYPE 2H
1/8" = 1'-0"



1 UNIT TYPE 2G
1/8" = 1'-0"

- GENERAL UNIT NOTES**
- REFER TO A-BIS FOR FLOOR TRANSITION DETAILS.
 - REFER TO A-BIS FOR ALL FINISH SELECTIONS.
 - PROVIDE FINISH LOCATIONS FINISH, SWH, AND DIVING AS WELL AS UNDER ANY RECESSED CABINETS.
 - SIC RESPONSIBLE FOR QUANTITY TAKE OFFS.
 - COORDINATE LIGHT FIXTURES WITH ELECTRICAL DRAWINGS.
 - REFER TO LIGHT FIXTURE SCHEDULE ON SHEET A-500 AS WELL AS SCHEDULE ELECTRICAL DRAWINGS.
 - REFER TO A-BIS FOR UNIT MOUNTING HEIGHTS AND BIDDING REQUIREMENTS.
 - REFER TO A-BIS FOR UNIT COMPARTMENTALIZATION DIAGRAM.
 - ALL DIMENSIONS TO FACE OF WALL.

- UNIT CLOSET SCHEDULE (GROUP 1)**
- C-1 TYPICAL UNIT CLOSET W/ 1 SHELF
CONT. W/ DEEP WIRE SHELF SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'7" A.F.F.
 - C-2 TYPICAL UNIT CLOSET W/ 2 SHELVES
CONT. W/ DEEP WIRE SHELF SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'7" A.F.F. BOTTOM SHELF @ 4'7" A.F.F.
 - C-3 UNIT CLOSET W/ 2 SHELVES
CONT. W/ DEEP WIRE SHELF SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'7" A.F.F.
 - C-4 UNIT CLOSET
CONT. W/ DEEP WIRE SHELF SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 8'0" A.F.F.

- UNIT CLOSET SCHEDULE (GROUP 2)**
- C-1A TYPICAL UNIT CLOSET W/ 1 SHELF
CONT. W/ DEEP WIRE SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'7" A.F.F.
 - C-2A UNIT CLOSET W/ 2 SHELVES
CONT. W/ DEEP WIRE SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'7" A.F.F. BOTTOM SHELF @ 4'7" A.F.F.
 - C-3A UNIT CLOSET
CONT. W/ DEEP WIRE SHELF SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'7" A.F.F.
 - C-4A UNIT CLOSET
CONT. W/ DEEP WIRE SHELF SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 8'0" A.F.F.

- UNIT LEGEND**
- U1A RECESSED CEILING LIGHT FIXTURE
 - U1B SURFACE MOUNTED CEILING LIGHT FIXTURE
 - U1C WALL MOUNTED LIGHT FIXTURE
 - U1D DECORATIVE CEILING LIGHT FIXTURE
 - U1E TRACK LIGHTING

- EXTERIOR LIGHTING LEGEND**
- EW1 EXTERIOR WALL MOUNTED LIGHT FIXTURE

NOTE: LIGHT FIXTURE GRAPHICS VARY. REFER TO LIGHT FIXTURE SCHEDULE.

- RCP LEGEND**
- ACCESS PANEL
 - SURFACE MOUNTED SIGNAL & DETECTOR COORDINATE W/ ELECTRICAL DWGS
 - SURFACE MOUNTED BARNCO AND COORDINATE W/ ELECTRICAL DWGS
 - SPRINKLER HEAD COORDINATE W/ PLUMBING/FIREWORKS DWGS
 - ELECTRICAL PANEL LOAD CENTER COORDINATE W/ ELECTRICAL DWGS
 - DATA PANEL BENCH CENTER COORDINATE W/ ELECTRICAL DWGS
 - DATA OUTLET COORDINATE W/ ELECTRICAL DWGS
 - LOAD BEARING WALL
 - SPRAY FOAM INSULATION
 - CEILING MOUNTED HVAC SUPPLY DIFFUSER COORDINATE W/ HVAC DWGS
 - CEILING MOUNTED HVAC RETURN DIFFUSER COORDINATE W/ HVAC DWGS
 - CEILING MOUNTED LINEAR SUPPLY DIFFUSER COORDINATE W/ HVAC DWGS
 - LINEAR SIDEWALL SUPPLY DIFFUSER COORDINATE W/ HVAC DWGS
 - MECHANICAL ROOM
 - MECHANICAL ROOM

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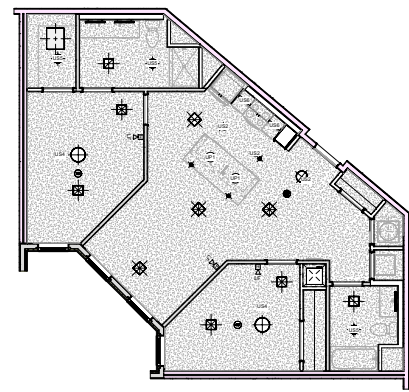
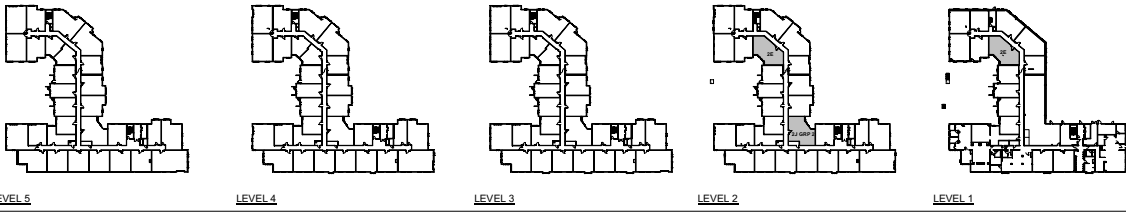
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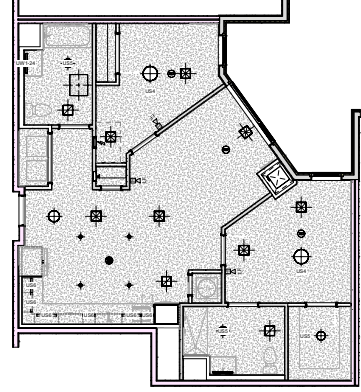
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2	10/15/2025	SMPF Permit Set
1	10/01/2025	Design Development Submission
NO.	DATE	DESCRIPTION
PROJECT NUMBER: ZR012		
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SHEET TITLE
ENLARGED UNIT PLANS - 2BR

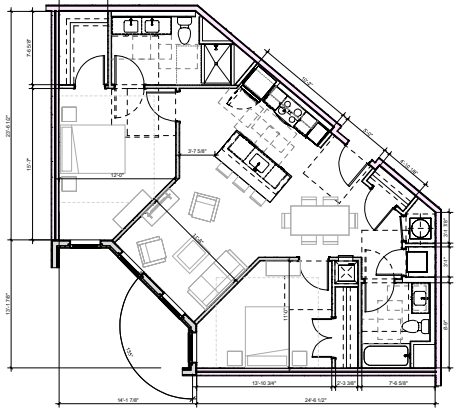
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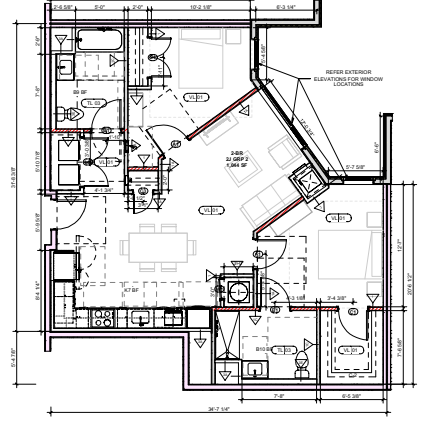
9 RCP UNIT TYPE 2E
1/4" = 1'-0"



2 RCP UNIT TYPE 2J GROUP 2
1/4" = 1'-0"



8 UNIT TYPE 2E
1/4" = 1'-0"



1 UNIT TYPE 2J GROUP 2
1/4" = 1'-0"

UNIT TYPE 2E

- GENERAL UNIT NOTES**
- REFER TO A-BIS FOR FLOOR TRANSITION DETAILS.
 - REFER TO A-BIS FOR ALL FINISH SELECTIONS.
 - PROVIDE ENERGY EFFICIENT FRIDGE, SINK, AND OVEN AS WELL AS UNDER ANY REFRIGERATOR CABINETS.
 - S.C. RESPONSIBLE FOR QUANTITY TAKE OFFS.
 - COORDINATE LIGHT FIXTURES WITH ELECTRICAL DRAWINGS.
 - REFER TO LIGHT FIXTURE SCHEDULE ON SHEET A-500 AS WELL AS SCHEDULE ELECTRICAL DRAWINGS.
 - REFER TO A-BIS FOR UNIT MOUNTING HEIGHTS AND BLOCKING REQUIREMENTS.
 - REFER TO A-BIS FOR UNIT COMPARTMENTALIZATION DIAGRAMS.
 - ALL DIMENSIONS TO FACE OF CURVALL.

- UNIT CLOSET SCHEDULE (GROUP 1)**
- C-1 TYPICAL UNIT CLOSET W/ 1 SHELF
CONT. W/ DEEP WIRE SHELF IN SUSPENDED CLOSET ROD.
TOP OF SHELF @ 7'2" A.F.F.
 - C-2 TYPICAL UNIT CLOSET W/ 2 SHELVES
CONT. W/ DEEP WIRE SHELF IN SUSPENDED CLOSET ROD.
TOP OF SHELF @ 7'2" A.F.F. BOTTOM SHELF @ 4'2" A.F.F.
 - C-3 UNIT CLOSET W/ 2 SHELVES
CONT. W/ DEEP WIRE SHELF IN SUSPENDED CLOSET ROD.
TOP OF SHELF @ 7'2" A.F.F.
 - C-4 UNIT CLOSET
CONT. W/ DEEP WIRE SHELF IN SUSPENDED CLOSET ROD.
TOP OF SHELF @ 7'2" A.F.F.

- UNIT CLOSET SCHEDULE (GROUP 2)**
- C-1A TYPICAL UNIT CLOSET W/ 1 SHELF
CONT. W/ DEEP WIRE SHELF IN SUSPENDED CLOSET ROD.
TOP OF SHELF @ 7'2" A.F.F.
 - C-2A UNIT CLOSET W/ 2 SHELVES
CONT. W/ DEEP WIRE SHELF IN SUSPENDED CLOSET ROD.
TOP OF SHELF @ 7'2" A.F.F. BOTTOM SHELF @ 4'2" A.F.F.
 - C-3A UNIT CLOSET
CONT. W/ DEEP WIRE SHELF IN SUSPENDED CLOSET ROD.
TOP OF SHELF @ 7'2" A.F.F.
 - C-4A UNIT CLOSET
CONT. W/ DEEP WIRE SHELF IN SUSPENDED CLOSET ROD.
TOP OF SHELF @ 7'2" A.F.F.

- UNIT LEGEND**
- UNIT LIGHTING LEGEND**
- LS-4 RECESSED CEILING LIGHT FIXTURE
 - LS-5 SURFACE MOUNTED CEILING LIGHT FIXTURE
 - LS-6 WALL MOUNTED LIGHT FIXTURE
 - LS-7 DECORATIVE CEILING LIGHT FIXTURE
 - LS-8 TRACK LIGHTING

- EXTERIOR LIGHTING LEGEND**
- EW-1 EXTERIOR WALL MOUNTED LIGHT FIXTURE

NOTE: LIGHT FIXTURE GRAPHICS VARY. REFER TO LIGHT FIXTURE SCHEDULE.

- RCP LEGEND**
- ACCESS PANEL
 - SURFACE MOUNTED SIGNAL DETECTOR COORDINATE W/ ELECTRICAL DWGS
 - SURFACE MOUNTED SMOKE AND COORDINATE W/ ELECTRICAL DWGS
 - SPRINKLER HEAD COORDINATE W/ PLUMBING AND MECHANICAL DWGS
 - ELECTRICAL PANEL LOAD CENTER COORDINATE W/ ELECTRICAL DWGS
 - DATA PANEL CENTER COORDINATE W/ ELECTRICAL DWGS
 - DATA OUTLET COORDINATE W/ ELECTRICAL DWGS
 - LOAD BEARING WALL
 - SPRAY FOAM INSULATION
 - CEILING MOUNTED HVAC SUPPLY DIFFUSER COORDINATE W/ HVAC DWGS
 - CEILING MOUNTED HVAC RETURN DIFFUSER COORDINATE W/ HVAC DWGS
 - CEILING MOUNTED LINEAR SUPPLY DIFFUSER COORDINATE W/ HVAC DWGS
 - LINEAR SIDEWALL SUPPLY DIFFUSER COORDINATE W/ HVAC DWGS
 - WALL MOUNTED DIFFUSER
 - WALL MOUNTED SUPPLY DIFFUSER
 - WALL MOUNTED RETURN DIFFUSER

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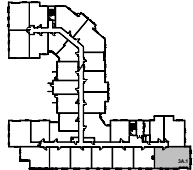
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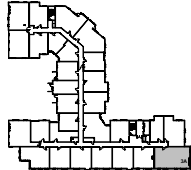
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2	10/15/2025	CMPP Permit Set
1	10/20/2025	Design Development Submission
NO.	DATE	DESCRIPTION
PROJECT NUMBER: ZR012		
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ENLARGED UNIT PLANS - 2BR

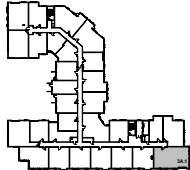
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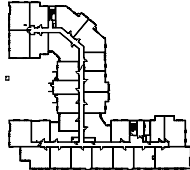
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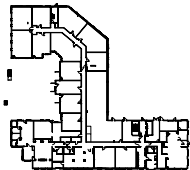
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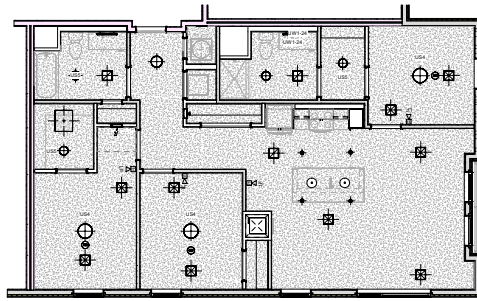
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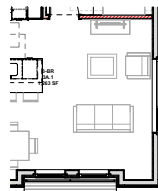
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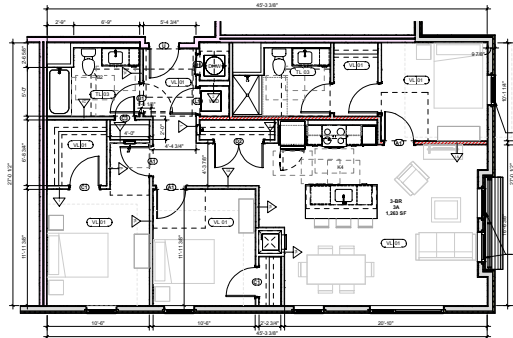
LEVEL 1



① RCP UNIT TYPE 3A
10'4" x 11'0"



② UNIT TYPE 3A.1
10'4" x 11'0"



① UNIT TYPE 3A
UNIT TYPE 3A

- GENERAL UNIT NOTES**
- REFER TO A-BIS FOR FLOOR TRANSITION DETAILS.
 - REFER TO A-BIS FOR ALL FINISH SELECTIONS.
 - PROVIDE FINISH LOCATIONS FLOOR, SKIN, AND OVERLAP AS WELL AS UNDER ANY REVENUE CABSINETS.
 - S.C. RESPONSIBLE FOR QUANTITY TAKE OFFS.
 - COORDINATE LIGHT FIXTURES WITH ELECTRICAL DRAWINGS.
 - REFER TO LIGHT FIXTURE SCHEDULE ON SHEET A-500 AS WELL AS SCHEDULE ELECTRICAL DRAWINGS.
 - REFER TO A-BIS FOR UNIT MOUNTING HEIGHTS AND BLOWING REQUIREMENTS.
 - REFER TO A-511 FOR UNIT COMPARTMENTALIZATION DIAGRAMS.
 - ALL DIMENSIONS TO FACE OF CURVE WALL.

- UNIT CLOSET SCHEDULE (GROUP 1)**
- C1-1 TYPICAL UNIT CLOSET W/ 1 SHELF
CONT. 1/2" DEEP SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'7" A.F.F.
 - C1-2 TYPICAL UNIT CLOSET W/ 2 SHELVES
CONT. 1/2" DEEP SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'7" A.F.F. BOTTOM SHELF @ 4'2" A.F.F.
 - C1-3 1/2" DEEP SHELF W/ SUSPENDED CLOTHES ROD.
CONT. 1/2" DEEP SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'7" A.F.F.
 - C1-4 UNIT W/ 2 CLOSET
CONT. 1/2" DEEP SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'7" A.F.F.

- UNIT CLOSET SCHEDULE (GROUP 2)**
- C1-1A TYPICAL UNIT CLOSET W/ 1 SHELF
CONT. 1/2" DEEP SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'7" A.F.F.
ADJUSTABLE HANGERS TO PROVIDE
ADJUSTABLE HANGING SYSTEM
 - C1-2A 1/2" DEEP SHELF W/ SUSPENDED CLOTHES ROD.
CONT. 1/2" DEEP SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'7" A.F.F.
 - C1-4A UNIT W/ 2 CLOSET
CONT. 1/2" DEEP SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7'7" A.F.F.

- UNIT LEGEND**
- US4-1 RECESSED CEILING LIGHT FIXTURE
 - US4-2 SURFACE MOUNTED CEILING LIGHT FIXTURE
 - US4-3 WALL MOUNTED LIGHT FIXTURE
 - US4-4 DECORATIVE CEILING LIGHT FIXTURE
 - US4-5 TRACK LIGHTING

- EXTERIOR LIGHTING LEGEND**
- EW4 EXTERIOR WALL MOUNTED LIGHT FIXTURE

- RCP LEGEND**
- ACCESS PANEL
 - SURFACE MOUNTED SIGNAL DETECTOR COORDINATE W/ ELECTRICAL DWGS
 - SURFACE MOUNTED SIGNAL AND COORDINATE W/ ELECTRICAL DWGS
 - SPRINKLER HEAD COORDINATE W/ PLUMBING AND ELECTRICAL DWGS
 - ELECTRICAL PANEL LOAD CENTER COORDINATE W/ ELECTRICAL DWGS
 - DATA PANEL MOUNT CENTER COORDINATE W/ ELECTRICAL DWGS
 - DATA OUTLET COORDINATE W/ ELECTRICAL DWGS
 - LOAD BEARING WALL
 - SPRAY FOAM INSULATION
 - CEILING MOUNTED HVAC SUPPLY DIFFUSER COORDINATE W/ HVAC DWGS
 - CEILING MOUNTED HVAC RETURN DIFFUSER COORDINATE W/ HVAC DWGS
 - CEILING MOUNTED LINEAR DIFFUSER COORDINATE W/ HVAC DWGS
 - LINEAR SIDEWALL SUPPLY DIFFUSER COORDINATE W/ HVAC DWGS
 - ADJUSTABLE HANGERS
 - ADJUSTABLE HANGERS, BLADE
 - TRUSS ROD

NOTE: LIGHT FIXTURE GRAPHICS VARY. REFER TO LIGHT FIXTURE SCHEDULE.

7 HARTWELL AVENUE
LEXINGTON, MA

DINOSAUR CAPITAL PARTNERS

ARCHITECT
ICON ARCHITECTURE
101 TRENTON ST. BOSTON, MA 02111

CONSULTANT

STAMP

KEY PLAN

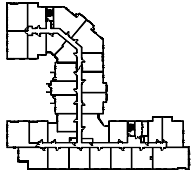
NO.	DATE	DESCRIPTION
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2	10/15/2025	CMPP Permit Set
1	09/20/2025	Design Development Submission

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CHECKED BY: Checker

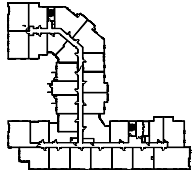
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ENLARGED UNIT PLANS - 3BR

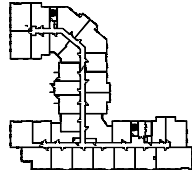
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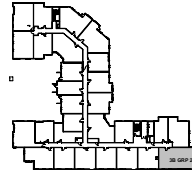
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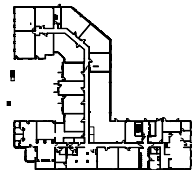
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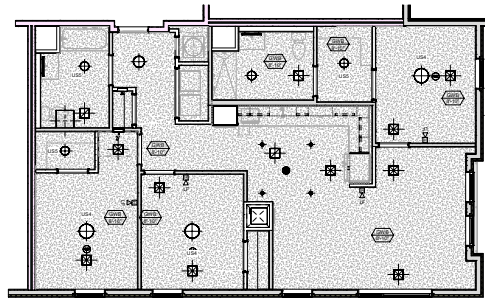
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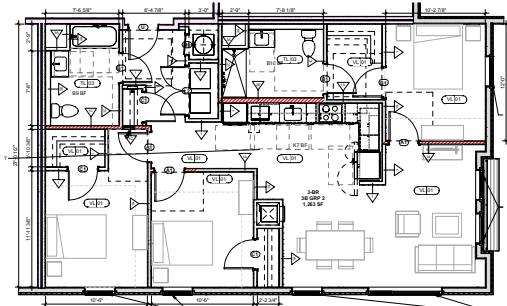
LEVEL 2



LEVEL 1



2 RCP UNIT TYPE 3B
132' x 72'



1 UNIT TYPE 3B GROUP 2
132' x 72'

- GENERAL UNIT NOTES**
1. REFER TO A-BIS FOR FLOOR TRANSITION DETAILS.
 2. REFER TO A-BIS FOR ALL FINISH SELECTIONS.
 3. PROVIDE FINISH LOCATIONS FINISH SCHEDULE, SPEC. AND DIVISION AS WELL AS UNDER ANY REMOVABLE CABINETS.
 4. S.C. RESPONSIBLE FOR QUANTITY TAKE OFF'S.
 5. COORDINATE LIGHT FIXTURES WITH ELECTRICAL DRAWINGS.
 6. REFER TO LIGHT FIXTURE SCHEDULE ON SHEET A-508 AS WELL AS SCHEDULE ELECTRICAL DRAWINGS.
 7. REFER TO A-BIS FOR UNIT MOUNTING HEIGHTS AND BIDDING REQUIREMENTS.
 8. REFER TO A-BIS FOR UNIT COMPARTMENTALIZATION DIAGRAMS.
 9. ALL DIMENSIONS TO FACE OF CURVE WALL.

- UNIT CLOSET SCHEDULE (GROUP 1)**
- C1-1 TYPICAL UNIT CLOSET W/ 1 SHELF
CONT. OF DEEP WARD. SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 72" A.F.F.
 - C3 TYPICAL UNIT CLOSET W/ 2 SHELVES
CONT. OF DEEP WARD. SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 72" A.F.F. BOTTOM SHELF @ 42" A.F.F.
 - C4 W/ 2 DEEP WARD. SHELVES EVENLY SPACED.
TOP SHELF @ 72" A.F.F.
 - C4-1 UNIT W/ CLOSET
CONT. OF DEEP WARD. SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 72" A.F.F.

- UNIT CLOSET SCHEDULE (GROUP 2)**
- C1-1A TYPICAL UNIT CLOSET W/ 1 SHELF
CONT. OF DEEP WARD. SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 72" A.F.F.
 - C3-1A CORNER UNIT CLOSET REQUIREMENTS TO PROVIDE
CORNER UNIT CLOSET REQUIREMENTS TO PROVIDE
CORNER UNIT CLOSET REQUIREMENTS TO PROVIDE
CORNER UNIT CLOSET REQUIREMENTS TO PROVIDE
 - C4-1A UNIT W/ CLOSET
CONT. OF DEEP WARD. SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 72" A.F.F.

- UNIT LEGEND**
- UNIT LEGEND**
- US4 RECESSED CEILING LIGHT FIXTURE
 - US4-S SURFACE MOUNTED CEILING LIGHT FIXTURE
 - US-W WALL MOUNTED LIGHT FIXTURE
 - US-D DECORATIVE CEILING LIGHT FIXTURE
 - US-T TRACK LIGHTING
- EXTERIOR LIGHTING LEGEND**
- EW-W EXTERIOR WALL MOUNTED LIGHT FIXTURE

NOTE: LIGHT FIXTURE GRAPHICS VARY. REFER TO LIGHT FIXTURE SCHEDULE.

- RCP LEGEND**
- ACCESS PANEL
 - SURFACE MOUNTED SIGNAL DETECTOR COORDINATE W/ ELECTRICAL DWGS
 - SURFACE MOUNTED SIGNAL AND COORDINATE W/ ELECTRICAL DWGS
 - SPRINKLER HEAD COORDINATE W/ PLUMBING/ELECTRICAL DWGS
 - ELECTRICAL PANEL LOAD IDENTIFIED COORDINATE W/ ELECTRICAL DWGS
 - DATA PANEL MOUNT CENTER COORDINATE W/ ELECTRICAL DWGS
 - DATA OUTLET COORDINATE W/ ELECTRICAL DWGS
 - LOAD BEARING WALL
 - SPRAY FOAM INSULATION
 - CEILING MOUNTED HVAC SUPPLY DIFFUSER COORDINATE W/ HVAC DWGS
 - CEILING MOUNTED HVAC RETURN DIFFUSER COORDINATE W/ HVAC DWGS
 - CEILING MOUNTED LINEAR SUPPLY DIFFUSER COORDINATE W/ HVAC DWGS
 - LINEAR SIDEWALL SUPPLY DIFFUSER COORDINATE W/ HVAC DWGS
 - WALL MOUNTED DIFFUSER
 - WALL MOUNTED DIFFUSER
 - WALL MOUNTED DIFFUSER

7 HARTWELL AVENUE
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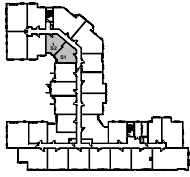
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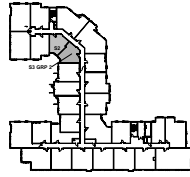
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1	09/20/2025	Design Development Submission

PROJECT NUMBER: ZR012
DRAWN BY: [Signature]
CHECKED BY: Checker

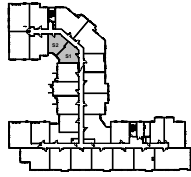
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ENLARGED UNIT PLANS - 3BR
A-512



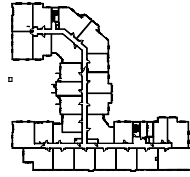
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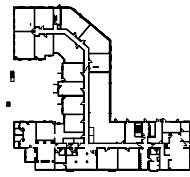
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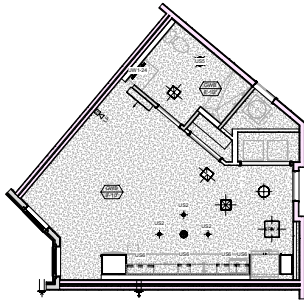
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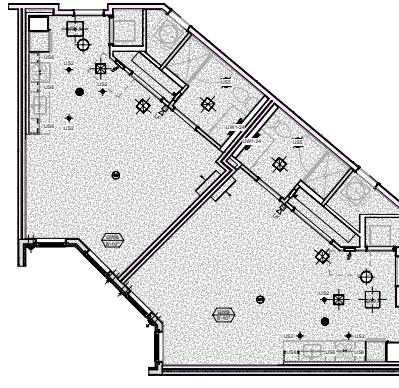
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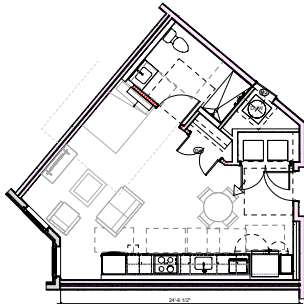
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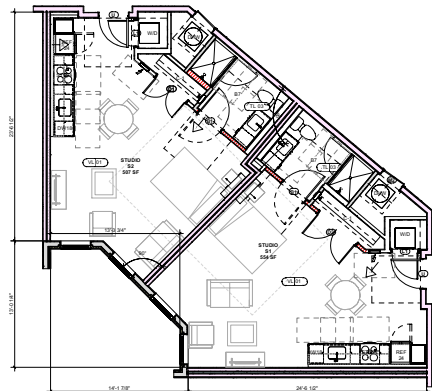
9 RCP UNIT TYPE S3
14' x 17'-0"



8 RCP UNIT TYPE S1 and S2
14' x 17'-0"



7 UNIT TYPE S3 GROUP 2
14' x 17'-0"



6 UNIT TYPES S1 and S2
14' x 17'-0"

GENERAL UNIT NOTES

- REFER TO A-BIG FOR FLOOR TRANSITION DETAILS.
- REFER TO A-BIG FOR ALL FINISH SELECTIONS.
- PROVIDE DIMENSIONS FOR ALL FINISH SELECTIONS, OVERLAP AS WELL AS UNDER ANY RECESSED CABINETS.
- S.C. RESPONSIBLE FOR QUANTITY TAKE OFFS.
- COORDINATE LIGHT FIXTURES WITH ELECTRICAL DRAWINGS.
- REFER TO LIGHT FIXTURE SCHEDULE ON SHEET A-500 AS WELL AS SCHEDULE ELECTRICAL DRAWINGS.
- REFER TO A-BIG FOR UNIT MOUNTING HEIGHTS AND BIDDING REQUIREMENTS.
- REFER TO A-BIG FOR UNIT COMPARTMENTALIZATION DIAGRAMS.
- ALL DIMENSIONS TO FACE OF WALL.

UNIT CLOSET SCHEDULE (GROUP 1)

- C1- TYPICAL UNIT CLOSET W/ 1 SHELF
CONT. W/ DEEP WARD SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7' 0" F.F.
- C2- TYPICAL UNIT CLOSET W/ 2 SHELVES
CONT. W/ DEEP WARD SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7' 0" F.F. BOTTOM SHELF @ 4' 0" F.F.
- C3- UNIT CLOSET W/ 2 SHELVES
CONT. W/ DEEP WARD SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7' 0" F.F.
- C4- UNIT CLOSET
CONT. W/ DEEP WARD SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 8' 0" F.F.

UNIT CLOSET SCHEDULE (GROUP 2)

- C1A- TYPICAL UNIT CLOSET W/ 1 SHELF
CONT. W/ DEEP WARD SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7' 0" F.F.
ADDITIONAL HEIGHT REQUIREMENTS TO PROVIDE
ADDITIONAL STORAGE SPACE.
- C2A- UNIT CLOSET
CONT. W/ DEEP WARD SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 7' 0" F.F.
- C3A- UNIT CLOSET
CONT. W/ DEEP WARD SHELF W/ SUSPENDED CLOTHES ROD.
TOP OF SHELF @ 8' 0" F.F.

UNIT LEGEND

- INT. LIGHTING LEGEND**
- LS4- RECESSED CEILING LIGHT FIXTURE
 - LS4- SURFACE MOUNTED CEILING LIGHT FIXTURE
 - LSW- WALL MOUNTED LIGHT FIXTURE
 - LSR- RECESSED CEILING LIGHT FIXTURE
 - LTA- TRACK LIGHTING
- EXTERIOR LIGHTING LEGEND**
- EW- EXTERIOR WALL MOUNTED LIGHT FIXTURE

RCP LEGEND

- NOTE: LIGHT FIXTURE GRAPHICS VARY REFER TO LIGHT FIXTURE SCHEDULE.
- ACCESS PANEL
 - SURFACE MOUNTED SIGNAL DETECTOR COORDINATE W/ ELECTRICAL DWGS
 - SURFACE MOUNTED SIGNAL AND COORDINATE W/ ELECTRICAL DWGS
 - SPRINKLER HEAD COORDINATE W/ PLUMBING DWGS
 - ELECTRICAL PANEL LOAD CENTER COORDINATE W/ ELECTRICAL DWGS
 - DATA PANEL MOUNT CENTER COORDINATE W/ ELECTRICAL DWGS
 - DATA OUTLET COORDINATE W/ ELECTRICAL DWGS
 - LOAD BEARING WALL
 - SPRAY FOAM INSULATION
 - CEILING MOUNTED HVAC SUPPLY DIFFUSER COORDINATE W/ HVAC DWGS
 - CEILING MOUNTED HVAC RETURN DIFFUSER COORDINATE W/ HVAC DWGS
 - CEILING MOUNTED LINEAR DIFFUSER COORDINATE W/ HVAC DWGS
 - LINEAR SIDEWALL SUPPLY DIFFUSER COORDINATE W/ HVAC DWGS
 - WALL MOUNTED SIGNAL DETECTOR
 - WALL MOUNTED SIGNAL AND DETECTOR
 - WALL MOUNTED SIGNAL

7 HARTWELL AVENUE
LEXINGTON, MA

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ARCHITECT
ICON ARCHITECTURE
141 TRENTON ST. BOSTON, MA 02111

CONSULTANT

STAMP

KEY PLAN

NO.	DATE	DESCRIPTION
3	11/12/2025	ADDENDUM #1
2	10/15/2025	CMPP Permit Set
1	10/02/2025	Design Development Submission

PROJECT NUMBER: ZR012
DRAWN BY: [Signature]
CHECKED BY: [Signature]

SHEET TITLE
ENLARGED UNIT PLANS - STUDIO

A-513



Regional Housing Services Office

Serving Acton, Lexington, Concord, Lexington, Lincoln, Maynard, Natick, Sudbury, Wayland, and Westor

Office Address: 37 Knox Trail, Acton, MA 01720
Phone: (978) 287-1092

Website: WWW.RHSOhousing.org
Email: INFO@RHSOhousing.org

January 25, 2026

To: Aly Sabatino, EOHLC, via email alyxandra.sabatino@mass.gov
CC: Abilgail McCabe, Carol Kowalski
Re: 7 Hartwell Ave- Local Preference Justification

The Town of Lexington is requesting a local preference be used in leasing at 7 Hartwell Ave in Lexington as described below.

Project Background: 7 Hartwell Avenue is a future residential development located in Lexington consisting of 130 total apartments. There will be a mix of apartment layouts including Studios, 1 bedroom, 2 bedroom and 3 bedroom. 20 of the 130 units will be designated as income-restricted or “affordable” to households earning at or below 80% of Area Median Income (“AMI”) for the Boston-Cambridge-Quincy MSA (“BCQ”).

The Town is requesting 25% local preference units, or five units.

Lexington has mostly owners, with a little over one-quarter as renters. Lexington has a modest amount of rental housing – HUD’s Comprehensive Housing Affordability Strategy (CHAS) data for 2018-2022 reports that 83% of Lexington’s residents are owners (10,240 of 12,385 total households), and 17% are renters.

Just over one-quarter of Lexington residents are low income: CHAS data for 2018-2022 reports that there are 12,385 households in Lexington. Of the total households, 8% (1,020) are extremely low income – below 30% Area Median Income (AMI), 7% (705) are very low income – between 30% and 50% AMI, and 7% (835) are low income – between 50% and 80% AMI. In total, 20% of Lexington residents (2,560) are low income, or below 80% AMI.

Forty-eight Percent (48%) of the renters in Lexington earn below 80% AMI. Looking at renters alone, twenty-three percent (23%) of the renters are under 30% AMI, and another twenty-five (25%) earning between 30% AMI and 80% AMI. These 1,040 rental households may be eligible for the affordable units at 7 Hartwell Ave. in Lexington.

A low-income family of two in Lexington (eligible for a 1bd unit) at 80% of the Area Median Income (AMI) earns no more than \$105,850 annually. Using a 30% housing allowance, such a family can afford to pay a maximum of \$2,646 per month in rent if all utilities are included, or \$2,409 taking into account the utility allowance.

There is insufficient affordable rental housing available in Lexington. A survey of rental listings in Lexington taken from online real estate database Trulia.com on January 25, 2026, showed 13 listings for 3-bedroom+ units. 11 of the 13 units were 3-5 bedrooms available at \$4,000/month to \$5,631. The other two remaining 3-bedroom unit rents were \$3,500/month. There are no two-bedroom units available below \$2,900/month and only three 1-bedroom units between \$2,350 and \$2,600. This search demonstrates that there is insufficient rental housing currently available in Lexington that would be affordable to the 1,040 low-income rental households targeted for the affordable units at 7 Hartwell Ave. in Lexington.



Regional Housing Services Office

Serving Acton, Lexington, Concord, Lexington, Lincoln, Maynard, Natick, Sudbury, Wayland, and Westor

Office Address: 37 Knox Trail, Acton, MA 01720
Phone: (978) 287-1092

Website: WWW.RHSOhousing.org
Email: INFO@RHSOhousing.org

Sixty-nine (69%) of Lexington's low-income households are cost burdened. Although not all 2,650 low-income Lexington households estimated to qualify for the units at 7 Hartwell Ave. are currently searching for rental housing, low-income households are more likely than others to be cost-burdened, meaning that they spend more than 30% of their incomes on housing costs. According to CHAS data, 69% (1,760) of Lexington's low-income households are cost-burdened, and are therefore in need of housing that is more affordable to them.

Policy Adherence: Therefore, the Town of Lexington would like to offer more affordable rental opportunities to its low-income, 80% AMI households. Any person or household who qualifies under the local preference shall have equal consideration in the Local Pool and will also be eligible in the General Pool.

In alignment with the EOHLC Chapter 40B guidelines, the AFHMP will demonstrate what efforts the lottery agent will take to prevent a disparate impact or discriminatory effect.

Maloney Properties, the developer's lottery agent, has confirmed that the marketing campaign will effectively reach out to minority households, and use of lottery procedures to ensure that minorities are not unfairly impacted by the use of local preference. If the local pool does not include more than 33.4% minority applicants EOHLC's guidelines will be followed, and minority balancing will be required

It is recognized that if the project receives HUD financing, HUD standards must be followed.

The local preference is defined further as residents of the Town, to include:

- Current Lexington residents; or
- Families with children enrolled in Lexington Public Schools; or
- Employees of the Town of Lexington; or
- Employees of Lexington businesses

LOCAL INITIATIVE PROGRAM

**REGULATORY AGREEMENT
AND
DECLARATION OF RESTRICTIVE COVENANTS
FOR
RENTAL PROJECT
Local Action Units**

This Regulatory Agreement and Declaration of Restrictive Covenants (the "Agreement") is made this _____ day of _____, 20__ by and among the Commonwealth of Massachusetts, acting by and through the Executive Office of Housing and Livable Communities ("EOHLC") pursuant to G.L. c.23B §1 as amended by Chapter 7 of the Acts of 2023, the city/town of Lexington ("the Municipality"), and 7 Hartwell LLC, a Massachusetts [corporation/limited partnership/limited liability company], having an address at 200 Wells Avenue, Newton, MA 02459, and its successors and assigns ("Developer").

WITNESSETH:

WHEREAS, pursuant to G.L. c. 40B, §§ 20-23 (the "Act") and the final report of the Special Legislative Commission Relative to Low- and Moderate-Income Housing Provisions issued in April 1989, regulations have been promulgated at 760 CMR 56.00 (the "Regulations") which establish the Local Initiative Program ("LIP") and *Comprehensive Permit Guidelines: M.G.L. Chapter 40B Comprehensive Permit Projects - Subsidized Housing Inventory* have been issued thereunder (the "Guidelines");

WHEREAS, the Developer intends to construct a rental housing development known as formal name TBD at a 1.6 acre site on 7 Hartwell Avenue Street/Road in the Municipality, more particularly described in Exhibit A attached hereto and made a part hereof (the "Project");

WHEREAS, such Project is to consist of a total number of 130 rental dwellings (the "Units") and 20 of the Units will be rented at rents specified in this Agreement to Eligible Tenants as specified in paragraph two of this Agreement (the "Low- and Moderate-Income Units");

WHEREAS, the Chief Executive Officer of the Municipality (as that term is defined in the Regulations) and the Developer have made application to EOHLC to certify that the units in the Project are Local Action Units (as that term is defined in the Guidelines) within the LIP Program; and

WHEREAS, in partial consideration of the execution of this Agreement, EOHLC has issued or will issue its final approval of the Project within the LIP Program and has given and will give technical and other assistance to the Project;

NOW, THEREFORE, in consideration of the agreements and covenants hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which each of the parties hereto hereby acknowledge to the other, EOHLIC, the Municipality, and the Developer hereby agree and covenant as follows:

1. Construction. The Developer agrees to construct the Project in accordance with plans and specifications approved by the Municipality (the "Plans and Specifications"). In addition, all Low- and Moderate-Income Units to be constructed as part of the Project must be indistinguishable from other Units in the Project from the exterior (unless the Project has an approved "Alternative Development Plan" as set forth in the Guidelines and must contain complete living facilities including but not limited to a stove, refrigerator, kitchen cabinets, plumbing fixtures, and washer/dryer hookup, all as more fully shown in the Plans and Specifications.

- 2 of the Low- and Moderate-Income Units shall be studio units;
- 3 of the Low- and Moderate-Income Units shall be junior one-bedroom units;
- 8 of the Low- and Moderate-Income Units shall be one-bedroom units;
- 1 of the Low- and Moderate-Income Units shall be one-bedroom plus den units;
- 4 of the Low- and Moderate-Income Units shall be two-bedroom units; and
- 2 of the Low- and Moderate-Income Units shall be three-bedroom units.

All Low- and Moderate-Income Units to be occupied by families must contain two or more bedrooms. Low- and Moderate-Income Units must have the following average minimum areas:

studio units	-	500 square feet
junior one-bedroom units	-	625 square feet
one-bedroom units	-	660 square feet
one-bedroom plus den units	-	800 square feet
two-bedroom units	-	960 square feet
three-bedroom units	-	1065 square feet

During the term of this Agreement, the Developer covenants, agrees, and warrants that the Project and each Low- and Moderate-Income Unit will remain suitable for occupancy and in compliance with all federal, state, and local health, safety, building, sanitary, environmental, and other laws, codes, rules, and regulations, including without limitation laws relating to the operation of adaptable and accessible housing for persons with disabilities. The Project must comply with all similar local codes, ordinances, and by-laws.

2. Affordability.

(a) Throughout the term of this Agreement, each Low- and Moderate-Income Unit will be rented for no more than the rental rates set forth herein to an Eligible Tenant. An Eligible Tenant is a Family whose annual income does not exceed eighty percent (80%) of the Area median income adjusted for family size as determined by the U.S. Department of Housing and Urban Development ("HUD"). A "Family" shall mean two or more persons who will live

regularly in the Low- and Moderate-Income Unit as their primary residence and who are related by blood, marriage, or operation of law or who have otherwise evidenced a stable inter-dependent relationship; or an individual. The “Area” is defined as the Boston-Cambridge-Quincy HMFA.

(b) The monthly rents charged to tenants of Low- and Moderate-Income Units shall not exceed an amount equal to thirty percent (30%) of the monthly adjusted income of a Family whose gross income equals eighty percent (80%) of the median income for the Area, with adjustment for the number of bedrooms in the Unit, as provided by HUD. In determining the maximum monthly rent that may be charged for a Low- and Moderate-Income Unit under this clause, the Developer shall include an allowance for any utilities and services (excluding telephone) to be paid by the resident. Annual income shall be as defined in 24 C.F.R. 5.609 (or any successor regulation) using assumptions provided by HUD. The initial maximum monthly rents and utility allowances for the Low- and Moderate-Income Units are set forth in Exhibit B attached hereto. If the rent for a Low- and Moderate-Income Unit is subsidized by a state or federal rental subsidy program, then the rent applicable to the Low- and Moderate-Income Unit may be limited to that permitted by such rental subsidy program, provided that the tenant’s share of rent does not exceed the maximum annual rental expense as provided in this Agreement.

Annually as part of the annual report required under Subsection 2(e) below, the Developer shall submit to the Municipality and EOHLC a proposed schedule of monthly rents and utility allowances for all Low- and Moderate-Income Units in the Project. Such schedule shall be subject to the approval of the Municipality and EOHLC for compliance with the requirements of this Section. Rents for Low- and Moderate-Income Units shall not be increased without the Municipality’s and EOHLC’s prior approval of either (i) a specific request by Developer for a rent increase or (ii) the next annual schedule of rents and allowances. Notwithstanding the foregoing, rent increases shall be subject to the provisions of outstanding leases and shall not be implemented without at least 30 days’ prior written notice by Developer to all affected tenants. If an annual request for a new schedule of rents for the Low- and Moderate-Income Units as set forth above is based on a change in the Area median income figures published by HUD, and the Municipality and EOHLC fail to respond to such a submission within thirty (30) days of the Municipality’s and EOHLC’s receipt thereof, the Municipality and EOHLC shall be deemed to have approved the submission. If an annual request for a new schedule of rents for the Low- and Moderate-Income Units is made for any other reason, and the Municipality and EOHLC fail to respond within thirty (30) days of the Municipality’s and EOHLC’s receipt thereof, the Developer may send EOHLC and the Municipality a notice of reminder, and if the Municipality and EOHLC fail to respond within thirty (30) days from receipt of such notice of reminder, the Municipality and EOHLC shall be deemed to have approved the submission.

Without limiting the foregoing, the Developer may request a rent increase for the Low and Moderate Units to reflect an increase in the Area median income published by HUD between the date of this Agreement and the date that the Units begin to be marketed or otherwise made available for rental pursuant to Section 4 below; if the Municipality and EOHLC approve such rent increase in accordance with this subsection, the Initial Maximum Rents and Utility

Allowances for Low- and Moderate-Income Units in Exhibit B of the Agreement shall be deemed to be modified accordingly.

(c) If, after initial occupancy, the income of a tenant of a Low- and Moderate-Income Unit increases and, as a result of such increase, exceeds the maximum income permitted hereunder for such a tenant, the Developer shall not be in default hereunder so long as either (i) the tenant income does not exceed one hundred forty percent (140%) of the maximum income permitted or (ii) the Developer rents the next available unit at the Development as a Low- and Moderate-Income Unit in conformance with Section 2(a) of this Agreement, or otherwise demonstrates compliance with Section 2(a) of this Agreement

(d) If, after initial occupancy, the income of a tenant in a Low- and Moderate-Income Unit increases, and as a result of such increase, exceeds one hundred forty percent (140%) of the maximum income permitted hereunder for such a tenant, at the expiration of the applicable lease term, the rent restrictions shall no longer apply to such tenant.

(e) Throughout the term of this Agreement, the Developer shall annually determine whether the tenant of each Low- and Moderate-Income Unit remains an Eligible Tenant. This determination shall be reviewed by the Municipality and certified to EOHLC as provided in section 2(g), below.

(f) The Developer shall enter into a written lease with each tenant of a Low- and Moderate-Income Unit which shall be for a minimum period of one year and which provides that the tenant shall not be evicted for any reason other than a substantial breach of a material provision of such lease.

(g) Throughout the term of this Agreement, the Chief Executive Officer shall annually certify in writing to EOHLC that each of the Low- and Moderate-Income Units continues to be Low- and Moderate-Income Unit as provided in sections 2 (a) and(c), above; and that the Project and the Low- and Moderate-Income Units have been maintained in a manner consistent with the Regulations and Guidelines and this Agreement.

3. Subsidized Housing Inventory.

(a) The Project will be included in the Subsidized Housing Inventory upon the occurrence of one of the events described in 760 CMR 56.03(2). Only Low- and Moderate-Income Units will be deemed Low- and Moderate-Income housing to be included in the Subsidized Housing Inventory.

(b) Units included in the Subsidized Housing Inventory will continue to be included in the Subsidized Housing Inventory in accordance with 760 CMR 56.03(2) for as long as the following three conditions are met: (1) this Agreement remains in full force and effect and neither the Municipality nor the Developer are in default hereunder; (2) the Project and each of the Low- and Moderate-Income Units continue to comply with the Regulations and the Guidelines as the same may be amended from time to time and (3) each Low- and Moderate-Income Unit remains a Low- and Moderate-Income Unit as provided in section 2(c), above.

4. Marketing. Prior to marketing or otherwise making available for rental any of the Units, the Developer must obtain EOHLC's approval of a marketing plan (the "Marketing Plan") for the Low- and Moderate-Income Units. Such Marketing Plan must describe the tenant selection process for the Low- and Moderate-Income Units and must set forth a plan for affirmative fair marketing of Low- and Moderate-Income Units to protected groups underrepresented in the Municipality, including provisions for a lottery, as more particularly described in the Regulations and Guidelines. At the option of the Municipality, and provided that the Marketing Plan demonstrates (i) the need for the local preference (e.g., a disproportionately low rental or ownership affordable housing stock relative to need in comparison to the regional area), and (ii) that the proposed local preference will not have a disparate impact on protected classes, the Marketing Plan may also include a preference for local residents for up to seventy percent (70%) of the Low- and Moderate-Income Units, subject to all provisions of the Regulations and Guidelines and applicable to the initial rent-up only. When submitted to EOHLC for approval, the Marketing Plan should be accompanied by a letter from the Chief Executive Officer of the Municipality (as that term is defined in the Regulations) which states that the tenant selection and local preference (if any) aspects of the Marketing Plan have been approved by the Municipality and which states that the Municipality will perform any aspects of the Marketing Plan which are set forth as responsibilities of the Municipality in the Marketing Plan. The Marketing Plan must comply with the Regulations and Guidelines and with all other applicable statutes, regulations and executive orders, and EOHLC directives reflecting the agreement between EOHLC and the U.S. Department of Housing and Urban Development in the case of NAACP, Boston Chapter v. Kemp. **If the Project is located in the Boston-Cambridge-Quincy MA-NH Metropolitan Statistical Area, the Developer must list all Low- and Moderate-Income Units with the City of Boston's MetroList (Metropolitan Housing Opportunity Clearing Center), at Boston City Hall, Fair Housing Commission, Suite 966, One City Hall Plaza, Boston, MA 02201 (671-635-3321).** All costs of carrying out the Marketing Plan shall be paid by the Developer. A failure to comply with the Marketing Plan by the Developer or by the Municipality shall be deemed to be a default of this Agreement. The Developer agrees to maintain for five years following the initial rental of the last Low- and Moderate-Income Unit and for five years following all future rentals, a record of all newspaper advertisements, outreach letters, translations, leaflets, and any other outreach efforts (collectively "Marketing Documentation") as described in the Marketing Plan as approved by EOHLC which may be inspected at any time by EOHLC. All Marketing Documentation must be approved by EOHLC prior to its use by the Developer or the Municipality. The Developer and the Municipality agree that if at any time prior to or during the process of marketing the Low- and Moderate-Income Units, EOHLC determines that the Developer, or the Municipality with respect to aspects of the Marketing Plan that the Municipality has agreed to be responsible for, has not adequately complied with the approved Marketing Plan, that the Developer or Municipality as the case may be, shall conduct such additional outreach or marketing efforts as shall be determined by EOHLC.

5. Non-discrimination. Neither the Developer nor the Municipality shall discriminate on the basis of race, creed, color, sex, age, disability, marital status, national origin, sexual orientation, familial status, genetic information, ancestry, children, receipt of public assistance, or any other basis prohibited by law in the selection of tenants; and the Developer

shall not so discriminate in connection with the employment or application for employment of persons for the construction, operation or management of the Project.

6. Inspection. The Developer agrees to comply and to cause the Project to comply with all requirements of the Regulations and Guidelines and all other applicable laws, rules, regulations, and executive orders. EOHLC and the Chief Executive Officer of the municipality shall have access during normal business hours to all books and records of the Developer and the Project in order to monitor the Developer's compliance with the terms of this Agreement.

7. Recording. Upon execution, the Developer shall immediately cause this Agreement and any amendments hereto to be recorded with the Registry of Deeds for the County where the Project is located or, if the Project consists in whole or in part of registered land, file this Agreement and any amendments hereto with the Registry District of the Land Court for the County where the Project is located (collectively hereinafter, the "Registry of Deeds"), and the Developer shall pay all fees and charges incurred in connection therewith. Upon recording or filing, as applicable, the Developer shall immediately transmit to EOHLC and the Municipality evidence of such recording or filing including the date and instrument, book and page or registration number of the Agreement.

8. Representations. The Developer hereby represents, covenants and warrants as follows:

(a) The Developer (i) is an LLC duly organized under the laws of the Commonwealth of Massachusetts, and is qualified to transact business under the laws of this State, (ii) has the power and authority to own its properties and assets and to carry on its business as now being conducted, and (iii) has the full legal right, power and authority to execute and deliver this Agreement.

(b) The execution and performance of this Agreement by the Developer (i) will not violate or, as applicable, has not violated any provision of law, rule or regulation, or any order of any court or other agency or governmental body, and (ii) will not violate or, as applicable, has not violated any provision of any indenture, agreement, mortgage, mortgage note, or other instrument to which the Developer is a party or by which it or the Project is bound, and (iii) will not result in the creation or imposition of any prohibited encumbrance of any nature.

(c) The Developer will, at the time of execution and delivery of this Agreement, have good and marketable title to the premises constituting the Project free and clear of any lien or encumbrance (subject to encumbrances created pursuant to this Agreement, any loan documents relating to the Project the terms of which are approved by EOHLC, or other permitted encumbrances which do not materially, adversely affect the marketability of title to the premises and/or the obligations of the Developer hereunder, including mortgages referred to in paragraph 17, below).

(d) There is no action, suit or proceeding at law or in equity or by or before any governmental instrumentality or other agency now pending, or, to the knowledge of the Developer, threatened against or affecting it, or any of its properties or rights, which, if adversely

determined, would materially impair its right to carry on business substantially as now conducted (and as now contemplated by this Agreement) or would materially adversely affect its financial condition.

9. Transfer Restrictions.

(a) Except for rental of Units to Low- or Moderate-Income Tenants as permitted by the terms of this Agreement, and the rental of any of the other Units and/or commercial space in the Development in the ordinary course of business, the Developer will not sell, transfer, lease, or exchange the Project or any portion thereof or interest therein (collectively, a “Sale”) or (except as permitted under Section (d) below) mortgage the Property without the prior written consent of EOHLIC and the Municipality (such consent not to be unreasonably withheld, conditioned or delayed).

(b) A request for consent to a Sale shall include:

- A signed agreement stating that the transferee will assume in full the Developer’s obligations and duties under this Agreement, together with a certification by the attorney or title company that it will be held in escrow and, in the case of any transfer other than a transfer of Beneficial Interests, recorded in the Registry of Deeds with the deed and/or other recorded documents effecting the Sale;
- The name of the proposed transferee and any other entity controlled by or controlling or under common control with the transferee, and names of any affordable housing developments in the Commonwealth owned by such entities;
- A certification from the Municipality that the Development is in compliance with the affordability requirements of this Agreement.

(c) Consent to the proposed Sale shall be deemed to be given unless EOHLIC or the Municipality notifies the Developer within thirty (days) after receipt of the request that either

- The package requesting consent is incomplete, or
- The proposed transferee (or any entity controlled by or controlling or under common control with the proposed transferee) has a documented history of serious or repeated failures to abide by agreements of affordable housing funding or regulatory agencies of the Commonwealth or the federal government or is currently in violation of any agreements with such agencies beyond the time permitted to cure the violation, or
- The Project is not being operated in compliance with the affordability requirements of this Agreement at the time of the proposed Sale.

(d) The Developer shall provide EOHLC and the Municipality with thirty (30) day's prior written notice of the following:

- (i) any change, substitution or withdrawal of any general partner, manager, or agent of Developer; or
- (ii) the conveyance, assignment, transfer, or relinquishment of a majority of the Beneficial Interests (herein defined) in Developer (except for such a conveyance, assignment, transfer or relinquishment among holders of Beneficial Interests as of the date of this Agreement).
- (iii) the sale, mortgage, conveyance, transfer, ground lease, or exchange of Developer's interest in the Project or any party of the Project.

For purposes hereof, the term "Beneficial Interest" shall mean: (i) with respect to a partnership, any partnership interests or other rights to receive income, losses, or a return on equity contributions made to such partnership; (ii) with respect to a limited liability company, any interests as a member of such company or other rights to receive income, losses, or a return on equity contributions made to such company; or (iii) with respect to a company or corporation, any interests as an officer, board member or stockholder of such company or corporation to receive income, losses, or a return on equity contributions made to such company or corporation.

Notwithstanding the above, EOHLC's consent under this Section 9 shall not be required with respect to the grant by the Developer of any mortgage or other security interest in or with respect to the Project to a state or national bank, state or federal savings and loan association, cooperative bank, mortgage company, trust company, insurance company or other institutional lender made at no greater than the prevailing rate of interest or any exercise by any such mortgagee of any of its rights and remedies (including without limitation, by foreclosure or by taking title to the Project by deed in lieu of foreclosure), subject, however to the provisions of Section 14 hereof. For the avoidance of doubt, consent under this Section 9 shall also not be required of a purchaser acquiring the property at foreclosure of any such mortgage.

Developer hereby agrees that it shall provide copies of any and all written notices received by Developer from a mortgagee exercising or threatening to exercise its foreclosure rights under the mortgage.

10. Casualty; Demolition; Change of Use.

(a) The Developer represents, warrants, and agrees that if the Project, or any part thereof, shall be damaged or destroyed or shall be condemned or acquired for public use, the Developer (subject to the approval of the lender(s) which has provided financing) will use its best efforts to repair and restore the Project to substantially the same condition as existed prior to the event causing such damage or destruction, or to relieve the condemnation, and thereafter to operate the Project in accordance with this Agreement.

(b) The Developer shall not, without prior written approval of EOHLC and the Municipality and an amendment to this Agreement, change the type or number of Low- and Moderate-Income Units. The Developer shall not demolish any part of the Project or substantially subtract from any real or personal property of the Project, or permit the use of the dwelling accommodations of the Project for any purpose except residences and any other uses permitted by the applicable zoning then in effect;

11. Governing Law. This Agreement shall be governed by the laws of the Commonwealth of Massachusetts. Any amendments to this Agreement must be in writing and executed by all of the parties hereto. The invalidity of any clause, part, or provision of this Agreement shall not affect the validity of the remaining portions hereof.

12. Notices. All notices to be given pursuant to this Agreement shall be in writing and shall be deemed given when delivered by hand or when mailed by certified or registered mail, postage prepaid, return receipt requested, to the parties hereto at the addresses set forth below, or to such other place as a party may from time to time designate by written notice:

EOHLC: Executive Office of Housing and Livable Communities
Attention: Local Initiative Program Director
100 Cambridge Street, 3rd Floor
Boston, MA 02114

Municipal: Wendy Manz, Chair,
Lexington Housing Partnership Board
planning@lexingtonma.gov

Developer: 7 Hartwell LLC c/o Dinosaur Capital Partners
Attention: Mark Dufton
28 Austin St., Suite 101
Newton, MA 02460

13. Term.

(a) This Agreement and all of the covenants, agreements and restrictions contained herein shall be deemed to be an affordable housing restriction as that term is defined in G.L. c. 184, § 31 and as that term is used in G.L. c.184, § 26, 31, 32 and 33. This Agreement shall bind, and the benefits shall inure to, respectively, Developer and its successors and assigns, and EOHLC and its successors and assigns and the Municipality and its successors and assigns. EOHLC has determined that the acquiring of such affordable housing restriction is in the public interest. The term of this Agreement, the rental restrictions, and other requirements provided herein shall be perpetual.

(b) The Developer intends, declares and covenants on behalf of itself and its successors and assigns (i) that this Agreement and the covenants, agreements and restrictions contained herein shall be and are covenants running with the land, encumbering the Project for the term of this Agreement, and are binding upon the Developer's successors in title, (ii) are not merely personal covenants of the Developer, and (iii) shall bind the Developer, its successors and assigns and enure to the benefit of EOHLC and the Municipality and their successors and assigns for the term of the Agreement. Developer hereby agrees that any and all requirements of the laws of the Commonwealth of Massachusetts to be satisfied in order for the provisions of this Agreement to constitute restrictions and covenants running with the land shall be deemed to be satisfied in full and that any requirements of privity of estate are also deemed to be satisfied in full.

14. Lender Foreclosure. The rights and restrictions contained in this Agreement shall not lapse if the Project is acquired through foreclosure or deed in lieu of foreclosure or similar action, and the provisions hereof shall continue to run with and bind the Project.

15. Further Assurances. The Developer and the Municipality each agree to submit any information, documents, or certifications requested by EOHLC which EOHLC shall deem necessary or appropriate to evidence the continuing compliance of the Project Sponsor and the Municipality with the terms of this Agreement.

16. Default.

(a) The Developer and the Municipality each covenant and agree to give EOHLC written notice of any default, violation or breach of the obligations of the Developer or the Municipality hereunder, (with a copy to the other party to this Agreement) within seven (7) days of first discovering such default, violation or breach (a "Default Notice"). If EOHLC becomes aware of a default, violation, or breach of obligations of the Developer or the Municipality hereunder without receiving a Default Notice from Developer or the Municipality, EOHLC shall give a notice of such default, breach or violation to the offending party (with a copy to the other party to this Agreement) (the "EOHLC Default Notice"). If any such default, violation, or breach is not cured to the satisfaction of EOHLC within thirty (30) days after the giving of the Default notice by the Developer or the Municipality, or if no Default Notice is given, then within thirty (30) days after the giving of the EOHLC Default Notice, then at EOHLC's option, and without further notice, EOHLC may either terminate this Agreement, or

EOHLC may apply to any state or federal court for specific performance of this Agreement, or EOHLC may exercise any other remedy at law or in equity or take any other action as may be necessary or desirable to correct non-compliance with this Agreement

The Municipality and EOHLC agree that if and so long as the Project is encumbered by any first or second mortgages, to give to the holder of such mortgages copies of any Default Notice or EOHLC Default Notice, as applicable, simultaneously with the delivery thereof to the Developer, and the holder of any such mortgages shall have the right, within the same period afforded the Developer hereunder plus an additional period of thirty (30) days, to cure such default on behalf of the Developer, it being the intention of the parties hereto that EOHLC shall not exercise its rights and remedies under this subsection (a) without affording to the holder of any such mortgages the same rights and the same notices with respect to any such default, and the same period or periods of time within which to cure the same, as are afforded to the Developer hereunder, plus the aforesaid additional period thereafter. The obligation herein imposed upon the Municipality and EOHLC to give written notice of the existence of any default by the Developer to the holder of any mortgage, shall be limited to such first and second mortgagees who shall have given to the Municipality and EOHLC written notice of the existence of such mortgages, and the address to which notices hereunder are to be sent to it. The Municipality and EOHLC acknowledge receipt of the identity of the mortgagee executing the Consent and Subordination attached hereto, as well as the notice address specified therein.

(b) If EOHLC elects to terminate this Agreement as the result of a breach, violation, or default hereof, which breach, violation, or default continues beyond the cure period set forth in this Section 16, then the Low- and Moderate-Income Units and any other Units at the Project which have been included in the Subsidized Housing Inventory shall from the date of such termination no longer be deemed Low- and Moderate-Income housing for the purposes of the Act and shall be deleted from the Subsidized Housing Inventory.

(c) The Developer acknowledges that the primary purpose for requiring compliance by the Developer with the restrictions provided herein is to create and maintain long-term affordable rental housing, and by reason thereof the Developer agrees that EOHLC or the Municipality or any prospective, present, or former tenant shall be entitled for any breach of the provisions hereof, and in addition to all other remedies provided by law or in equity, to enforce the specific performance by the Developer of its obligations under this Agreement in a state court of competent jurisdiction. The Developer further specifically acknowledges that the beneficiaries of its obligations hereunder cannot be adequately compensated by monetary damages in the event of any default hereunder. In the event of a breach of this Agreement by Developer, which continues beyond applicable notice and cure periods, the Developer shall reimburse EOHLC for all its reasonable, out-of-pocket costs and attorney's fees associated with such breach.

17. Mortgagee Consents. The Developer represents and warrants that it has obtained the consent of all existing mortgagees of the Project to the execution and recording of this Agreement and to the terms and conditions hereof and that all such mortgagees have executed the Consent and Subordination of Mortgage to Regulatory Agreement attached hereto and made a part hereof.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the parties have caused these presents to be signed and sealed by their respective, duly authorized representatives, as of the date and year first written above.

DEVELOPER

By: _____
Its:

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF _____, ss.

On this _____ day of _____, 20__, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the preceding document, as _____ of the _____ [Developer], and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires:

Attachments:

- Exhibit A - Legal Property Description
- Exhibit B - Rents for Low- and Moderate-Income Units

IN WITNESS WHEREOF, the parties have caused these presents to be signed and sealed by their respective, duly authorized representatives, as of the date and year first written above.

EXECUTIVE OFFICE OF HOUSING AND
LIVABLE COMMUNITIES

By: _____
Its:

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK, ss.

On this _____ day of _____, 20__, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the preceding document, as _____ for the Commonwealth of Massachusetts acting by and through the Executive Office of Housing and Livable Communities, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires:

Attachments:

Exhibit A - Legal Property Description
Exhibit B - Rents for Low- and Moderate-Income Units

IN WITNESS WHEREOF, the parties have caused these presents to be signed and sealed by their respective, duly authorized representatives, as of the date and year first written above.

MUNICIPALITY

By: _____
Its:

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF _____, ss.

On this _____ day of _____, 20__, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the preceding document, as _____ for the city/town of _____, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires:

Attachments:

- Exhibit A - Legal Property Description
- Exhibit B - Rents for Low- and Moderate-Income Units

**CONSENT AND SUBORDINATION OF MORTGAGE
TO REGULATORY AGREEMENT**

Reference is hereby made to a certain Mortgage dated _____ given by _____ to _____, recorded with the _____ Registry of Deeds at Book _____, Page _____ (“Mortgage”).

The Undersigned, present holder of said Mortgage, hereby recognizes and consents to the execution and recording of this Agreement and agrees that the aforesaid Mortgage shall be subject and subordinate to the provisions of this Agreement, to the same extent as if said Mortgage had been registered subsequent thereto. The Undersigned further agrees that in the event of any foreclosure or exercise of remedies under said Mortgage it shall comply with the terms and conditions hereof.

[NAME OF LENDER]

By: _____
Its:

(If the Development has more than one mortgagee, add additional consent forms.)

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF _____, ss.

On this _____ day of _____, 20__, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the preceding document, as _____ of _____ Bank, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires:

EXHIBIT A

Re: TBD
(Project name)
Lexington, MA
(City/Town)
7 Hartwell LLC
(Developer)

Property Description

7 Hartwell Ave will be a first-class apartment community in Lexington, Massachusetts. The Property will feature 130 luxury rental units in one building sited on 1.6 acres of land. The project was approved by the Lexington Planning Board in April 2025, and the owner is preparing to break ground in early 2026.

With its contemporary design, strategic location, and eco-conscious approach, 7 Hartwell Avenue will be a best-in-class, five-story, Class-A residential property. A sustainability-focused community, the Property will include a welcoming lobby, resident courtyard with grilling stations, café with outdoor seating and comprehensive lifestyle amenities.

The development will consist of 130 units, 20 of which will qualify as inclusionary as detailed below, designed to appeal to diverse residents seeking modern, efficient living spaces. The five-story building will house apartments ranging from studios to three-bedrooms, with convenient parking including 90 underground and 42 surface spaces. A thoughtfully designed courtyard will be the heart of the community and will contain comfortable seating areas, synthetic turf, a café patio, and a playground that will enhance the quality of life for all residents.

The Property will feature advanced stormwater management systems, Passive House and LEED Silver certification standards, and proposed rooftop solar panels. The amenities for residents will be environmentally responsible and forward-thinking while providing the essential comforts of modern urban living.

Community Amenities:

- Mail room
- Bike storage room
- 3,368 SF of indoor tenant amenity space
- 400 SF café area with outdoor patio seating
- Resident courtyard with grills, bench seating, and synthetic turf
- Playground area
- 132 parking spaces: 90 underground parking spaces and 42 surface parking spaces

Inclusionary Housing. The project includes the creation of twenty (20) inclusionary dwelling units (1 studio units, 3 junior one-bedroom dwelling units, 7 one-bedroom dwelling units, 3 one-bedroom plus den dwelling unit, 4 two-bedroom dwelling units, and 2 three-bedroom dwelling units), affordable in perpetuity, available to households earning no greater than 80% of the Area Median Income, and eligible to be included on the Subsidized Housing Inventory (SHI) Four inclusionary dwelling units are proposed on the first floor, four on the second floor, four on the third floor, four on the fourth floor, and four on the fifth floor as follows:

First Floor: One 1-bedroom, two 1-bedroom plus, and one 3-bedroom. (4 total units)

Second Floor: One junior-1-bedroom, two 1-bedrooms, one 3-bedroom (4 total units)

Third Floor: One 1-bedroom, three 2-bedrooms. (4 total units)

Fourth Floor: One junior-one-bedroom, one 1-bedroom plus, two 1-bedrooms (4 total units)

Fifth Floor: One studio, one junior-1-bedroom, one 1-bedroom, one 2-bedroom. (4 total units)

Social, equity, diversity, public health, or community needs and impacts: The project adds 130 dwelling units, including twenty (20) inclusionary dwelling units, in a multi-family development consistent with the objectives of the 2022 Comprehensive Plan and stated purposes of the Village and Multi-Family Overlay District.

The development will focus on the environmental sustainability of the community. As such, low impact development strategies will be incorporated into the site construction to manage stormwater infiltration. Storm water will be collected through a network of roof drains, catch basins, trench drains, water quality units, and a rainwater harvesting tank before flowing into underground infiltration systems.

EXHIBIT B

Re: TBD
(Project name)
Lexington, MA
(City/Town)
7 Hartwell LLC
(Developer)

Initial Maximum Rents and Utility Allowances for Low- and Moderate-Income Units*

	<u>Rents</u>	<u>Utility Allowance</u>
Studio units	\$2,316	\$156
Junior one-bedroom units	\$2,646	\$218
One-bedroom units	\$2,646	\$218
One-bedroom plus den units	\$2,646	\$218
Two-bedroom units	\$2,977	\$323
Three-bedroom units	\$3,307	\$410

*Parking will be sold separately at a 60% discount to the market rate

7684003.2

Affirmative Fair Housing Marketing Plan

**7 Hartwell Ave
Lexington, MA 02421**



Lottery Agent:



27 Mica Lane, Wellesley, MA 02481

Contact: John Costello | jcostello@maloneyproperties.com

Developer/Applicants

Dinosaur Capital Partners

28 Austin Street Unit 101

Newton, MA 02460



Equal Housing Opportunity

Table of Contents

I. Purpose of Plan	Page 3
II. Description of the Development	Page 3
III. Marketing and Application Distribution	Page 6
A. Advertising	
B. Marketing Activities	
C. Community Organizations, Agencies and Listings	
D. Application Distribution	
IV. Income Eligibility	Page 11
A. Income Eligibility	
V. Lottery Drawing & Lease-Up Process	Page 12
VI. Post-Occupancy/Waiting List	Page 14
VII. Attachments	Page 15
1. Maloney Properties' Reasonable Accommodation Policy	
2. Maloney Properties' Language Access Plan	
3. Sample Rejection Letter	
4. Sample Lottery Advertisement	
5. Sample Lottery Application & Information Packet	

Section I: Purpose of Plan

Maloney Properties, Inc. sets forth this Affirmative Fair Housing Marketing Plan to ensure that all applicants are treated fairly and consistently in its Marketing Program.

The purpose of this plan is to attract and solicit applicants that reflect the racial and economic diversity of the MSA. The program shall ensure that any group(s) of persons ordinarily not likely to apply for this housing without special outreach know about the available housing, feel welcome to apply and have the opportunity to rent an affordable apartment.

The developer, Dinosaur Capital Partners, and the lottery agent, Maloney Properties LLC., will comply with all federal, state and local fair housing and civil rights laws and with all equal opportunity requirements in administrative procedures. In carrying out this marketing program and resident selection process, neither the Owner nor its Agents, will discriminate based on race, color, creed, religion, sex, familial status, sexual orientation, national or ethnic origin, handicap, citizenship, ancestry or marital status, public assistance, gender identity or any other basis prohibited by law.

All marketing staff and all other persons involved in processing and/or handling applications will be trained in Fair Housing laws.

Section II: Description of the Project and Building

7 Hartwell Avenue is a future residential development located in Lexington consisting of 130 total apartments. There will be a mix of apartment layouts including Studios, 1 bedroom, and 2 bedroom. 20 of the 130 units will be designated as income-restricted or “affordable” to households earning at or below 80% of Area Median Income (“AMI”) for the Boston-Cambridge-Quincy MSA (“BCQ”).

The neighborhood surrounding the development offers a blend of residential living and convenient amenities. Below is a summary of some nearby neighborhood amenities:

Public Transit

MBTA Bus Stop – Bedford St @ Hartwell Ave → 0.2 mi
Alewife Station (Red Line, major bus hub) → 7.9 mi

Shopping

Stop & Shop (36 Bedford St, Lexington) → 2.3 mi
Lexington Center Shops (local boutiques, retail, pharmacy, etc.) → 2.0 mi

Restaurants

Il Casale (Italian, Lexington Center) → 2.1 mi
Royal India Bistro (Lexington Center) → 2.0 mi

Schools

FUSE School (110 Hartwell Ave) → 0.04 mi (right on Hartwell Ave)
 Minuteman Regional Vocational Technical High School → 1.4 mi
 Waldorf School of Lexington → 2.2 mi
 Lexington High School → 2.4 mi

 Hospitals

Lahey Hospital & Medical Center, Burlington → 2.7 mi
 Winchester Hospital → 6.5 mi

Construction Start: December 2025

Estimated Construction Completion: September 2027

Parking:	Units do not come with a parking space. There will be underground and surface parking spaces on site and will be available for rent at a price to be determined. Residents of affordable units will be able to rent parking spaces at a discounted rate. This rate will be 60% of the market rate cost of parking at the property (exact rate is TBD).
Storage:	There will be additional storage on-site for rent at a price to be determined.
Utilities:	Tenants will be responsible for paying for the following utilities: General in unit electricity, Heating (electric), Cooking (electric), water/sewer. There is an electric washer/dryer in each unit.
Building Amenities:	Café, pet wash, fitness facility, work from home spaces, conference rooms, common kitchen and dining area, outdoor patio
Pet Policy:	Pets will be allowed (full policy has not yet been determined). Pet fees will apply.
Fees due at Lease Signing:	First month's rent and security deposit equal to \$500 to one month's rent, contingent upon credit.

Affordable apartments will not have any difference in finishes from the market-rate apartments. Each kitchen shall be equipped with a refrigerator, stove, dishwasher and microwave. In addition, all units will have washer and dryers in the unit.

The affordable units will be rented to households earning at or below 80% Area Median Income (AMI) as defined by HUD pursuant to section 3 of the 42 U.S.C. 1437 (the Housing Act of 1937). The current 2025 income limits for various sized households for the Town of Lexington are outlined in Table 1, below.

Table 1

AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
80%	\$92,650	\$105,850	\$119,100	\$132,300	\$142,900	\$153,500

We have assumed that the utility allowance (“UA”) covers the cost of electric heat, electric hot water, electricity and electric cooking that will be paid by the tenant. Table 2 below outlines the utility allowance schedule set by the Lexington Housing Authority for high rise units.

Table 2 - Lexington Housing Authority 2025 Utility Allowance

UTILITY ALLOWANCES	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Electric (Heating)	58	78	106	130
Electric Cooking	7	9	12	15
Electricity	39	46	66	74
Electric(Hot Water)	35	48	59	71
Water	11	20	36	52
Sewer	16	31	62	93
Total Utility Allowance	166	232	341	435

Table 3 below provides our estimated gross rent and rent net of tenant-paid utilities for each of the development’s different unit types. All affordable rents will be reviewed and approved as part of the final approval application and Regulatory Agreement.

Table 3

Affordable Unit Rents Based on Current Income Limits						
Unit Size	Market Rate Units	# of Units	ADA Units	Gross Rent	Utility Allowance	Net Rent
Studio	5	1	0	\$2,316	\$166	\$2,150
Jr 1-Bed	15	3	0	\$2,646	\$232	\$2,414
1 Bed	39	7	1 Grp 2	\$2,646	\$232	\$2,414
1 Bed + Den	15	3	1 Hearing	\$2,646	\$232	\$2,414
2 Bed	24	4	0	\$2,977	\$341	\$2,636
3 Bed	12	2	0	\$3,307	\$435	\$2,872
Total	110	20	2			

Voucher holders are encouraged to apply. For a household with a rental subsidy voucher, the tenant rent will be as established by the voucher issuing agency.

Section III: Marketing and Application Distribution

Advertising

Advertising is anticipated to commence 6 months prior to estimated delivery of the first units.

The advertising component of the Marketing Plan will include the following:

1. The Fair Housing Logo used by the U.S. Department of Housing and Urban Development (HUD).
2. All applications, material and website will display the Fair Housing and Barrier-Free Logos.
3. Whenever the site's telephone number is provided, the MA Relay 711 number will also be used.
4. Advertisements will run in the newspaper two (2) times during the 60-day marketing and application distribution period.
5. All applications, material and website shall include notice of the right to request reasonable accommodation.
6. Advertising/marketing must not indicate any preference or limitation, or otherwise discriminate based on race, color, creed, religion, sex, familial status, sexual orientation, national or ethnic origin, disability, citizenship, ancestry or marital status, public assistance, gender identity, or any other basis prohibited by law.

Marketing Outreach

1. **Website** – Maloney Properties will create a lottery webpage. The form will only include options relevant to this property (e.g., applicants will only be able to select one (1) bedroom). The webpage will include the following information:
 - a. Information about the units and development
 - b. Income eligibility qualifications
 - c. Dates of the application window and lottery timeline
 - d. Online lottery application
2. **Email Marketing**
 - a. The Maloney Properties has an email database of 100,000+ emails.
 - b. This list includes people registered to the Maloney Properties' website or applied to their rental and homeownership lotteries.
3. **Newspaper Advertising**

- a. There will be lottery advertisements published in the following newspapers to be advertised twice during the 60-day marketing window:

The Lexington Observer
 El Mundo
 Bay State Banner.
 The Arlington Advocate

4. Create advertisements on the following 3rd Party Website Platforms

- a. Metrolist
- b. Housing Navigator
- c. Facebook and Instagram paid advertisements.
- d. Craigslist

5. Community Organizations, Agencies and Listings

Maloney Properties will send out to the Community Resources contacts written notification that the applications for the lottery is available. Lottery advertisements and outreach letters will be sent to the local fair housing commission, area churches, temples, mosques, local and regional housing agencies, civic groups, social service agencies and other non-profit agencies including, but not limited to, those listed below:

<i>Name and Address of Group/Organization</i>
Boston Fair Housing Commission Metro list
Massachusetts Affordable Housing Alliance
CHAPA – Housing Navigator MA
Regional Housing Network of Massachusetts
Mass Housing
Massachusetts Housing Partnership
North Suburban Consortium – Malden Redevelopment Authority

Notices will also be sent to the following:

1. Fair Housing Commissions:

- a. MA Commission Against Discrimination
- b. Boston Fair Housing Commission, City of Boston Office of Civil Rights

2. Town of Lexington

- a. Town Manager's Office
- b. Land Use, Housing & Development Dept.
- c. Health and Human Services
- d. Council on Aging/Senior Center
- e. Public Schools
- f. Housing Authority
- g. Public Library
- h. Office of Veterans Services
- i. Link to Lexington, Digital Newsletter

3. Area Housing/Social Service Organizations

- a. Advocates, Inc.
- b. Eliot Community Human Services Community Service Network, Inc.
- c. Resources for Human Development
- d. METCO
- e. Riverside Family Support Services
- f. Asian Community Development Corporation
- g. Nuestra Comunidad
- h. Massachusetts Association of Community Development Corporations
- i. Boston Center of Independent Living
- j. Viet Aid
- k. Mission Hill Neighborhood Housing
- l. Boston Tenant Coalition
- m. Chamber of Commerce
- n. Lexington Housing Authority
- o. Woburn Redevelopment Authority
- p. Concord Housing Development Corp.
- q. Bedford Housing Authority
- r. Waltham Housing Authority
- s. Arlington Housing Authority
- t. Burlington Housing Authority

4. Faith Based Organizations:

- a. Grace Chapel
- b. St. Bridgid Parish
- c. Temple Isaiah
- d. Temple Emunah
- e. Muslim American Community Center of Lexington
- f. Hancock United Church of Christ

- g. Trinity Covenant Church
- h. Follen Community Church

Applicant Engagement

Informational Meetings – Maloney Properties will conduct an informational meeting through Zoom. The meeting will include the following:

- a. Property Details
 - a. Number of units and placement of units
 - b. Floor plans and finishes
 - c. Timeline of construction

- b. Eligibility Requirements and Lottery Process
 - a. Review what documents are required and how to submit the documents.
 - b. How income is calculated
 - c. How the lottery list is sorted

- c. Lease up Timeline

The staff of Maloney Properties are available to assist individuals in the completion of their application and can accommodate households with disabilities that may impede their ability to complete the application. For households with limited English proficiency, Maloney Properties staff can arrange for assistance with translation.

Applicants have the right to request a reasonable accommodation, which may include a change to a policy, procedure, or practice to afford a person with a disability an equal opportunity to participate fully in the housing program or to use and enjoy the housing. Applicants may also be entitled to a reasonable modification(s) of the housing when such modifications are necessary to afford a person with a disability an equal opportunity to use and enjoy the housing.

Insufficient Applicants

In the instance that an insufficient number of applications are left in the lottery pool, then the following additional marketing will take place:

- E-mails to the entire database of potentially interested parties
- Additional paid advertising, pending availability of funding

D. Application Distribution

Applications will be made available from **DATES TBD** through the following methods:

Visit the website: www.7HartwellAffordables.com

Call: 781-992-5XXX

Pick up in person: Applications will be available by mail and email as well as in person at Cary Memorial Library – 1874 Massachusetts Ave, Lexington, MA 02420 during business hours.

Applications will include the following material:

1. Cover Letter – Explanation of the project, description of the units and finishes
2. Application
3. Floor Plans

Maloney Properties will conduct an information meeting regarding the lottery process for any interested applicants. The information meeting will be held remotely through Zoom. The meeting will be held on **DATE TBD**.

All completed applications filed (with all information completed, signatures/dates and all corroborating documentation as detailed within the application) will be date-stamped and a log will be created and maintained of all applications received. All applicants will receive written notification of receipt of their completed application by email. Applicants will also receive a letter stating whether they will be entered into the lottery or not.

The deadline for completed applications by mail only, postmarked no later than **DATES TBD**.

Mailed to:

Maloney Properties, Inc.
Attention: 7 Hartwell Lottery
27 Mica Lane, Wellesley MA 02481

Section IV: Income Eligibility

A. Income Eligibility

The income and asset eligibility screening process will begin upon receipt of applications.

Maloney Properties will verify income and assets based upon the regulations set forth outlined in the HUD Handbook 4350.3, REVI, Change 4, Chapter 5 and M.G.L. Chapter 40B Comprehensive Permit Guidelines update December 2014 as amended.

Maloney Properties will conduct their review by requesting the following required documentation for each application for individuals over the age of 18:

1. Completed signed application
2. Proof of identity for all household members
3. Last five (5) consecutive paychecks for each household member over 18 years old
4. Three (3) months of assets including checking, savings, 401K, IRA, pensions, stocks, bonds and other assets
5. Most recent Federal tax return, state taxes, W2s, 1099s
6. Households cannot own a home, including a trust
7. Individuals or their families with a financial interest in the development are not eligible for the lottery.
8. There is no asset limit. If the value of assets are over \$50,000, the value is imputed at a passbook rate of 0.40%.

Only applicants who meet the applicable eligibility requirements will be offered a unit. Applicants who are rejected will receive a rejection letter in writing and will be given five (5) days for the opportunity to appeal the decision. Please see the attached rejection letter.

For applicants that appeal a rejection, an appeal will be conducted by a member of the Property Management staff. Within 5 business days of the request, Maloney will respond in writing to advise the applicant of the outcome. If an applicant has a disability and needs a reasonable accommodation in order to participate in the informal hearing process, they must inform Maloney Properties. Likewise, if an applicant has limited English proficiency and as a result need a language interpreter or some other assistance, Maloney Properties would be happy to provide it free of charge.

Section V. Lottery Process

Below is a description of the lottery process

1. Marketing and Application Distribution will take place for 60 days.
2. All applicants who submit a complete application will be placed in the lottery drawing. Duplicate applications will be removed and not entered in the lottery drawing. Ineligible applicants based on the aforementioned factors will be notified so they can correct their information if needed.

3. Following the application deadline, Maloney Properties will schedule a date/time during business hours for the lottery drawing. The lottery drawing will be conducted through Zoom and open to the public and all applicants. Attendance at the lottery drawing is not mandatory. The lottery drawing will be recorded and posted to the lottery website for applicants to view on their own schedule.
4. All applicants will receive an application number/code along with the Zoom login information in writing at least five (5) days prior to the lottery drawing. *Example of an application code: MMB.001*
5. The lottery drawing will be conducted using Random.org, a cloud-based randomizer program.
6. All applicants will be assigned a lottery result based on when their application code was drawn. *Example of a lottery number: #1 or #2.*
7. After the lottery drawing, each applicant will be notified in writing of his/her lottery number.
8. Maloney Properties will sort the lottery list based on unit size and lottery preferences, which include the Local Preference and Household Size Preference.

Local Preference Definition:

Defined as a household that, at the time of application for an affordable housing unit, falls into the following category:

Current residents of Lexington: A household in which one or more members is living in the city or town at the time of application. Documentation of residency should be provided, such as rent receipts, utility bills, street listing or voter registration listings.

Employees of Local Businesses: Employees of businesses located in the municipality.

Households with children attending the locality's schools, such as METCO students.

Household Size Preference Definition:

Within an applicant pool, first preference shall be given to households requiring the total number of bedrooms in the unit based on the following criteria:

- a. There is at least one occupant per bedroom.
- b. A husband and wife, or those in a similar living arrangement, shall be required to share a bedroom. Other household members may share but shall not be required to share a bedroom.
- c. A person described in (b) shall not be required to share a bedroom if a consequence of sharing would be a severe adverse impact on their mental or physical health and reliable medical information is provided substantiating the adverse impact.
- d. A household may count an unborn child as a household member. The household must self-certify the state of pregnancy with the application.

- e. If the applicant is in the process of a divorce or separation, the applicant must provide proof that the divorce or separation has begun or has been finalized.
9. The top pool of applicants according to their lottery result will be invited to tour the units and submit required documentation listed under item #14 of this section. Maloney Properties typically invites approximately the top twenty (20) applicants per available unit to tour and submit paperwork. For example, if there were 3 available units, Maloney Properties would contact the top 50 to 60 applicants on the list.
10. The top pool of applicants will receive an Invitation to Move Forward email or letter via USPS if no email address is provided, consisting of any touring instructions and a request to submit the required documents.
11. Applicants will have three (3) days to submit a pre-screening application with proof of income and ID, then if income eligible, they will have five (5) days to provide additional required documentation to verify their eligibility to Maloney Properties. Additional time will be granted if requested.
12. Applicants can submit their required documentation through Maloney Properties through a secure online portal, email, fax, or mail/drop-off at Maloney Properties' Wellesley office.
13. In the event the applicant does not have an email address, Maloney Properties will request by letter and follow up with phone calls and give seven (7) days from the date of mailing for the applicant's submission of required documentation.
14. If the top ranked household wishes to move forward with the unit and their application is verified and deemed eligible, then their application will be forwarded to the owner for the following screening methods:
 - a. Credit Check
 - b. Landlord Reference Check
 - c. Criminal Background Check

Criminal background screening shall not be conducted as a precondition for applicant participation in the lottery. For further guidance on criminal background screening, see the Model Policy Regarding Applicant Screening on the Basis of Criminal Records, available at <http://www.mass.gov/hed/economic/eohed/dhcd/legal/fair-housing-and-civil-rights-information.html>

15. Households will not be screened for credit, landlord reference or criminal background check until it is determined that they will be reached on the lottery list, and they have viewed the unit or their likeness and have confirmed they are interested.
16. If the household declines to accept the available unit, they will be withdrawn from the lottery and Maloney Properties will offer the unit to the next highest ranked household.
17. Failure to provide requested information and documentation by the given deadline will result in the household becoming ineligible for the unit. If an applicant fails to respond to Maloney Properties' initial contact and given deadline, Maloney Properties will send a formal rejection to the applicant with the option to appeal within five (5) days from the date of the rejection. Rejection letters will be sent via email or direct mail if no email is provided.

18. After approval by Maloney Properties, the applicant will be instructed to coordinate a lease signing.

Section VI. Waiting List

Upon Vacancies of Affordable Units

After the initial lottery, all applicants remaining on the lottery list will be kept on the waiting list for future vacancies. A vacant unit would be offered to the highest ranked household, taking into account household size preference and accessible preference. A waiting list shall be maintained and updated through additional marketing as noted below.

Upon vacancies of affordable units, the following additional marketing will take place:

- Website postings with Metro List and Housing Navigator
- Mailings to local community organizations noted in Item 5 above: Community Organizations, Agencies and Listings

Internal transfers will be prioritized for vacant units.

Annual Certifications

After occupancy, households will be recertified on an annual basis. If the household's income exceeds 140% AMI upon renewal, the unit will no longer be classified as an affordable unit and the next comparable available unit will become affordable in accordance with the regulatory agreement.

VI. Attachments

1. Maloney Properties' Reasonable Accommodation Policy
2. Maloney Properties' Language Access Plan
3. Sample Rejection Letter
4. Sample Lottery Advertisement
5. Sample Lottery Application & Information Packet

As authorized representatives of **Dinosaur Capital Partners** and **Maloney Properties LLC**, respectively, each of us has reviewed this plan and agrees to implement this AFHMP, which shall be made effective as of the approval date. Further, by signing this form, Dinosaur Capital Partners, agrees to review and update its AFHMP as necessary to comply with all applicable statutes, regulations, executive orders and other binding EOHLC requirements pertaining to affirmative fair housing marketing and resident selection plans reasonably related to such statutes, regulations, executive orders, as same may be amended from time to time. We hereby certify that all the information stated herein, as well as any information provided herewith, is true and accurate.

Dinosaur Capital Partners

Maloney Properties LLC

SAMPLE LOTTERY ADVERTISEMENT

Town of Lexington Income Restricted Rental Opportunity
7 Hartwell Street, Lexington, MA 02420
www.7HartwellAffordables.com

20 Income Restricted Units Available

Unit Size	# of Units	ADA Units	Net Rent
Studio	1	0	\$2,150
Jr 1-Bed	3	0	\$2,414
1 Bed	7	1 Grp 2	\$2,414
1 Bed + Den	3	1 Hearing	\$2,636
2 Bed	4	0	\$2,636
3 Bed	2	0	\$2,872

Maximum Income per Household Size

Household Size	80% AMI Low Income
1	\$92,650
2	\$105,850
3	\$119,100
4	\$132,300
5	\$142,900
6	\$153,500

* 2025 Area Median Incomes for Boston, Cambridge, Quincy, MA-NH MSA. Income limits are subject to change based.

Households may request an application be sent by email or mail from **DATES TBD** through the following methods:

Visit: www.7HartwellAffordables.com

Call: 781-992-5XXX – MA Relay 711

Applications will also be able to pick up an application at the Cary Memorial Library – 1874 Massachusetts Ave, Lexington, MA 02420 during business hours from **DATES TBD**

Information Session:

DATE TBD

Deadline for completed applications by mail only:

Postmarked no later than **DATE TBD**

Maloney Properties, Inc.
 Attention: 7 Hartwell Lottery
 27 Mica Lane, Wellesley MA 02481

Selection by lottery. Use & Occupancy restrictions apply. For more info or reasonable accommodations, call Maloney Properties, Inc 781-992-5XXX - MA Relay 711 or

email: 7Hartwell@MaloneyProperties.com



Equal Housing Opportunity



SAMPLE INFORMATION LETTER

This is an important document. If you require language interpretation, please call the management agent for this development directly.

Este es un documento importante. Si usted requiere interpretación de idioma, por favor llame directamente al agente de gestión para la propiedad.

这是一份重要文件，如果您需要翻译，请直接致电该物业的代理。

Este é um documento importante. Se precisar de interpretação de linguagem, favor chamar diretamente o agente de administração da propriedade.

Este é um documento importante. Caso você precise de interpretação de idiomas, por favor, ligue diretamente para o agente responsável por gerenciar a propriedade.

"Это важный документ. Если Вам необходима интерпретация языка, обратитесь, пожалуйста, непосредственно к административному агенту по поводу данного объекта."

Se yo dokiman enpòtan. Si ou bezwen sèvis entèpretasyon, tanpri rele ajan jesyon an, pou pwopriyete an, dirèkteman.

Questo è un documento importante. Se si ha bisogno di un interprete per la lingua, chiamare l'agente responsabile, per la proprietà, direttamente.

Đây là một tài liệu quan trọng. Nếu quý vị cần phiên dịch, vui lòng gọi trực tiếp cho đại lý bất động sản.

នេះជាឯកសារសំខាន់។ ប្រសិនបើអ្នកត្រូវការការបកប្រែភាសា, សូមទូរស័ព្ទទៅភ្នាក់ងារគ្រប់គ្រងសម្រាប់ការអភិវឌ្ឍន៍នេះដោយផ្ទាល់។

Dear Prospective Tenant:

Maloney Properties, Inc. is pleased to provide you with the information for renting a new apartment at 7 Hartwell Ave, Lexington, MA.

The following provides a description of the property, income and eligibility requirements, unit pricing, preference criteria and a sample timeline of the process following the lottery. We will provide information about the lottery on our website:

www.7HartwellAffordables.com


Location and Building Description

7 Hartwell Avenue is a future residential development located in Lexington consisting of 130 total apartments. There will be a mix of apartment layouts including Studios, 1 bedroom, and 2 bedroom. 20 of the 130 units will be designated as income-restricted or “affordable” to households earning at or below 80% of Area Median Income (“AMI”) for the Boston-Cambridge-Quincy MSA (“BCQ”).

The neighborhood surrounding the development offers a blend of residential living and convenient amenities. Below is a summary of some nearby neighborhood amenities:

-  Public Transit
- MBTA Bus Stop – Bedford St @ Hartwell Ave → 0.2 mi

Alewife Station (Red Line, major bus hub) → 7.9 mi

 Shopping


Stop & Shop (36 Bedford St, Lexington) → 2.3 mi

Lexington Center Shops (local boutiques, retail, pharmacy, etc.) → 2.0 mi

 Restaurants

Il Casale (Italian, Lexington Center) → 2.1 mi

Royal India Bistro (Lexington Center) → 2.0 mi

 Schools

FUSE School (110 Hartwell Ave) → 0.04 mi (right on Hartwell Ave)

Minuteman Regional Vocational Technical High School → 1.4 mi

Waldorf School of Lexington → 2.2 mi

Lexington High School → 2.4 mi

 Hospitals

Lahey Hospital & Medical Center, Burlington → 2.7 mi

Winchester Hospital → 6.5 mi

Construction Start: December 2025

Estimated Construction Completion: September 2027

Parking:	Units do not come with a parking space. There will be underground and surface parking spaces on site and will be available for rent at a price to be determined. Residents of affordable units will be able to rent parking spaces at a discounted rate. This rate will be 60% of the market rate cost of parking at the property (exact rate is TBD).
Storage:	There will be additional storage on-site for rent at a price to be determined.
Utilities:	Tenants will be responsible for paying for the following utilities: General in unit electricity, Heating (electric), Cooking (electric), water/sewer. There is an electric washer/dryer in each unit.
Building Amenities:	Café, pet wash, fitness facility, work from home spaces, conference rooms, common kitchen and dining area, outdoor patio
Pet Policy:	Pets will be allowed (full policy has not yet been determined). Pet fees will apply.

Fees due at Lease Signing:

First month's rent and security deposit equal to \$500 to one month's rent, contingent upon credit.

Affordable apartments will not have any difference in finishes from the market-rate apartments. Each kitchen shall be equipped with a refrigerator, stove, dishwasher and microwave. In addition, all units will have washer and dryers in the unit.

Price and Maximum Income Limits:

The affordable units will be rented to households earning at or below 80% Area Median Income as set forth by HUD.

Minimum income will apply. Minimum income requirements do not apply to applicants with housing assistance such as Section 8 or MRVP vouchers.

20 Income Restricted Units Available

Unit Size	# of Units	ADA Units
Studio	1	0
Jr 1-Bed	3	0
1 Bed	7	1 Grp 2
1 Bed + Den	3	1 Hearing
2 Bed	4	1
3 Bed	2	0

Maximum Income per Household Size

Household Size	80% AMI Low Income
1	\$92,650
2	\$105,850
3	\$119,100
4	\$132,300
5	\$142,900
6	\$153,500

* 2025 Area Median Incomes for Boston, Cambridge, Quincy, MA-NH MSA. Income limits are subject to change based.

Requesting an application:

Applications will be made available from **DATES TBD** through the following methods:

Visit the website: www.7HartwellAffordables.com

Call: 781-992-5XXX

Pick up in person Cary Memorial Library – 1874 Massachusetts Ave, Lexington, MA 02420 during business hours

Mailed in application must be, postmarked no later than **DATES TBD** and mailed to:

Maloney Properties, Inc.
Attention: 7 Hartwell Lottery
27 Mica Lane, Wellesley MA 02481

Maloney Properties, Inc. will email you a receipt within five (5) business days to confirm that we have received your completed application. If you have not received confirmation within five business days you can contact us at the phone or email above.

Timeline

Following the lottery, prospective tenants must adhere to the following schedule:

1-2 weeks following the lottery drawing, the top pool of applicants, based on lottery number, income category and preferences, will be contacted to supply any additional information needed for the application. At the same time, applicants will be required to complete a credit and background application.

Upon review of the application, minimum income requirement, and credit, applicants will then be invited to tour the apartments.

Lottery Process:

Below is a description of the lottery process

1. Marketing and Application Distribution will take place for 60 days.
2. All applicants who submit a complete application will be placed in the lottery drawing. Duplicate applications will be removed and not entered in the lottery drawing. Ineligible applicants based on the aforementioned factors will be notified so they can correct their information if needed.
3. Following the application deadline, Maloney Properties will schedule a date/time during business hours for the lottery drawing. The lottery drawing will be conducted through Zoom and open to the public and all applicants. Attendance at the lottery drawing is not mandatory. The lottery drawing will be recorded and posted to the lottery website for applicants to view on their own schedule.
4. All applicants will receive an application number/code along with the Zoom login information in writing at least five (5) days prior to the lottery drawing. *Example of an application code: MMB.001*
5. The lottery drawing will be conducted using Random.org, a cloud-based randomizer program.
6. All applicants will be assigned a lottery result based on when their application code was drawn. *Example of a lottery number: #1 or #2.*

7. After the lottery drawing, each applicant will be notified in writing of his/her lottery number.
8. Maloney Properties will sort the lottery list based on unit size and lottery preferences, which include the Local Preference and Household Size Preference.

Local Preference Definition:

Defined as a household that, at the time of application for an affordable housing unit, falls into the following category:

Current residents of Lexington: A household in which one or more members is living in the city or town at the time of application. Documentation of residency should be provided, such as rent receipts, utility bills, street listing or voter registration listings.

Employees of Local Businesses: Employees of businesses located in the municipality.

Households with children attending the locality's schools, such as METCO students.

9.

a. Household Size Preference Definition:

- b. Within an applicant pool, first preference shall be given to households requiring the total number of bedrooms in the unit based on the following criteria:
- c. There is at least one occupant per bedroom.
- d. A husband and wife, or those in a similar living arrangement, shall be required to share a bedroom. Other household members may share but shall not be required to share a bedroom.
- e. A person described in (b) shall not be required to share a bedroom if a consequence of sharing would be a severe adverse impact on their mental or physical health and reliable medical information is provided substantiating the adverse impact.
- f. A household may count an unborn child as a household member. The household must self-certify the state of pregnancy with the application.
- g. If the applicant is in the process of a divorce or separation, the applicant must provide proof that the divorce or separation has begun or has been finalized.

10. The top pool of applicants according to their lottery result will be invited to tour the units and submit required documentation listed under item #14 of this section. Maloney Properties typically invites approximately the top twenty (20) applicants per available unit to tour and submit paperwork. For example, if there were 3 available units, Maloney Properties would contact the top 50 to 60 applicants on the list.
11. The top pool of applicants will receive an Invitation to Move Forward email or letter via USPS if no email address is provided, consisting of any touring instructions and a request to submit the required documents.
12. Applicants will have three (3) days to submit a pre-screening application with proof of income and ID, then if income eligible, they will have five (5) days to provide additional

required documentation to verify their eligibility to Maloney Properties. Additional time will be granted if requested.

13. Applicants can submit their required documentation through Maloney Properties through a secure online portal, email, fax, or mail/drop-off at Maloney Properties' Wellesley office.
14. In the event the applicant does not have an email address, Maloney Properties will request by letter and follow up with phone calls and give seven (7) days from the date of mailing for the applicant's submission of required documentation.
15. If the top ranked household wishes to move forward with the unit and their application is verified and deemed eligible, then their application will be forwarded to the owner for the following screening methods:
 - a. Credit Check
 - b. Landlord Reference Check
 - c. Criminal Background Check
16. Criminal background screening shall not be conducted as a precondition for applicant participation in the lottery. For further guidance on criminal background screening, see the Model Policy Regarding Applicant Screening on the Basis of Criminal Records, available at <http://www.mass.gov/hed/economic/eohed/dhcd/legal/fair-housing-and-civil-rights-information.html>
17. Households will not be screened for credit, landlord reference or criminal background check until it is determined that they will be reached on the lottery list, and they have viewed the unit or their likeness and have confirmed they are interested.
18. If the household declines to accept the available unit, they will be withdrawn from the lottery and Maloney Properties will offer the unit to the next highest ranked household.
19. Failure to provide requested information and documentation by the given deadline will result in the household becoming ineligible for the unit. If an applicant fails to respond to Maloney Properties' initial contact and given deadline, Maloney Properties will send a formal rejection to the applicant with the option to appeal within five (5) days from the date of the rejection. Rejection letters will be sent via email or direct mail if no email is provided.
20. After approval by Maloney Properties, the applicant will be instructed to coordinate a lease signing.

Maloney Properties' staff is available to answer any questions during the process. Please feel free to email us at 7Hartwell@MaloneyProperties.com or call 781- 992-5XXX | US Relay 711.

Thank you,
Maloney Properties, Inc.
27 Mica Lane, Wellesley, MA 02481
www.MaloneyAffordable.com

SAMPLE LOTTERY APPLICATION



Affordable Rental Lottery Application

7 Hartwell Ave, Lexington, MA 02420

Applications must be Postmarked no later than
MONTH/DATE/YEAR and mailed to:

Maloney Properties, Inc.
Attention: 7 Hartwell Lottery
27 Mica Lane, Wellesley MA 02481

Supporting Documentation (Income, Assets, Taxes, etc) must be submitted with the application. See attached checklist.

Free language assistance and reasonable accommodations available. For assistance and more information, please call Maloney Properties, Inc 781-992-5XXX - US Relay 711 or email: 7Hartwell@MaloneyProperties.com

Equal Housing Opportunity



IMPORTANT:

You may only submit one application per household. Duplicate applications will be discarded and only one application per household will be accepted.

Affordable Rental Lottery Application

Head of Household:

Name:	
Street Address:	
City:	
State:	
Zip Code:	
Email Address:	
Phone #:	

Head of Household (2):

Name:	
Street Address:	
City:	
State:	
Zip Code:	
Email Address:	
Phone #:	

Maloney Properties will contact applicants by email and phone only. If an email address is not provided, we will send notifications through postal mail and follow up by phone.

What is the total number of people in the household applying for the unit?

My Household Size is: _____

Does your household receive housing assistance? (Section 8/ MRVP / VASH):

- Yes
- No

Please complete the below chart for all household members that would be residing in the unit, including yourself:

Full Name	Age	Head of Household or Occupant	Relationship to Head of Household (<i>i.e. Daughter, Son, Mother, Father, etc.</i>)
		Head of Household	

Race & Ethnicity (Optional Disclosure):

This response is for the race and ethnicity of the head of household only. There is no penalty for persons who do not complete this section of the application. This information will only be used in aggregate, for the purposes of reporting and analysis.

Please check all boxes that apply:

- Alaskan Native and Native American
- Asian
- Black or African American (not of Hispanic origin)
- Hispanic or Latino
- Native Hawaiian or Pacific Islander
- White (not of Hispanic origin)
- Other (please specify): _____

Local Preference:

Do any household members meet the criteria for the local preference?

Yes

No

Defined as a household that, at the time of application for an affordable housing unit, falls into the following category:

Current residents of the municipality: A household in which one or more members is living in the city or town at the time of application. Documentation of residency should be provided, such as rent receipts, utility bills, street listing or voter registration listings.

Employees of Local Businesses: Employees of businesses located in the municipality.

Households with children attending the locality's schools, such as METCO students.

If "Yes", please provide the appropriate supporting documentation.

For Current residents of the municipality, one of the following must be provided:

- A utility bill dated within the past 60 days (electric, gas, oil, cable, interest, telephone, or cell phone bill)
- A current signed lease agreement
- Voter Registration

For households that are applying as Municipal Employees or Employees of Local Businesses, the pay stubs provided for the income information would suffice if the paystubs show an address based in the city/town.

Households with children attending the locality's schools, a school transcript should be provided.

Income Information:

The affordable units will all be in the 80% AMI income category.

Household Size	80% AMI Low Income
1	\$92,650
2	\$105,850
3	\$119,100
4	\$132,300
5	\$142,900
6	\$153,500

** 2025 Area Median Incomes for the Boston, Cambridge, Quincy, MA-NH MSA.*

Please list all household members and income below:

Household Member Name	Estimated Current Annualized Gross Income

Applicants must provide **last 5 consecutive paystubs** or evidence of any other source of income for all adult household members.

Please include income for any full-time students over age 18.

Provide school transcript or proof of student status for dependent household members over age of 18 and full-time students.

For household members with no income over 18 years of age, please provide a no-income affidavit.

Additional Guidance on Income:

- **Social Security/ Social Security Disability:** Provide an official statement of monthly amount received for year in review and statement of total amount received for latest tax year.
- **Unemployment:** if receiving unemployment, please provide copies of the unemployment checks.
- **Child support/Alimony:** Provide document indicating the payment amount. Child support income shall be determined based upon the prior 12-month history. Lump sum payments for prior periods shall not be included in calculating the child support payments for the prior 12 months.
- **Pension:** Provide statement indicating amount received for year in review and statement of total amount received for latest tax year.
- **No-income:** Please provide a no income affidavit for anyone with no income aged 18 or over. Include income for full-time students over age 18.
- **Self-employed:** If self-employed, please provide a self-prepared year to date profit and loss statement.

When self-employment income is sporadic or based upon commission, the projection of household income currently shall be based upon historical data unless:

(1) The household can demonstrate and verify that it has experienced a change in circumstances that is a reliable indicator that its income has decreased and that the historical data is not a reasonable basis for projecting household income; or

(2) Documentation indicates that the household has experienced a change in circumstance that is a reliable indicator that its income has increased and that the historical data is not a reasonable basis for projecting household income.

b. When self-employment income is sporadic or based upon commission and there is no record of self-employment from the last year in which tax returns were filed, the projection of household income will be based solely upon the reliable year-to-date documentation.

Medical Expense Income Exclusions:

a. Medical expenses, including insurance costs, do not qualify as an excludable expense, e.g., an expense that may be used to reduce income.

b. If another family member is providing regular monthly payments to help with medical expenses, including insurance costs, that payment is a qualified medical reimbursement and does qualify for income exclusion. Child support designated for medical expenses shall be treated in the same manner; it shall be excluded from income.

Asset Information:

Please include copies of the past **3 months** of statements for all asset accounts and include all pages of statement. Evidence of all assets must be provided, and all assets must be listed on this application. Pictures or screen shots of the statement are not accepted. We recommend visiting your bank’s branch to retrieve a copy or download a PDF version through your bank’s website

This section includes checking, savings, stocks, CD’s, 401K’s, IRA’s, Cash App, Venmo, Apple Cash, etc.

Full Name	Type of Account	Current Account Balance
		\$
		\$
		\$
		\$

		\$
		\$
		\$
		\$
		\$

- Please provide a written explanation for any deposits over \$100 that are not from employment
- If you owned real estate within the past 3 years but it was sold due to a divorce, provide copy of divorce decree and proof of the home sale showing equity received.

Tax Documentation:

Please include the following for all household members over 18 years of age:

Copies of the **most recent year** of Federal Income Tax returns with all schedules included.
 The tax returns must be signed
 The past years W2s and/or 1099 Forms.

If you did not file taxes or do not have a copy of your Federal tax return or W2/1099 Forms, you may request a transcript online: <https://www.irs.gov/individuals/get-transcript>

Please note the Maloney Properties reserves the right to request additional documentation after reviewing the application. Failure to provide any additional documentation requested by Maloney Properties by the given deadline will result in your application not being entered into the lottery.

In carrying out this marketing program and buyer selection process, neither the Owner nor its Lottery Agent, will discriminate based on race, color, creed, religion, sex, familial status, sexual orientation, national or ethnic origin, handicap, citizenship, ancestry or marital status, public assistance, gender identity or any other basis prohibited by law.

Disabled persons are entitled to request a reasonable accommodation in rules, policies, practices, or services, or to request a reasonable modification in the housing, when such accommodations or modifications may be necessary to affordable person with disabilities an equal opportunity to use and enjoy the housing.

Application Deadline:

The deadline for completed applications by mail, postmarked no later than **MONTH DATE, YEAR**

Applications must be mailed to:

Maloney Properties, Inc.
Attention: 535 Second Street Lottery
27 Mica Lane, Wellesley MA 02481

Questions:

Maloney Properties' staff is available to answer any questions during the process.

Please feel free to contact us:

Email: property@maloneyproperties.com

Phone: 781-992-5XXX | US Relay 711

Website: www.propertyaffordables.com

Signature Clause:

I understand that the Lottery Agent is relying on this information to prove my household's eligibility for property name and address here. I certify that all information and answers to the above questions are true and complete to the best of my knowledge. I consent to release the necessary information to determine my eligibility. I understand that providing false information or making false statements may be grounds for denial of my application.

I authorize my consent to have the Lottery Agent to verify the information contained in this application for purposes of proving my eligibility for occupancy. I will provide all necessary information and expedite this process in any way possible. I understand that my income must be eligible to be entered the lottery.

All ADULT household members must sign below:

Signature **Date**

Signature **Date**

Signature **Date**



Equal Housing Opportunity



The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

William Francis Galvin
Secretary of the
Commonwealth

December 11, 2025

TO WHOM IT MAY CONCERN:

I hereby certify that a certificate of organization of a Limited Liability Company was filed in this office by

DINOSAUR CAPITAL PARTNERS LLC

in accordance with the provisions of Massachusetts General Laws Chapter 156C on **February 11, 2010**.

I further certify that said Limited Liability Company has filed all annual reports due and paid all fees with respect to such reports; that said Limited Liability Company has not filed a certificate of cancellation; that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156C, § 70 for said Limited Liability Company's dissolution; and that said Limited Liability Company is in good standing with this office.

I also certify that the names of all managers listed in the most recent filing are: **MARK DUFTON, SCOTT ORAN**

I further certify, the names of all persons authorized to execute documents filed with this office and listed in the most recent filing are: **MARK DUFTON, SCOTT ORAN**

I also certify that the names of all persons authorized to act with respect to real property listed in the most recent filing are: **SCOTT I. ORAN, MARK T. DUFTON**

In testimony of which,

I have hereunto affixed the

Great Seal of the Commonwealth

on the date first above written.

A handwritten signature in cursive script that reads "William Francis Galvin".

Secretary of the Commonwealth



Processed by: KM

QC by: FA

OPERATING AGREEMENT

This Operating Agreement, dated as of the 11th day of February, 2010, is by and between the persons identified as Members in Schedule I annexed hereto, made a part hereof and incorporated herein by this reference, each (for such period of time he, she or it shall remain a Member hereunder) referred to individually as a "Member" and collectively as the "Members" and the persons identified herein as Managers.

WHEREAS, a Certificate of Organization for Dinosaur Capital Partners LLC (the "LLC") was filed pursuant to the Massachusetts Limited Liability Company Act (the "Act") in the office of the Secretary of State of the Commonwealth of Massachusetts on February 11, 2010 (as such Certificate may be amended from time to time, the "Certificate of Organization");

NOW, THEREFORE, in consideration of the mutual covenants herein expressed, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Members and Managers hereby agree as follows:

1. Management.

(a) The designation of Scott I. Oran and Mark T. Dufton as the Managers of the LLC in the Certificate of Organization is hereby confirmed and ratified by the Members. One or more Managers may be designated and the number of Managers may be determined at any time by Consent of the Members. "Consent" of the Members for purposes of this Agreement shall mean action of at least two-thirds of the Members based on percentage interests held as Members set forth on Schedule I hereto (as Schedule I may be amended from time to time) ("Percentage Interests"). A Manager's status as a Manager may be terminated at any time only by unanimous action of the Members. No Manager may resign from, retire from, abandon or otherwise terminate its status as a Manager except after 90 days notice to all Members.

(b) The purpose of the LLC shall be as set forth in the Certificate of Organization, and, except as otherwise required by this Agreement, the Act or other applicable law and in connection therewith the Managers shall have the authority (i) to exercise all the powers and privileges granted to an LLC by the Act or any other law or this Agreement, together with any powers incidental thereto, so far as such powers are necessary or convenient to the conduct, promotion or attainment of the business, trade, purposes or activities of the LLC in the Commonwealth of Massachusetts or in any other jurisdiction in which the LLC shall conduct business and (ii) to take any other action not prohibited under the Act or other applicable law; and no Member acting in his capacity as a Member shall have any authority, power or privilege to act on behalf of or to bind the LLC except as specifically provided in this Agreement.

(c) The Managers shall make all decisions acting together, but the signature of one Manager on any agreement, contract, instrument or other document shall be sufficient to bind the LLC in respect thereof and conclusively evidence the authority of such

Manager and the LLC with respect thereto, and no third party need look to any other evidence or require joinder or consent of any other party to bind the LLC or to evidence such Manager's authority. Without in any way amending, modifying, expanding or limiting the foregoing provisions of this Section 1(c), the persons authorized to execute any documents to be filed with the Secretary of State of the Commonwealth of Massachusetts and authorized to execute, acknowledge, deliver and record any recordable instruments on behalf of the LLC purporting to affect an interest in real property, whether to be recorded with the Registry of Deeds or district office of the Land Court, shall be as set forth in the Certificate of Organization.

(d) Any Manager shall be entitled to reimbursement from the LLC for all expenses incurred by the Manager in managing and conducting the business and affairs of the LLC. The Managers shall determine which expenses, if any, are allocable to the LLC in a manner which is fair and reasonable to the Managers and the LLC, and if such allocation is made in good faith it shall be conclusive in the absence of manifest error.

(e) The Managers may cause the LLC to enter into one or more agreements, leases, contracts or other arrangements for the furnishing to or by the LLC of goods, services or space with any Member, Manager or affiliate thereof, and may pay compensation thereunder for such goods, services or space, provided in each case the terms of any such arrangements are commercially reasonable, and if the determination of such terms is made in good faith it shall be conclusive in the absence of manifest error.

(f) Each Member agrees that no Manager shall owe any fiduciary duty, duty of loyalty or any other duties, explicit or implicit or at law or equity, to any Member(s) or the LLC, except those duties and obligations specifically set forth in this Agreement, (which do not in any event include any fiduciary duties or duties of loyalty) and each Member and the LLC hereby waives any and all fiduciary duties, duty of loyalty and any and all other duties, obligations or liabilities which a Manager may otherwise, by statute, case law or otherwise, and whether at law or in equity, owe to a Member or to the LLC.

2. Capital Contributions; Capital Accounts; and Liability of Members.

(a) Each of the Members is making a capital contribution in cash to the LLC which is in proportion to his, her or its Percentage Interest.

(b) A separate capital account shall be maintained for each Member in accordance with applicable regulations ("Regulations") under Section 704 of the Internal Revenue Code of 1986, as amended (the "Code").

(c) Except as otherwise provided in this Section 2, no Member shall be obligated or permitted to contribute any additional capital to the LLC. No interest shall accrue on any contributions to the capital of the LLC.

(d) The liability of the Members for the losses, debts and obligations of the LLC shall be limited to their capital contributions not then previously repaid to or

withdrawn by them in accordance with the terms of this Agreement; provided, however, that under applicable law, the Members may under certain circumstances be liable to the LLC to the extent of previous distributions made to them in the event that the LLC does not have sufficient assets to discharge its liabilities. No Member, in his capacity as a Member, shall have any liability to restore any negative balance in his Capital Account. In no event shall any Member, in his capacity as a Member (or, if applicable, as a Manager), be personally liable for any liabilities or obligations of the LLC.

(e) In the event that the LLC requires additional funds to carry out its purpose, conduct its business, or meet its obligations, the additional amount needed shall be obtained as follows: (i) the LLC may borrow funds from such lender(s) on such terms and conditions as are approved by the Managers, and (ii) capital contributions (“Additional Capital Contributions”) may be made to the LLC with the approval of the Managers and as further provided in Sections 2(f) and 2(g).

(f) Should the Managers determine, in accordance with the provisions of Section 2(e), to admit one or more additional members in order for the LLC to accomplish a partial sale, financing, shared appreciation mortgage, joint venture, or other bona fide financing or partial sale transaction, (i) the interests of all the Members shall be diluted in proportion to their Percentage Interests, except to the extent that under the Code or any administrative standard promulgated under the Code the Member(s) would be required to maintain a higher minimum Percentage Interest in connection with classification of the LLC as a partnership for federal income tax purposes, and (ii) this Agreement shall be amended by the Managers to appropriately reflect and provide for such transaction.

(g) (i) In the event that an Additional Capital Contribution is to be made to the LLC pursuant to Section 2(e), one or both of the Managers shall give notice (the “Contribution Notice”) to all Members, specifying the amount of Additional Capital Contributions required and the terms under which such Additional Capital Contributions are to be made. Each Member shall have the right, but not the obligation, to make a voluntary Additional Capital Contribution in a maximum amount which is in the proportion that each such Member’s Percentage Interest bears to the total of Percentage Interests of all Members electing to make such Additional Capital Contributions.

(ii) Any Member who has the right, and wishes, to make an Additional Capital Contribution shall so notify the Managers within 15 days after the date the Contribution Notice is given, specifying the amount which such Member wishes to contribute and whether such Member is willing to consider an increase to such amount in the event that any Member does not contribute his Percentage Interest of the full amount specified in the Contribution Notice. The Managers shall take appropriate action to ensure that each Member who has so specified a willingness to contribute more than his Percentage Interest of the full amount has the opportunity to do so, in each case in the proportion that each such Member’s

Percentage Interest bears to the total of Percentage Interests of all Members that have expressed such willingness.

(iii) Any amounts paid on behalf of the LLC under any guaranty, letter of credit or similar arrangement provided by a Member in connection with real property in which the LLC holds an interest, directly or indirectly, shall be Additional Capital Contributions under this Section 2(g).

(iv) All Additional Capital Contributions under this Section 2(g), all preference amounts, and all other amounts related thereto shall be repaid pursuant to Section 4(a) and in the following order and manner:

(A) A preference amount shall be paid with respect to each Additional Capital Contribution. The preference amounts shall be cumulative, compounded annually and calculated at the prime rate (announced from time to time by Bank of America, N.A., or its successor, at its head office as its prime or base rate) plus three percent (3%).

(B) In the event of any partial payment, all preference amounts shall be paid prior to any of the Additional Capital Contributions, the Additional Capital Contributions shall be paid in the reverse order of the dates made, and Additional Capital Contributions and preference amounts shall be paid proportionately among Members as to Additional Capital Contributions made the same date.

3. Return of Contributions. No Member shall have the right to withdraw or to be repaid any capital contributed by it or to receive any other payment in respect of its interest in the LLC, including without limitation as a result of the withdrawal or resignation of such Member from the LLC, except as specifically provided in this Agreement.

4. Share of Cash Distributions, Profits and Other Items.

(a) All cash available for distribution shall be distributed among the Members as follows:

(i) First, to each Member in the amounts provided in Section 2(g)(iv) to the extent not previously distributed under this Section 4(a)(i); and

(ii) Second, to the Members in proportion to their Percentage Interests.

(b) Allocations of profits and losses shall be made as follows: (i) net profits shall be allocated among the Members in the manner necessary to increase each Member's Capital Account to an amount equal to the amount of cash such Member would be entitled to receive pursuant to Section 4(a) if an amount of cash equal to the net positive Capital Account balances (after such allocation and after hypothetically

increasing such Capital Account balances by the amounts of “partnership minimum gain” and “partner minimum gain” that would be allocated to the Members if all LLC assets were sold for an amount equal to the LLC indebtedness encumbering such assets) were distributed to the Members in the order and priority specified in Section 4(a), and (ii) net losses shall be allocated among the Members in the manner necessary to reduce each Member’s Capital Account to an amount equal to the amount of cash such Member would be entitled to receive pursuant to Section 4(a) if an amount of cash equal to the net positive Capital Account balances (after such allocation and after hypothetically increasing such Capital Account balances by the amounts of “partnership minimum gain” and “partner minimum gain” that would be allocated to the Members if all LLC assets were sold for an amount equal to the LLC indebtedness encumbering such assets) were distributed to the Members in the order and priority specified in Section 4(a). Notwithstanding the foregoing, all allocations of “partnership nonrecourse deductions” and “partnership minimum gain” and other items that cannot have economic effect (except “partner nonrecourse deductions” and “partner minimum gain”) shall be allocated to the Members in accordance with the Members’ interests in the LLC, which, unless otherwise required by Code Section 704(b) and the Regulations promulgated thereunder, shall be in proportion to the Percentage Interests of the Members, and all “partner nonrecourse deductions” and “partner minimum gain” shall be allocated in accordance with the provisions of Regulations Section 1.704-2. This Section 4(b) is intended to comply in full with the Regulations under Section 704(b) of the Code, includes a “qualified income offset” and “minimum gain chargeback” provision, and shall be interpreted consistently therewith.

(c) Subject to the foregoing, distributions to the Members shall be made at such times and in such amounts as shall be determined by the Managers. Except as the Managers may otherwise determine, all distributions to Members shall be made in cash. If any assets of the LLC are distributed in kind, such assets shall be distributed on the basis of their fair market value as determined by the Managers, and if the determination of such fair market value is made in good faith it shall be conclusive in the absence of manifest error.

(d) Net profits and net losses shall be as determined for reporting on the LLC’s federal income tax return and adjusted in accordance with the Regulations under Code Section 704(b). All items of depreciation, gain, loss, deduction or credit shall be determined in accordance with the Code and, except to the extent otherwise required by the Code and the Regulations thereunder, allocated to and among the Members in the same percentages in which the Members share in net profits and net losses.

5. Substitution and Assignment of a Member’s Interest. No Member may sell, assign, give, pledge, hypothecate, encumber or otherwise transfer, including, without limitation, any assignment or transfer by operation of law or by order of court, such Member’s interest in the LLC or any part thereof, or in all or any part of the assets of the LLC, and no Member may withdraw from, resign from, retire from, abandon or otherwise terminate his status as a Member, except with the Consent of the Members; provided, however, that at any time when classification of the LLC as a partnership for federal

income tax purposes would not be adversely affected or jeopardized, transfers may be made to family members of the transferor or to trusts primarily for their benefit or to organizations exempt from federal income tax under Code Section 501(C)(3), without the need for such Consent.

6. Priorities. No Member shall have any rights or priority over any other Members as to contributions or as to distributions or compensation by way of income, except as specifically provided in this Agreement.

7. Dissolution and Continuation of the LLC. The LLC shall only be dissolved and its affairs wound up only upon the election to dissolve the LLC made in writing by the Managers with the Consent of the Members.

8. Books and Records; Bank Accounts.

(a) The Managers shall keep or cause to be kept complete and accurate books and records of the LLC. Such books and records shall be maintained and be available, in addition to any documents and information required to be kept under the Act, at its office set forth in the Certificate of Organization, for examination and copying by any Member or Manager, or his duly authorized representative, at his reasonable request and at his expense during ordinary business hours. A current list of the full name and last known address of each Member and Manager, a copy of this Agreement, any amendments thereto and the Certificate of Organization, executed copies of all powers of attorney, if any, pursuant to which this Agreement or the Certificate of Organization or any amendment has been executed, copies of the LLC's financial statements and federal, state and local income tax returns and reports, if any, for the three most recent years, shall also be maintained at such office. The Managers shall take appropriate action to have all federal, state and local tax returns of the LLC timely prepared by accountants. On or before the due date (including extensions) of the federal income tax return of the LLC for each year, each Member shall be furnished with a copy of the LLC's federal income tax return for the year. Any Member may, at any time, but not more than once for each fiscal year of the LLC, at his own expense, cause an audit or review of the LLC books to be made by a certified public accountant of his own selection.

(b) Bank accounts and/or other accounts of the LLC shall be maintained in such banking and/or other financial institution(s) as shall be selected by the Managers, and withdrawals shall be made and other activity conducted on such signature or signatures as shall be designated by the Managers.

(c) The fiscal year of the LLC shall end on December 31 of each year.

(d) Scott I. Oran is hereby designated as the "tax matters partner" under the Code. At any time and from time to time, the Managers may designate a "tax matters partner." The "tax matters partner" is hereby authorized to and shall perform all duties of a "tax matters partner" under the Code and shall serve as "tax matters partner" until his, her or its resignation or until the designation of his, her or its successor, whichever occurs sooner.

9. Indemnity; Other Business.

(a) Each Member and Manager and any other entities or individuals authorized to act on behalf of the LLC, shall be entitled to indemnity from the LLC for any liability incurred and/or for any act performed within the scope of the authority conferred, and/or for any act omitted to be performed, except for gross negligence or willful misconduct, which indemnification shall include all reasonable expenses incurred, including reasonable legal and other professional fees and expenses.

(b) The Members, the Managers, and any affiliates of any of them may engage in and possess interests in other business ventures and investment opportunities of every kind and description, independently or with others, including serving as managers and general partners of other limited liability companies and partnerships with purposes similar to those of the LLC. Neither the LLC nor any other Member or Manager shall have any rights in or to such ventures or opportunities or the income or profits therefrom.

10. Miscellaneous.

(a) Subject to the restrictions on transfers set forth herein, the terms of this Agreement shall be binding upon and shall inure to the benefit of the Members, their respective successors, successors-in-title, heirs, personal representatives, and assigns; and each and every successor-in-interest to any Member, whether such successor acquires such interest by way of inheritance, gift, purchase, foreclosure or any other method, and the Members shall hold such interest subject to all of the terms and provisions of this Agreement. None of the provisions of this Agreement shall be for the benefit of or enforceable by any creditor of any Member (including any Member acting in his capacity as a creditor of the LLC).

(b) Except as specifically provided otherwise in this Agreement, no change, modification or amendment of this Agreement shall be valid or binding unless such change, modification or amendment shall be in writing and duly executed by all of the Members.

(c) This Agreement and the rights and obligations of the parties hereunder shall be governed by and interpreted and enforced in accordance with the laws of the Commonwealth of Massachusetts, notwithstanding any choice of law rules to the contrary.

(d) This Agreement may be executed in any number of counterparts, all of which together shall for all purposes constitute one Agreement, binding on all the Members notwithstanding that all Members have not signed the same counterpart.

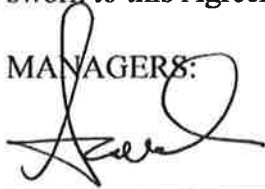
(e) Any and all notices under this Agreement shall be effective (i) on the fourth business day after being sent by registered or certified mail, return receipt requested, postage prepaid, or (ii) on the first business day after being sent by express

mail, email, telecopy, or commercial expedited delivery service providing a receipt for delivery. All such notices in order to be effective shall be addressed, if to the LLC at its registered office under the Act, if to a Member at the last address of record on the LLC books, and copies of such notices shall also be sent to the last address for the recipient which is known to the sender, if different from the address so specified.

(f) As used herein, the singular shall include the plural and the masculine gender shall include the feminine and neuter, and vice versa, unless the context otherwise requires.

(g) This Agreement, including the Certificate of Organization, which is hereby incorporated herein, embodies the entire agreement and understanding between the parties hereto with respect to the subject matter hereof and supersedes all prior agreements and understandings relating to such subject matter.

IN WITNESS WHEREOF, the Members and the Managers have signed and sworn to this Agreement as an instrument under seal as of the date first above written.


MANAGERS:


Scott I. Oran


Mark T. Dufton

MEMBERS:


Scott I. Oran


Mark T. Dufton

SCHEDULE I
TO
OPERATING AGREEMENT
DINOSAUR CAPITAL PARTNERS LLC

MEMBERS

<u>NAME AND ADDRESS OF EACH MEMBER</u>	<u>PERCENTAGE INTEREST</u>
Scott I. Oran 101 Huntington Avenue 9 th Floor Boston, Massachusetts 02199	50%
Mark T. Dufton 101 Huntington Avenue 9 th Floor Boston, Massachusetts 02199	50%

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Approve: Letter of Support for LexHAB Application to Executive Office of Housing and Livable Communities (EOHLC)

PRESENTER:

Jill Hai, Select Board Chair

ITEM NUMBER:

C.3

SUMMARY:

Category: Decision-making

The Board is being asked to approve a letter of support for LexHab's application for funding from the Executive Office of Housing and Livable Communities (EOHLC) in support of four new accessory Dwelling Units.

SUGGESTED MOTION:

to approve the Letter of Support for LexHab's application to the Executive Office of Housing and Livable Communities (EOHLC).

Move to approve the consent

FOLLOW-UP:

Board to sign letter, LexHab to submit signed letter with application

DATE AND APPROXIMATE TIME ON AGENDA:

3/9/2026

ATTACHMENTS:

Description

Type



Town of Lexington, Massachusetts

SELECT BOARD OFFICE

JILL I. HAI, CHAIR
JOSEPH N. PATO
DOUGLAS M. LUCENTE
MARK D. SANDEEN
VINEETA A. KUMAR

TEL: (781) 698-4580
FAX: (781) 863-9468

Catherine Racer, Undersecretary
Executive Office of Housing and Livable Communities
100 Cambridge Street, Suite 300
Boston, MA 02114

March 9, 2026

Dear Undersecretary Racer,

On behalf of the Lexington Select Board, I'm pleased to share our strong support for LexHAB's proposal to the Executive Office of Housing and Livable Communities. Their proposal makes thoughtful use of the Accessory Dwelling Unit (ADU) provisions in the Affordable Homes Act to expand affordable housing in our community, while reinvesting in existing LexHAB properties and a generously donated single-family home.

As communities across the Commonwealth continue to face a long-term housing crisis, practical and cost-effective solutions are more important than ever. LexHAB's proposal would create four new ADUs, renovate a donated home, and provide eight project-based vouchers for these five new units along with three existing LexHAB units. It's a smart approach that builds on existing resources, incorporates key elements of the Affordable Homes Act, and results in long-term, income-restricted homes for extremely low-income households.

Lexington has been proud to support the Commonwealth's housing goals. We were among the first communities to adopt an MBTA Communities zoning plan, demonstrating our commitment to meaningful and sustainable housing growth. LexHAB's proposal continues that work by putting the new ADU law into action in a way that is both practical and impactful. With decades of experience as a mission-driven local organization, LexHAB is well positioned to create permanently affordable ADUs that help residents thrive in a community rich in educational, environmental, and civic resources.

Expanding affordable housing in Lexington is an investment in health, education, opportunity, and long-term stability for children, families, and seniors. LexHab's proposal helps ensure that low-income households can access Lexington's strong schools, services, and community networks.

Thank you for considering their proposal. The Select Board urges your support in this important project for the benefit of current and future Lexington residents. We value our partnership with the Executive Office of Housing and Livable Communities as we work together to meet the Commonwealth's housing needs in a thoughtful and equitable way.

Sincerely,

JILL I. HAI, CHAIR

JOSEPH N. PATO

DOUGLAS M. LUCENTE

MARK D. SANDEEN

VINEETA A. KUMAR

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Approve: Eagle Scout Commendation Letter - Yu Yang Ng & Rohan Saldanha

PRESENTER:

Jill Hai, Select Board Chair

ITEM NUMBER:

C.4

SUMMARY:

Category: Decision-Making

The Select Board is being asked to sign letters of commendation congratulating Yu Yang Ng & Rohan Saldanha of Boy Scout Troop 160 for attaining the highest rank of Eagle in Scouting.

SUGGESTED MOTION:

To approve and sign letters of commendation congratulating Yu Yang Ng & Rohan Saldanha of Boy Scout Troop 160 for attaining the highest rank of Eagle in scouting.

Move to approve the consent.

FOLLOW-UP:

Select Board Office.

DATE AND APPROXIMATE TIME ON AGENDA:

3/9/2026

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Eagle Letter - YYN	Backup Material
<input type="checkbox"/> Eagle Letter - RS	Backup Material



Town of Lexington, Massachusetts

SELECT BOARD OFFICE

JILL I. HAI, CHAIR
JOSEPH N. PATO
DOUGLAS M. LUCENTE
MARK D. SANDEEN
VINEETA A. KUMAR

TEL: (781) 698-4580
FAX: (781) 863-9468

February 27, 2026

Yu Yang Ng
802 Manor Terrace
Lexington, MA 02421

Dear Yu Yang,

Congratulations on attaining the highest rank in Scouting. We know the trail to Eagle Scout has not always been an easy one and we recognize that you have had to work hard to get this far. Your time in positions of leadership within Troop 160, and the successful completion of your Eagle project, speaks to your dedication.

Being an Eagle is so much more than just another rank. It is a recognition of what you have achieved so far, but of more importance is the implied promise you have made to maintain the ideals of Scouting into your adult life.

We know that your family and fellow Scouts are proud of you and will look to you to be a leader as you continue your journey beyond Eagle.

Again, congratulations and good luck in all your future endeavors.

Sincerely,

Jill I. Hai, Chair

Joseph N. Pato

Doug M. Lucente

Mark D. Sandeen

Vineeta A. Kumar



Town of Lexington, Massachusetts

SELECT BOARD OFFICE

JILL I. HAI, CHAIR
JOSEPH N. PATO
DOUGLAS M. LUCENTE
MARK D. SANDEEN
VINEETA A. KUMAR

TEL: (781) 698-4580
FAX: (781) 863-9468

February 27, 2026

Rohan Saldanha
39 Fottler Avenue
Lexington, MA 02420

Dear Ronald,

Congratulations on attaining the highest rank in Scouting. We know the trail to Eagle Scout has not always been an easy one and we recognize that you have had to work hard to get this far. Your time in positions of leadership within Troop 160, and the successful completion of your Eagle project, speaks to your dedication.

Being an Eagle is so much more than just another rank. It is a recognition of what you have achieved so far, but of more importance is the implied promise you have made to maintain the ideals of Scouting into your adult life.

We know that your family and fellow Scouts are proud of you and will look to you to be a leader as you continue your journey beyond Eagle.

Again, congratulations and good luck in all your future endeavors.

Sincerely,

Jill I. Hai, Chair

Joseph N. Pato

Doug M. Lucente

Mark D. Sandeen

Vineeta A. Kumar

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Approve: Select Board Committee Appointment & Reappointment

PRESENTER:

Jill Hai, Select Board Chair

ITEM NUMBER:

C.5

SUMMARY:

Category: Decision-Making

Reappointment:

Registrars of Voters

Gordon Jones III's term to the Registrar of Voters expired on March 31, 2026. A letter was sent to both the Republican and Democratic Town Committees requesting nominations for consideration for appointment. The following nominations were submitted and sent to the Select Board:

- Gordon Jones III - Nominee from Democratic Town Committee
- No Nominees were submitted by the Republican Town Committee

The Select Board is being asked to reappoint Gordon Jones III to the Registrar of Voters

Appointment:

Town Celebrations Committee

Pamela Winters is currently serving as a member of the Town Celebrations Subcommittee. The Select Board is being asked to appoint her as a full member of the Town Celebrations Committee, effective immediately.

SUGGESTED MOTION:

To reappoint Gordon Jones III to the Registrar of Voters for a term to expire on March 31, 2029.

To appoint Pamela Winters as a full member of the Town Celebrations Committee, effective immediately.

Move to approve the consent.

FOLLOW-UP:

Select Board Office.

DATE AND APPROXIMATE TIME ON AGENDA:

3/9/2026

ATTACHMENTS:

Description	Type
☐ Board_of_Registrars_Recommendation_-_Gordon_Jones_III_Redacted	Backup Material



Jill Hai
Chair
Select Board
1625 Massachusetts Avenue
Lexington, MA 02420

February 28, 2026

Dear Ms. Hai,

The Lexington Democratic Town Committee would like to recommend Gordon Jones (DEM), 1505 Massachusetts Avenue, Unit 12, 02420 for reappointment to the Board of Registrars for the term beginning April 1, 2026. He is interested in continuing in that position and the LDTC supports his nomination to that post.

If you have any questions, please contact us.

Thank you for your consideration.

Sincerely,

Margaret E. Coppe

Mark Saint Louis

Co-Chairs
Lexington Democratic Town Committee

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Approve: Water and Sewer Commitments and Adjustments

PRESENTER:

Jill Hai, Select Board Chair

ITEM NUMBER:

C.6

SUMMARY:

Category: Decision-making

Water & Sewer Commitments & Adjustments	(\$ 31,407.46)
Water & Sewer Commitment Finals Jan 2026	\$ 4,479.41

SUGGESTED MOTION:

Move to approve the consent.

FOLLOW-UP:

Treasurer / Collector

DATE AND APPROXIMATE TIME ON AGENDA:

3/9/2026

ATTACHMENTS:

Description	Type
<input type="checkbox"/> SB Meeting W/S Adjustments & Commitment	Cover Memo



Department of Public Works
Town of Lexington
Water and Sewer Enterprise Funds
FISCAL YEAR 2026

FINALS		GRAND TOTALS
JANUARY 2026		
WATER \$	2,592.08	\$2,592.08
SEWER \$	1,887.33	\$1,887.33
TOTAL:	<u>\$4,479.41</u>	<u>\$4,479.41</u>

To the Collector of Revenue for the Town of Lexington:

You are hereby authorized and required to levy and collect of the persons named in the list of water/sewer charges herewith committed to you and each one of his/her respective portion herein set down of the sum total of such list. Said sum being:

Four thousand four hundred seventy nine 41/100

And pay the same into the treasury of the Town of Lexington and to exercise the powers conferred by law in regard thereto.

 3-2-26

DIRECTOR OF PUBLIC WORKS

SELECT BOARD

3/9/26

Treasurer/Collector, Director Public of Works, Water/Sewer Billing



FY 2026
ADJUSTMENTS TO WATER/ SEWER
AS RECOMMENDED BY THE WATER AND SEWER ABATEMENT BOARD

WSAB JANUARY 22, 2026 - SELECT BOARD 3/9/26

ACCOUNT	NBR	STREET	WATER	SEWER	TOTAL	BILL	YEAR	NOTES
0300763600	20	AVON STREET	\$ (1,578.00)	\$ (5,581.33)	\$ (7,159.33)	1162116		TOILET LEAKS
0100236000	60	BLOSSOMCREST ROAD	\$ (168.04)	\$ (551.34)	\$ (719.38)	1147835		TOILET LEAK
0300997300	16	OXBOW ROAD	\$ (230.08)	\$ (781.39)	\$ (1,011.47)	1165136		TOILET LEAK
0300813800	130	GROVE STREET	\$ (169.72)	\$ (559.30)	\$ (729.02)	1162742		TOILET LEAK
0300941200	63	SPRING STREET	\$ (72.07)	\$ (294.95)	\$ (367.02)	1164550		RUNNING HOSE
0200101100	6	ADAMS STREET	\$ (3,608.44)	\$ (12,796.10)	\$ (16,404.54)	1149371		MULTI LEAKS
0200596602	21	ADAMS STREET	\$ (2,430.40)	\$ -	\$ (2,430.40)	1153756		IRRIGATION LEAK
0300810100	22	CARRIAGE DRIVE	\$ 15.06	\$ (1,870.50)	\$ (1,855.44)	1162683		IRR ON DOM
0300685800	24	OXBOW ROAD	\$ 20.92	\$ (751.78)	\$ (730.86)	1161040		IRR LEAK, IRR ON DOM
0200596102	12	ADAMS STREET	NA	NA	\$ -	1153746		INTEREST ONLY
			\$ (8,220.77)	\$ (23,186.69)	\$ (31,407.46)			

It is the recommendation of the Water and Sewer Abatement Board that the Town Collector be authorized to waive interest that has accrued on the bills included herein, unless stated here otherwise, from the due date of the bill until 30 calendar days after the date of written notification to applicant of the Selectmen's action.

THE SUM SET AGAINST THE ABOVE ACCOUNTS IS HEREBY ADJUSTED.

WATER	SEWER	TOTAL
\$ (8,220.77)	\$ (23,186.69)	\$ (31,407.46)


3-9-26

DIRECTOR OF PUBLIC WORKS

SELECT BOARD 3/9/26

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Approve: Increase to Outdoor Dining Permit Fee

PRESENTER:

Steve Bartha, Town Manager

ITEM NUMBER:

I.1

SUMMARY:

Category: Decision-Making

As in years' past, the Town has increased outdoor dining fees by 2.0%. Our current fee schedule is:

- Up to 10 outdoor seats on public sidewalks \$104 per year
- Over 10 seats on public sidewalks \$260 per year

The Town Manager is once again recommending a 2.0% increase consistent with the Town's practice.

SUGGESTED MOTION:

Move to approve a 2.0% fee increase for outdoor dining permits effective for permits in 2026. New outdoor dining permit fees would be:

- Up to 10 outdoor seats on public sidewalks \$106 per year
- Over 10 seats on public sidewalks \$265 per year

FOLLOW-UP:

Town Manager's Office

DATE AND APPROXIMATE TIME ON AGENDA:

3/9/2026

6:30pm

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Update: Community Choice Program

PRESENTER:

Maggie Peard, Sustainability and
Resilience Officer

ITEM NUMBER:

I.2

SUMMARY:

Maggie Peard and Paul Gromer from Peregrine Energy Group will update the board on potential modifications to the Community Choice program based on recent programmatic changes by ISO New England that has increased supplier costs.

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/9/2026

6:35pm

ATTACHMENTS:

Description	Type
☐ Community Choice Memo	Cover Memo

MEMORANDUM

To: Town of Lexington Select Board

Cc: Steve Bartha, Town Manager
Maggie Peard, Sustainability and Resilience Officer

From: Paul Gromer

Re: Lexington Community Choice

Date: March 4, 2026

This memo addresses two issues regarding Lexington Community Choice:

1. A request from First Point Power, the program's electricity supplier, for a price increase due to a change in costs; and
2. A potential modification to the renewable energy content of the program. This modification could offset some or all of the price increase.

PRICE INCREASE REQUEST

a. Background

First Point Power's cost to supply the Lexington Community Choice program has increased significantly because of a new program implemented by ISO New England, the operator of the regional electric grid. The program is known as the Day Ahead Ancillary Services Initiative (DASI). The purpose of DASI is to increase the reliability of the electric grid.

Lexington's contract with First Point Power, like all aggregation supply contracts, contains a change-in-law provision. Change-in-law provisions allow for an increase in the program price if the supplier experiences a material increase in costs as a result of a regulatory change that occurs after the contract was signed. DASI was approved after the Lexington's contract with First Point Power was signed, bringing DASI within the change-in-law provision.

First Point Power first presented a request for a DASI-related price increase last spring. The amount of the requested increase was based on actual DASI costs incurred as of that date and an estimate of DASI costs through the end of the contract term (January 2027). First Point's request was in line with similar requests that they and other suppliers were presenting to other towns.

In July, the Town agreed to First Point's request and signed a contract amendment increasing the program price by a little under 1 ¢/kWh, an increase of about 6%. Even with the increase, the program price remained below the price of Eversource Basic Service, meaning that program participants continued to save money compared to Basic Service.

b. New development

Since the contract amendment was signed, DASI costs have increased significantly and skyrocketed during the extreme cold weather in January. DASI costs have turned out to be much higher than the estimated levels that were the basis for First Point's initial price increase request.

As a result, First Point has now requested a second price increase. The new request is greater than the initial request and would put the program price above the price of Eversource Basic Service.

RENEWABLE ENERGY CONTENT

a. Background

The electricity supplied by Lexington Power Choice contains additional renewable energy above the state-required minimum. This is a key feature of the program.

The standard program offering contains two types of additional renewable energy: Massachusetts Class I, which is from new renewable energy projects in New England; and National Wind, which is from projects in other regions. Massachusetts Class I costs about ten times as much as National Wind.

While more expensive, Massachusetts Class I renewable energy has had an extra benefit. Unlike the purchase of National Wind, the purchase of Massachusetts Class I has created a market demand for new renewable energy projects in the region which would lead to the development of additional renewable energy projects over time. This benefit is known as "additionality."

b. New development

Unfortunately, the purchase of additional Massachusetts Class I renewable energy does not currently create additionality. Because of the federal government's opposition to renewable energy (blocking permits, attempting to revoke existing permits, ending tax credits, etc.), it is not possible to build enough new renewable energy projects to meet even the state's required minimum. In this environment, buying extra Massachusetts Class I renewable energy above the minimum won't lead to the development of additional projects.

In light of this change, many communities with aggregation programs like Lexington Community Choice have stopped purchasing additional Massachusetts Class I renewable energy. Those communities expect to resume purchasing additional Class I renewable energy in the future, but won't do so as long as current conditions persist.

It is possible for Lexington to amend its contract with First Point Power to stop purchasing additional Massachusetts Class I and only purchase National Wind. If the Town makes this change, the standard offering would still be 100% renewable. It is just that all of the additional renewable energy would be National Wind instead of the current blend of National Wind and Massachusetts Class I.

If the Town makes this change for 2026, the resulting reduction in costs would offset most of the requested price increase.

It is also possible for Lexington to make the change for 2025. This is because suppliers' additional renewable energy purchases for any year are not locked in until the spring of the following year. If Lexington makes the change for both 2025 and 2026, the cost reduction would more than offset the requested price increase and could be enough for a small price decrease.

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Discussion: Lexington High School Project Dashboard Demonstration

PRESENTER:

Mike Cronin, Director of Public
Facilities

ITEM NUMBER:

I.3

SUMMARY:

Category: Decision-making

Mike Cronin will give an update to the Board on the proposed Lexington High School Project Dashboard.

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/9/2026

6:45pm

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Discussion: Future of Liberty Ride

PRESENTER:

Board Discussion

ITEM NUMBER:

I.4

SUMMARY:

Category: Informing

The board will consider recommendations from the Tourism Committee and from town staff regarding the future of the Liberty Ride.

SUGGESTED MOTION:

FOLLOW-UP:

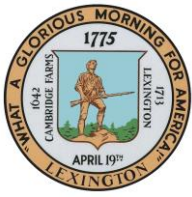
DATE AND APPROXIMATE TIME ON AGENDA:

3/9/2026

7:05pm

ATTACHMENTS:

Description	Type
☐ Liberty Ride Memo	Backup Material
☐ Tourism Committee - Liberty Ride Memo to Select Board	Backup Material
☐ M. Baker Opinion Letter	Cover Memo



Town of Lexington

Town Manager's Office



Steve Bartha, Town Manager
Kelly Axtell, Deputy Town Manager

Tel: (781) 698-4540
Fax: (781) 861-2921

MEMORANDUM

TO: Lexington Select Board
FROM: Staff
DATE: March 3, 2026
RE: Liberty Ride Trolley Operations

Summary

The Liberty Ride has been an important part of Lexington's visitor experience for many years. However, the financial reality of the Liberty Ride is that it operates at a growing structural loss with no realistic path to sustainability. Our responsibility is to preserve Lexington's history in ways that are financially responsible for residents. The recommendation to replace Liberty Ride with other visitor experiences reflects the onus of stewardship, not a lack of appreciation for the service.

Memorandum

Staff recommend that the Town of Lexington not enter a new long-term contract for the Liberty Ride Trolley Tour. This recommendation is based on procurement history, operational realities, current financial performance, and forward-looking cost projections demonstrating that the program operates at a structural deficit and is not financially sustainable.

The Liberty Ride Trolley Tour is one of two public tour offerings operated through the Visitors Center. The current trolley vehicle is approximately 20 years old and has reached the end of its useful life. Visitors and staff have reported recurring operational issues including unreliable air conditioning, audio system failures, passenger comfort limitations, and mechanical breakdowns. These challenges negatively affect visitor experience while increasing maintenance risk and operational uncertainty.

Since 2020, the Economic Development Office has issued eight Requests for Proposals (RFPs) seeking to modernize or replace trolley operations. Joseph’s Transportation has been the sole respondent to each solicitation, highlighting the limited vendor market for specialty trolley services. Despite multiple procurement efforts, no competitive or financially sustainable operating model has emerged.

VC Programs	Revenue (CY25)	Expenses (CY25)	Profit / (Loss)	Profit Margin
Liberty Ride	\$256,722.58	\$308,054.63	-\$51,332.05	-19.99%
Battle Green	\$42,261.57	\$38,951.30	\$3,310.27	7.83%
Private Tours	\$43,273.63	\$39,914.11	\$3,359.52	7.76%
Merchandise	\$419,834.02	\$352,748.93	\$67,085.09	15.98%

The most recent Request for Proposals was issued in June 2025 seeking a 7–10-year operating contract. Joseph’s Transportation submitted the sole response, quoting an operating rate between \$230 and \$290 per hour with a five-hour minimum that is contingent upon procurement of a new trolley vehicle. Additionally, Joseph’s Transportation required that the Town pay the contract for three years, despite any changes to the Liberty Ride service. Based on modeled operating cost scenarios ranging from \$230 to \$290 per hour, the Liberty Ride Trolley program is projected to generate an average annual operating loss of approximately **(\$126,275.47)**, assuming revenue is stable. Over a ten-year period, this represents a cumulative projected subsidy requirement of roughly **(\$1,262,754.66)**, excluding any unexpected maintenance costs or economic conditions that directly affect the tourism industry in the United States. These projections indicate a structurally deficit program under all modeled conditions. These projections confirm that continued trolley operations would require ongoing and increasing financial support without a realistic pathway to break-even performance.

No financially viable operational alternatives have been identified that address the structural deficit revealed through repeated procurement attempts and financial modeling. This recommendation is not a reflection on the program’s historic significance, but rather a recognition of the Town’s responsibility to align services with long-term fiscal sustainability.

Staff remain committed to strengthening existing programs and to pursuing new programs that are both fiscally responsible and engage visitors with Lexington’s history in purposeful and engaging

ways. The Economic Development Office is advancing a forward-looking tourism strategy designed to strengthen Lexington's visitor experience by modernizing operations.

This strategy is already underway and includes:

- Expanded Step-On Guided Charter and Private Tour Operations
- Launch of iREV Virtual Reality Tours on the Lexington Battle Green (May 2026)
- Production of animated educational videos highlighting the Black Patriots of Lexington and the Battle of Lexington
- Expansion of the East Lexington tourism market and partnerships.
- Integration of tablet-based digital storytelling tools and enhanced interactive technologies on Battle Green.

Collectively, these initiatives reflect a deliberate shift from reliance on a single high-cost program to a diversified, technology-enhanced, and financially sustainable portfolio. They align with evolving tourism trends that increasingly favor immersive, flexible, and educational programming as reiterated by current research and market trends*.

*Sources:

1. *TripAdvisor Experience of Travel Study* — Describes traveler preference for experiences over goods, and supports a shift towards immersive offerings.
<https://skift.com/2023/11/16/tripadvisors-2024-experience-of-travel-study-3-charts/>
2. *Arival / Phocuswright report: The Outlook for Travel Experiences 2019–2029* — Documentation and projections of tourism market trends from 2019 through 2029.
<https://globalloyalty.org/article/28192/arival-phocuswright-report-the-outlook-for-travel-experiences-2019-2029?>
3. *Experience Travel Services Market — Growth, Trends, and Forecast (2024-2034)* — Polaris Market Research projects continued expansion of digitalization and personal engagement for tours in international tourism market.
<https://www.polarismarketresearch.com/industry-analysis/experience-travel-services-market>

February 24, 2026
To: Lexington Select Board
From: Lexington Tourism Committee

At its January 26th, 2026 meeting, the Tourism Committee voted on sending a recommendation that the Select Board continue the Liberty Ride, which has operated for 25 years, past March 2027 by entering into a long-term contract for a new trolley vehicle and to work with staff to make operational improvements. The motion passed with six votes in favor and one abstention.

Dating to a meeting on September 29th, 2025, Tourism Committee meetings have been focused on the content of the trolley script and the scope of Lexington services optimized within the educational potential of the trolley tour. Highlights of meeting discussions since that date are as follows:

- October 27th, 2025: The committee proposed a working group to challenge the historical accuracy of the Liberty Ride Trolley Tour Script.
- November 24th, 2025: The discussion of potential alternative services, which were acknowledged by the staff as having previously been addressed or were evaluated in relation to the purpose of the Liberty Ride service such as golf carts or toy trains.
- November 24th, 2025: The discussion of potential alternative services, which were acknowledged by the staff as having previously been addressed or were unrelated to the purpose of the Liberty Ride service.
- December 26th, 2025: Quorum not met; Staff planned a presentation of Liberty Ride details.
- January 13th, 2026: Split vote of three in favor and three opposed to continuing the Liberty Ride Trolley service.

During the January 26th, 2026 meeting, the Tourism Committee members heard positive reports that local businesses receive foot traffic from Liberty Ride patrons. There was concern that if the trolley were discontinued, foot traffic to businesses would lessen and it may take considerable effort to regain that traffic.

Liaisons raised a number of questions about financials, the possibility of partnering with the town of Concord, and partnering with Lexpress. In response to the liaison's questions, staff reported on alternatives to the Liberty Ride service, following up with similar reports from previous Tourism Committee meetings. Alternatives included discussing the Liberty Ride's current agreement with Concord and Minute Man National Historic Park, such as a grant that was applied for and not awarded, as well as services with alternative companies such as Old Town Trolley who have declined to partner with the Town of Lexington. Staff also spoke about their discussions with Lexpress as an alternative, whose proposal does not match many of the necessary requirements to constitute a Liberty Ride service.

Citizens were concerned about the route the Liberty Ride takes, with opinions raised that the Liberty Ride goes to Concord instead of touring more Lexington sites such as East Lexington and the Lexington Lyceum, which was confirmed to be at least years from a public opening.

Based on the discussion, the Committee concluded that the trolley service plays a significant role in supporting tourism operations and sustaining the Town's position as a Massachusetts destination. As a result, the Committee believes the service should be preserved despite the budgetary concerns raised by staff.

46 Burlington Street
Lexington, MA 02420

January 29, 2026

Select Board
Town of Lexington
1625 Massachusetts Avenue
Lexington, MA 02420

Subject: Tourism Committee Vote regarding Liberty Ride

The Tourism Committee has been discussing the long-term viability of the Liberty Ride for several months. During this process:

- The Economic Development Office provided detailed information about all aspects of the current operation, multiple unsuccessful Requests for Proposals (RFPs), and projected future operational deficits.
- Committee members had the opportunity to experience the Liberty Ride and share their opinions about the entire operation.
- Non-committee members were given ample opportunities to voice their opinions and have their questions answered.

Although I am a long-term member of the Tourism Committee, I was unable to attend yesterday's meeting, at which the committee voted to recommend seeking a long-term contract.

If I had been in attendance, I would **not** have voted with the majority. My vote against continuing operation of the Liberty Ride beyond 2026 would have been based on:

- The projected operational deficits caused by increasing expenses and insufficient ticket sales.
- The aging, uncomfortable vehicle, including unreliable audio and air conditioning.
- The lack of responses to multiple Requests for Proposals (RFPs) from other tour bus operators.

- The lack of focus on Lexington's unique historic sites and businesses. The Liberty Ride spends the majority of its time driving to Concord, stopping at the Old North Bridge, and returning from Concord as it does in Lexington. I question why Lexington is spending taxpayers' money to promote historical sites in Concord, thereby drawing attention and support away from our own rich array of tourist venues and experiences.

If the Town continues its support of the Liberty Ride beyond 2026 it will adversely affect the development of new tourism initiatives that will better serve our visitors and community.

Please take these points into consideration when making your decision.

Sincerely,

Marsha Baker



Marsha E Baker

marsha.e.baker@gmail.com

Lexington History Museums
Board of Directors

Town Meeting Member
Precinct #7

[\(781\) 799-8892](tel:7817998892)

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Resolution on Civil Immigration Enforcement

PRESENTER:

Board Discussion

ITEM NUMBER:

I.5

SUMMARY:

Category:Decision Making

This resolution is a statement of the Board's commitment to community values, including the rule of law, as it pertains to use of municipal facilities and obligations of municipal staff and is intended to complement and reinforce prior positions issued by the Town Manager and Police Chief, as well as guidance from the Massachusetts Attorney General.

SUGGESTED MOTION:

Move to approve the Resolution as [presented].

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/9/2026

7:25pm

ATTACHMENTS:

Description	Type
☐ Reolution	Backup Material



Town of Lexington, Massachusetts

SELECT BOARD RESOLUTION

Affirming Constitutional Rights, Protecting Municipal Facilities, and Providing Guidance Regarding Civil Immigration Enforcement

- WHEREAS;** the Town of Lexington is committed to the safety, dignity, and constitutional rights of all persons within its community; and
- WHEREAS;** public safety depends upon trust between residents and local government, including law enforcement, public schools, public health agencies, and municipal services; and
- WHEREAS;** the United States Constitution and the Massachusetts Constitution guarantee fundamental rights, including due process of law, equal protection, and the right to be free from unreasonable searches and seizures; and
- WHEREAS;** the Tenth Amendment to the United States Constitution reserves to the states and their political subdivisions certain powers, including authority over local public safety and the management of municipal property and resources; and
- WHEREAS;** federal law does not require state or local governments to use local personnel, property, or resources to carry out civil immigration enforcement; and
- WHEREAS;** Massachusetts law and longstanding legal precedent recognize that local officials may not obstruct lawful federal enforcement actions, but are not obligated to participate in or facilitate civil immigration enforcement; and
- WHEREAS;** the Town of Lexington's municipal facilities exist to provide services to the public and are not open for unrelated enforcement or operational purposes;
- WHEREAS;** pursuant to Section 9 of Chapter 753 of the Acts of 1968 (as amended, the "Town Manager Act"), the Town Manager is responsible for the supervision of Town personnel, the administration of Town departments, and the rental and use of Town property, (subject to the limits stated therein)

NOW, THEREFORE, BE IT RESOLVED by the Lexington Select Board that the Select Board supports and endorses the Town Manager's use of his authority under the Town Manager Act to instruct Town staff as follows:

Section 1. Use of Municipal Facilities

Town staff shall not allow any Town facilities, including but not limited to schools, libraries, community centers, Town offices, parks municipal grounds, and parking lots, to be used for staging, processing, detention, or other operational activities in furtherance of civil immigration enforcement, unless federal officials present a valid judicial warrant or court order authorizing such use. Prohibited uses of Town facilities include but are not limited to assembling, mobilizing, or deploying personnel, vehicles, equipment, or materials for the purpose of civil immigration enforcement.

For purposes of this Resolution, a "judicial warrant" means a warrant issued by a federal or state judge or magistrate. An administrative warrant or civil immigration detainer shall not, by itself, authorize access to Town facilities.

Nothing in this Resolution shall be construed to prohibit compliance with lawful judicial warrants, court orders, or criminal law enforcement activities. Nor shall this resolution be construed to require the Town to prevent civil

immigration enforcement personnel from accessing Town properties, provided such access shall be subject to the same conditions, and subject to the same limitations, as are imposed on the general public in situations where prior permission for such access is not required (e.g., the ability to walk on a public sidewalk or drive on a public way).

Section 2. Access to Nonpublic Municipal Spaces

Town staff shall limit access to nonpublic areas of municipal buildings, including schools during school hours, administrative offices, staff-only areas, and secured facilities—to authorized purposes and personnel.

Consistent with guidance from the Massachusetts Attorney General, [linked here](#), Town staff who are presented with a request for access by federal immigration officials shall adhere to the following procedures:

1. Promptly notify department leadership and the Lexington Police Department;
2. Ask the federal official if they have a judicial warrant or court order, and if so, ask for a copy of the document; and
3. Ascertain the official’s name, identification number, and the agency with which they are affiliated.

Town staff shall not grant federal immigration officials’ access to nonpublic municipal spaces absent a valid judicial warrant or court order.

Nothing in this Section shall be interpreted to authorize Town employees to interfere with or obstruct lawful federal enforcement actions conducted in public spaces.

Section 3. Guidance to Residents

Consistent with guidance from the Massachusetts Attorney General, [linked here](#), the Town shall make available publicly accessible information, advising residents of their rights with respect to federal immigration enforcement and First Amendment rights in connection therewith.

Such information shall be educational in nature and shall not encourage obstruction of lawful enforcement.

Section 4. Scope

Nothing in this Resolution shall:

- Limit or prohibit the enforcement of criminal laws;
- Prevent Town officials from complying with lawful judicial warrants or court orders;
- Restrict cooperation with federal authorities in matters involving criminal investigations; or
- Confer any private right of action.

Section 5. Commitment to Public Safety

The Select Board affirms that Lexington remains committed to lawful public safety practices, to respectful and constitutional governance, and to maintaining trust between municipal government and the community it serves.

Adopted this ___ day of _____, 2026, by the Lexington Select Board.

JILL I. HAI, CHAIR

JOSEPH N. PATO

DOUGLAS M. LUCENTE

MARK D. SANDEEN

VINEETA A. KUMAR

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

2026 Annual Town Meeting Select Board Article Discussion and Positions

PRESENTER:

Board Discussion

ITEM NUMBER:

I.6

SUMMARY:

Category: Informing

The Board may take up discussion on the 2026 Annual Town Meeting Articles and/or Select Board article positions.

Town Website - 2026 Annual Town Meeting

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

3/9/2026

7:40pm

ATTACHMENTS:

Description	Type
☐ ATM 2026 Select Board Positions Working Document	Backup Material

Select Board Positions
Working Document

#	Article Name	PLACEHOLDER FOR AN UPDATE AT SELECT BOARD MTG	SELECT BOARD PRSNTR	Proposed CNSNT (PC)	Possible IP (?)	JH	JP	DL	MS	VK
1	Notice of Election									
2	Election of Deputy Moderator and Reports of Town Boards, Officers and Committees									
3	Appointments To Cary Lecture Series.									
Financial Articles										
4	Appropriate FY2027 Operating Budget		JIH							
5	Appropriate FY2027 Enterprise Funds Budgets		JP							
6	Amend Fy2026 Operating, Enterprise And CPA Budgets		DL							
7	Sustainable Projects	2/23/2026	MS							
8	Appropriate For Vision For Lexington Survey		VK							
9	Establish and Continue Departmental Revolving Funds		JP							
10	Appropriate The FY2027 Community Preservation Committee Operating Budget And CPA Projects	2/2/2026	MS							
	a. Document Conservation – \$20,000									
	b. Munroe Center for the Arts Cash Refinancing – \$2,000,000									
	c. Affordable Housing Trust Funding – \$3,200,000									
	d. LexHAB Affordable Housing Support, Restoration, and Preservation – \$395,355									
	e. Park Improvements – Athletic Fields - Harrington: Phase 2 – \$2,630,000									
	f. Playground Infrastructure Upgrades – \$100,000									
g. Administrative Budget – \$150,000										
11	Appropriate For Recreation Capital Projects		DL							
12	Appropriate For Municipal Capital Projects And Equipment		JIH							
	a) Transportation Mitigation;									
	b) Bicycle-Pedestrian Plan Implementation: Minuteman Bikeway to LHS;									
	c) Townwide Bicycle-Pedestrian Plan Implementation;									
	d) Fire Ladder Truck;									
	e) Equipment Replacement;									
f) Sidewalk Improvements;										

Select Board Positions
Working Document

#	Article Name	PLACEHOLDER FOR AN UPDATE AT SELECT BOARD MTG	SELECT BOARD PRSNTR	Proposed CNSNT (PC)	Possible IP (?)	JH	JP	DL	MS	VK
12 (cont.)	g) Hydrant Replacement;		JIH							
	h) Street Improvements;									
	i) Stormwater Management Program;									
	j) DPW Building Floor Repairs;									
	k) Burlington & North Streets Sidewalk;									
	l) Adams Street Intersection Improvements at East & Hancock Streets;									
	m) Hartwell Training Facility Paving;									
	n) Municipal Technology Improvement Program;									
	o) Application Implementation; and									
	p) Network Technology Improvements.									
13	Appropriate For Water System Improvements		MS							
14	Appropriate For Wastewater System Improvements		MS							
15	Appropriate For School Capital Projects And Equipment		JP							
16	Appropriate For Public Facilities Capital Projects		JP							
	a) Public Facilities Bid Documents;									
	b) Public Facilities Interior Finishes;									
	c) School Paving and Sidewalks;									
	d) Public Facilities Mechanical/Electrical/Plumbing Replacements; and									
e) LHS Equipment Emergency Needs.										
17	Appropriate To Post Employment Insurance Liability Fund		VK							
18	Rescind Prior Borrowing Authorizations		JP							
19	Establish, Amend, Dissolve And Appropriate To And From Specified Stabilization Funds		DL							
20	Appropriate For Prior Years' Unpaid Bills		VK							
21	Appropriate For Authorized Capital Improvements.		DL							
22	Street Acceptance		VK							
23	Appropriate For Trash/Recycling Bins		MS							

Select Board Positions
Working Document

#	Article Name	PLACEHOLDER FOR AN UPDATE AT SELECT BOARD MTG	SELECT BOARD PRSNTR	Proposed CNSNT (PC)	Possible IP (?)	JH	JP	DL	MS	VK
24	Elderly And Disabled Taxation Aid Fund & Committee (Gl C. 60, § 3d)		DL							
25	Surcharge On Specific Residential Development (Citizen Petition)	2/9/2026	JP							
26	Oversee Financial Expenditures Lexington High School Project (Citizen Petition)	2/2/2026	VK							
27	Procurement For Online Capital Project Platform (Citizen Petition)	2/23/2026	DL							
28	Speed Humps - Walnut Street (Citizen Petition)	1/26/2026	VK							
General Articles										
29	Select Board To Accept Easements		JP							
30	Amendment To Annual Meeting Date (Election) Provisions In Town Bylaw		JIH							
31	Amendment-Chapter 90, § 9 "Regulation Of Refuse Disposal"	2/23/2026	VK							
32	Amend Council On Aging Charge		JIH							
33	Universal Design Resolution		JIH							
34	Skip The Stuff (Citizen Petition)	2/2/2026	MS							
Zoning Articles										
35	Amend Zoning Bylaw - Technical Corrections		JIH							