

# AGENDA

## Lexington Planning Board

**Wednesday, January 10, 2018**  
**Selectmen's Meeting Room**  
**7:00 PM**

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### **Staff Reports**

- |   |         |
|---|---------|
| 1. General Update (as needed)               | 7:00 PM |
| 2. Upcoming Meetings & Anticipated Schedule | 7:00 PM |
| 3. Comprehensive Plan Update                | 7:00 PM |

### **Development Administration**

- |  |         |
|--|---------|
| 1. 185 Lincoln Street ANR  | 7:10 PM |
| 2. 2 Fairland St - Street Determination, continued                 | 7:15 PM |
| 3. Performance Guarantee Adjustment - 167-177 Cedar St             | 7:20 PM |
| 4. Public Hearing: 45-75 Hayden Avenue, Site Plan Review continued | 7:30 PM |

### **2018 Annual Town Meeting**

- |                               |         |
|-------------------------------|---------|
| 1. Potential Warrant Articles | 8:30 PM |
|-------------------------------|---------|

### **Board Administration**

1. Fair Housing Training
2. Board Member Reports
3. Review & Approval of Minutes

### **Adjourn**

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Meeting broadcast by LexMedia

## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

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

General Update (as needed)

#### **PRESENTER:**

Aaron Henry

#### **ITEM NUMBER:**

1

#### **SUMMARY:**

This is a standing agenda item and is updated for each meeting.

#### **SUGGESTED MOTION:**

No action on part of the Board is required for this item.

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

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

1/10/2018

7:00 PM

## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

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

Upcoming Meetings & Anticipated Schedule

#### **PRESENTER:**

Aaron Henry

#### **ITEM NUMBER:**

2

#### **SUMMARY:**

This recurring agenda item is to inform the Board and public of the proposed meeting schedule. At this time, the Board has discussed the following dates:

- January 17
- January 31
- February 14
- February 28
- March 14

#### **SUGGESTED MOTION:**

There is no need for the Board to act on this item.

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

Should Board members have any conflicts with any of the proposed dates or wish to request an item be placed on a future meeting agenda, please follow up with staff.

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

1/10/2018

7:00 PM

#### **ATTACHMENTS:**

Description	Type
 Proposed Meeting Schedule	Backup Material



FY 18 Calendar

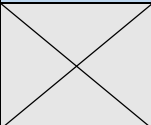
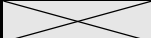
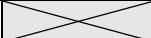
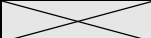
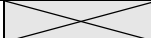
Backup Material

# Planning Board FY 2018 Meeting Schedule

As of 11/9/2017

FY MTG #	Meeting Date	Notes
1	07/12/2017	Grove St
2	07/26/2017	Grove St
3	08/16/2017	Brookhaven SPR; 45-65 Hayden PD
4	08/28/2017	Joint meeting with the BOS: Econ Dev Discussion
5	08/30/2017	
6	09/13/2017	Open STM Public Hearings
7	09/22/2017	Joint meeting with the BOS: Econ Dev Discussion
8	09/27/2017	
9	10/04/2017	STM REPORTS
10	10/18/2017	Pre-TM Mtg
11	11/01/2017	NCD Hearing(s)
12	11/06/2017	Joint meeting with the BOS: Discussion w/ Statehouse Delegation
13	11/15/2017	
14	11/29/2017	
15	<b>12/13/2017</b>	<b>ATM 2018 Article Requests to BOS</b>
16	12/18/2017	Joint meeting with the BOS: Hartwell Avenue ED Initiative
17	01/10/2018	
18	01/17/2018	Open Public Hearings
19	01/31/2018	
20	02/14/2018	
21	02/28/2018	Conclude Public Hearings
22	<b>03/14/2018</b>	<b>FINALIZE ATM REPORTS</b>
23	03/26/2018	Pre-TM Mtg
24	03/28/2018	Pre-TM Mtg
25	04/02/2018	Pre-TM Mtg
26	04/04/2018	Pre-TM Mtg
27	04/09/2018	Pre-TM Mtg
28	04/11/2018	Pre-TM Mtg
29	04/23/2018	Pre-TM Mtg
30	04/25/2018	Pre-TM Mtg
31	04/30/2018	Pre-TM Mtg
32	05/02/2018	Pre-TM Mtg
33	05/09/2018	Begin Reg Updates; PB Reorganize; begin workplan discussion
34	05/23/2018	
35	06/06/2018	
36	06/20/2018	Finalize Reg Updates

# Fiscal Year 2018

2017						2018					
July	August	September	October	November	December	January	February	March	April	May	June
1 Sa	1 Tu	1 Fr	1 Su	1 We PB MTG	1 Fr	1 Mo <small>New Year's Day</small>	1 Th	1 Th	1 Su	1 Tu	1 Fr
2 Su	2 We	2 Sa	2 Mo	2 Th	2 Sa	2 Tu	2 Fr	2 Fr	2 Mo ATM	2 We ATM	2 Sa
3 Mo	3 Th	3 Su	3 Tu	3 Fr	3 Su	3 We	3 Sa	3 Sa	3 Tu	3 Th	3 Su
4 Tu <small>Independence Day</small>	4 Fr	4 Mo <small>Labor Day</small>	4 We PB MTG	4 Sa	4 Mo <small>ELECTION</small>	4 Th	4 Su	4 Su	4 We ATM	4 Fr	4 Mo
5 We	5 Sa	5 Tu	5 Th	5 Su	5 Tu	5 Fr	5 Mo	5 Mo <small>ELECTION</small>	5 Th	5 Sa	5 Tu
6 Th	6 Su	6 We	6 Fr	6 Mo	6 We	6 Sa	6 Tu	6 Tu	6 Fr	6 Su	6 We
7 Fr	7 Mo	7 Th	7 Sa	7 Tu	7 Th	7 Su	7 We	7 We	7 Sa	7 Mo	7 Th
8 Sa	8 Tu	8 Fr	8 Su	8 We	8 Fr	8 Mo	8 Th	8 Th	8 Su	8 Tu	8 Fr
9 Su	9 We	9 Sa	9 Mo <small>Columbus Day</small>	9 Th	9 Sa	9 Tu	9 Fr	9 Fr	9 Mo ATM	9 We PB MTG	9 Sa
10 Mo	10 Th	10 Su	10 Tu	10 Fr <small>Veterans Day (obs.)</small>	10 Su	10 We PB MTG	10 Sa	10 Sa	10 Tu	10 Th	10 Su
11 Tu	11 Fr	11 Mo	11 We	11 Sa <small>Veterans Day</small>	11 Mo	11 Th	11 Su	11 Su	11 We ATM	11 Fr	11 Mo
12 We PB MTG	12 Sa	12 Tu	12 Th	12 Su	12 Tu	12 Fr	12 Mo	12 Mo	12 Th	12 Sa	12 Tu
13 Th	13 Su	13 We PB MTG	13 Fr	13 Mo	13 We PB MTG	13 Sa	13 Tu	13 Tu	13 Fr	13 Su	13 We PB MTG
14 Fr	14 Mo	14 Th	14 Sa	14 Tu	14 Th	14 Su	14 We PB MTG	14 We PB MTG	14 Sa	14 Mo	14 Th
15 Sa	15 Tu	15 Fr	15 Su	15 We PB MTG	15 Fr	15 Mo <small>MLK Day</small>	15 Th	15 Th	15 Su	15 Tu	15 Fr
16 Su	16 We PB MTG	16 Sa	16 Mo <small>STM</small>	16 Th	16 Sa	16 Tu	16 Fr	16 Fr	16 Mo <small>Patriot's Day</small>	16 We	16 Sa
17 Mo	17 Th	17 Su	17 Tu	17 Fr	17 Su	17 We PB MTG	17 Sa	17 Sa	17 Tu	17 Th	17 Su
18 Tu	18 Fr	18 Mo	18 We <small>STM</small>	18 Sa	18 Mo	18 Th	18 Su	18 Su	18 We	18 Fr	18 Mo
19 We	19 Sa	19 Tu	19 Th	19 Su	19 Tu	19 Fr	19 Mo <small>Presidents' Day</small>	19 Mo	19 Th	19 Sa	19 Tu
20 Th	20 Su	20 We <small>Rosh Hashanah</small>	20 Fr	20 Mo	20 We	20 Sa	20 Tu	20 Tu	20 Fr	20 Su	20 We
21 Fr	21 Mo	21 Th	21 Sa	21 Tu	21 Th	21 Su	21 We	21 We	21 Sa	21 Mo	21 Th
22 Sa	22 Tu	22 Fr	22 Su	22 We	22 Fr	22 Mo	22 Th	22 Th	22 Su	22 Tu	22 Fr
23 Su	23 We	23 Sa	23 Mo	23 Th <small>Thanks-giving</small>	23 Sa	23 Tu	23 Fr	23 Fr	23 Mo ATM	23 We PB MTG	23 Sa
24 Mo	24 Th	24 Su	24 Tu	24 Fr	24 Su	24 We	24 Sa	24 Sa	24 Tu	24 Th	24 Su
25 Tu	25 Fr	25 Mo	25 We	25 Sa	25 Mo <small>Christmas Day</small>	25 Th	25 Su	25 Su	25 We ATM	25 Fr	25 Mo
26 We PB MTG	26 Sa	26 Tu	26 Th	26 Su	26 Tu	26 Fr	26 Mo	26 Mo ATM	26 Th	26 Sa	26 Tu
27 Th	27 Su	27 We PB MTG	27 Fr	27 Mo	27 We	27 Sa	27 Tu	27 Tu	27 Fr	27 Su	27 We PB MTG
28 Fr	28 Mo	28 Th	28 Sa	28 Tu	28 Th	28 Su	28 We PB MTG	28 We ATM	28 Sa	28 Mo <small>Memorial Day</small>	28 Th
29 Sa	29 Tu	29 Fr	29 Su	29 We PB MTG	29 Fr	29 Mo		29 Th	29 Su	29 Tu	29 Fr
30 Su	30 We PB MTG	30 Sa	30 Mo	30 Th	30 Sa	30 Tu		30 Fr	30 Mo ATM	30 We	30 Sa
31 Mo	31 Th		31 Tu		31 Su	31 We PB MTG		31 Sa		31 Th	

## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

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

Comprehensive Plan Update

#### **PRESENTER:**

Aaron Henry

#### **ITEM NUMBER:**

3

#### **SUMMARY:**

This is a standing item to allow Staff to update the Board on the status of the Comprehensive Plan and related initiatives.

#### **SUGGESTED MOTION:**

There is no Board action required for this item.

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

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

1/10/2018

7:00 PM

## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

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

185 Lincoln Street ANR

#### **PRESENTER:**

Aaron Henry

#### **ITEM NUMBER:**

4

#### **SUMMARY:**

This Approval Not Required Plan, or ANR, was submitted to the Town on December 13. As these plans require action within 21 days an extension was secured from the applicant weeks ago. There is a discrepancy on the plan that - technically - disqualifies it for ANR endorsement. The lot, already built upon, is short of the frontage required for NEW lots in the district.

#### **SUGGESTED MOTION:**

It is recommended that Board authorize the Planning Director to withhold endorsement of the ANR as it does, in fact, show a subdivision as defined by the Subdivision Control Law.

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

This division of land will likely be incorporated into the subdivision plan of the adjacent parcel for which this prepared, 15-17 Fairland Street, which is coming before the Board on January 17.

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

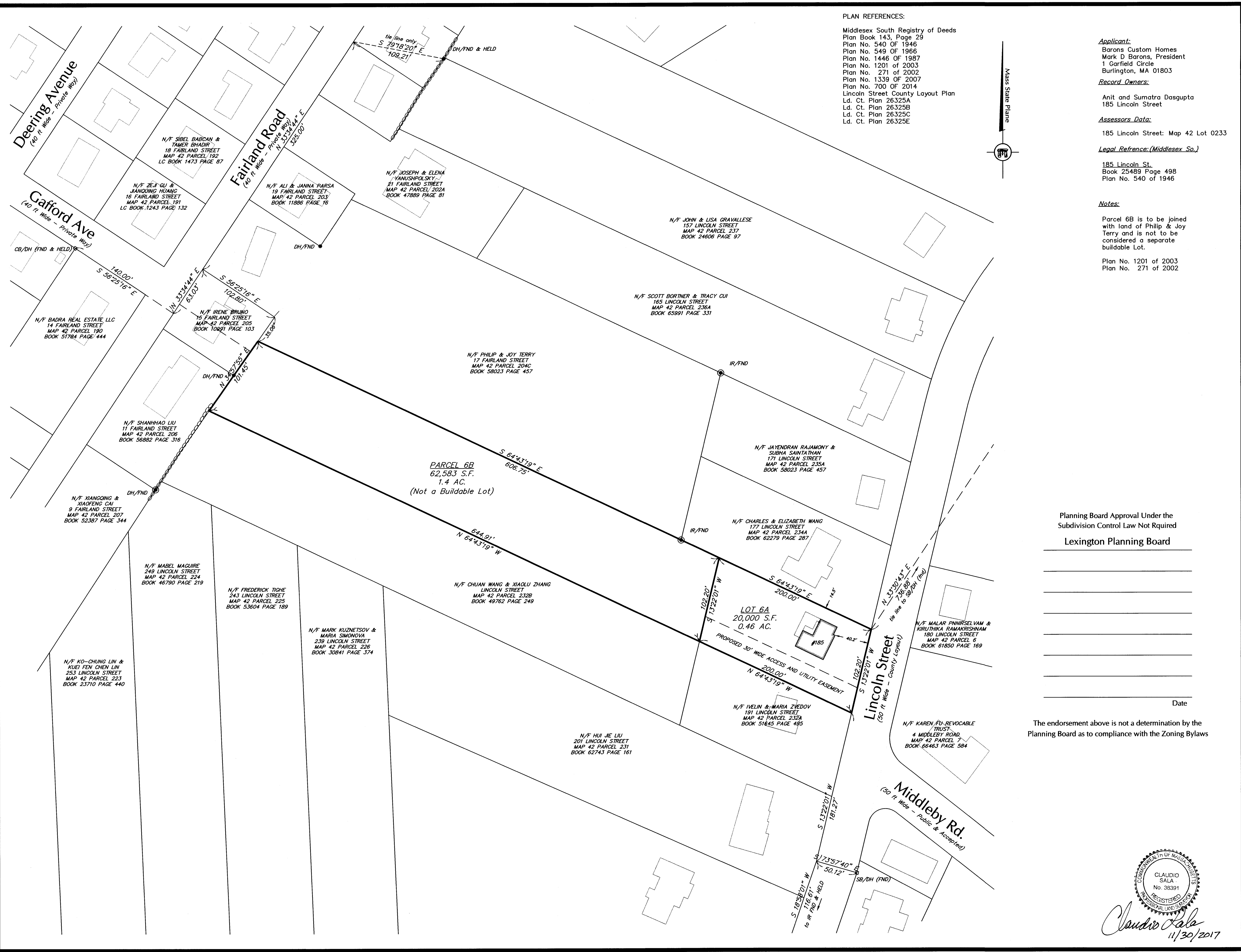
1/10/2018

7:10 PM

#### **ATTACHMENTS:**

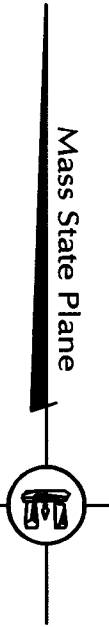
Description	Type
 185 Lincoln St ANR	Backup Material





PLAN REFERENCES:

Middlesex South Registry of Deeds  
Plan Book 143, Page 29  
Plan No. 540 OF 1946  
Plan No. 549 OF 1966  
Plan No. 1446 OF 1987  
Plan No. 1201 of 2003  
Plan No. 271 of 2002  
Plan No. 1339 OF 2007  
Plan No. 700 OF 2014  
Lincoln Street County Layout Plan  
Ld. Ct. Plan 26325A  
Ld. Ct. Plan 26325B  
Ld. Ct. Plan 26325C  
Ld. Ct. Plan 26325E



Applicant:  
Barons Custom Homes  
Mark D Barons, President  
1 Garfield Circle  
Burlington, MA 01803

Record Owners:

Anit and Sumatra Dasgupta  
185 Lincoln Street

Assessors Data:

185 Lincoln Street: Map 42 Lot 0233

Legal Reference (Middlesex So.)

185 Lincoln St.  
Book 25489 Page 498  
Plan No. 540 of 1946

Notes:

Parcel 6B is to be joined  
with land of Philip & Joy  
Terry and is not to be  
considered a separate  
buildable Lot.

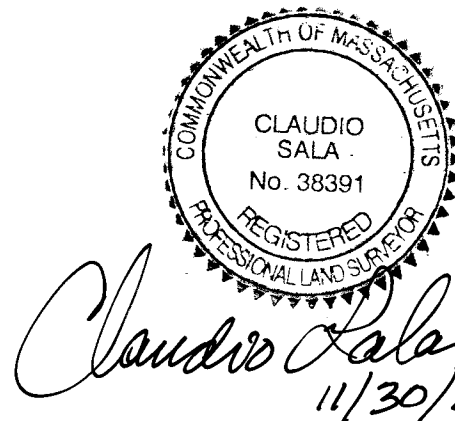
Plan No. 1201 of 2003  
Plan No. 271 of 2002

Planning Board Approval Under the  
Subdivision Control Law Not Required

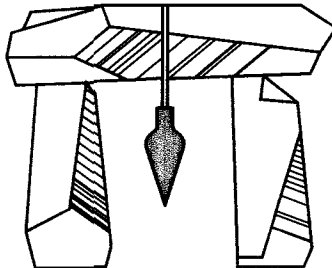
Lexington Planning Board

Date

The endorsement above is not a determination by the  
Planning Board as to compliance with the Zoning Bylaws



DeCELLE-BURKE-SALA



& Associates, Inc.

1266 Furnace Brook Parkway, Suite 401 Quincy, MA 02169  
(617) 405-5100 (O) (617) 405-5101 (F)

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS WITH THE  
RULES AND REGULATIONS OF THE REGISTER OF  
DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS

*Claudio Sala*

GENERAL NOTES:

ZONING: RS - SINGLE FAMILY

MINIMUM REQUIREMENTS:

AREA: 15,500 S.F.  
FRONT SETBACK: 30'  
SIDE SETBACK: 15'  
REAR SETBACK: 15'  
LOT FRONTAGE/WIDTH: 125'/100'

PROJECT TITLE & LOCATION:

Plan of Land  
in  
Lexington, MA

PLAN TITLE: ANR Revision of  
Lot 6 on Plan #540 of 1946

PREPARED FOR:  
Barons Custom Homes  
1 Garfield Circle  
Burlington, MA

DATE: November 30, 2017

REVISED:

JOB NUMBER: 124.034 SHEET 1 OF 1

50 25 0 50 100

SCALE: 1"=50'

## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

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

2 Fairland St - Street Determination, continued

#### **PRESENTER:**

Aaron Henry

#### **ITEM NUMBER:**

5

#### **SUMMARY:**

This application was continued from a meeting on November 29, 2017, principally due to a lack of plans depicting the recommended improvements. This has been completed, as well as an estimated cost of construction, which the Planning Office has reviewed by the Engineering Office.

#### **SUGGESTED MOTION:**

It is recommended that:

- 1) the Board determine the way is not presently of adequate grade and construction but will be after the improvements proposed by the applicant are made; and
- 2) the Board authorize staff to finalize the form and execute with the applicant a performance guarantee sufficient to cover the estimated cost of construction of the proposed improvements.

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

No follow-up action is anticipated on this development project.

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

1/10/2018

7:15 PM

#### **ATTACHMENTS:**

Description	Type
❑ 2 Fairland Planset	Backup Material
❑ 2 Fairland Cost Estimate	Backup Material



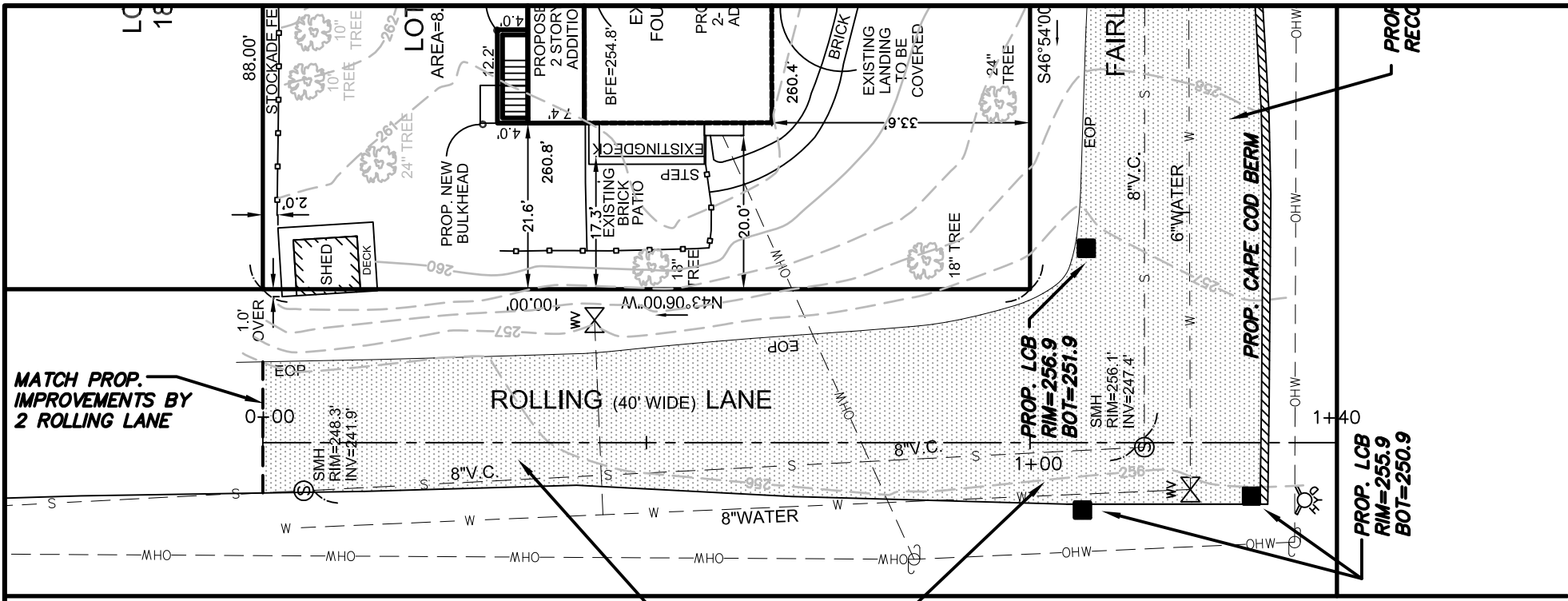
*STREET IMPROVEMENT PLAN*  
*ROLLING LANE & FAIRLAND STREET*



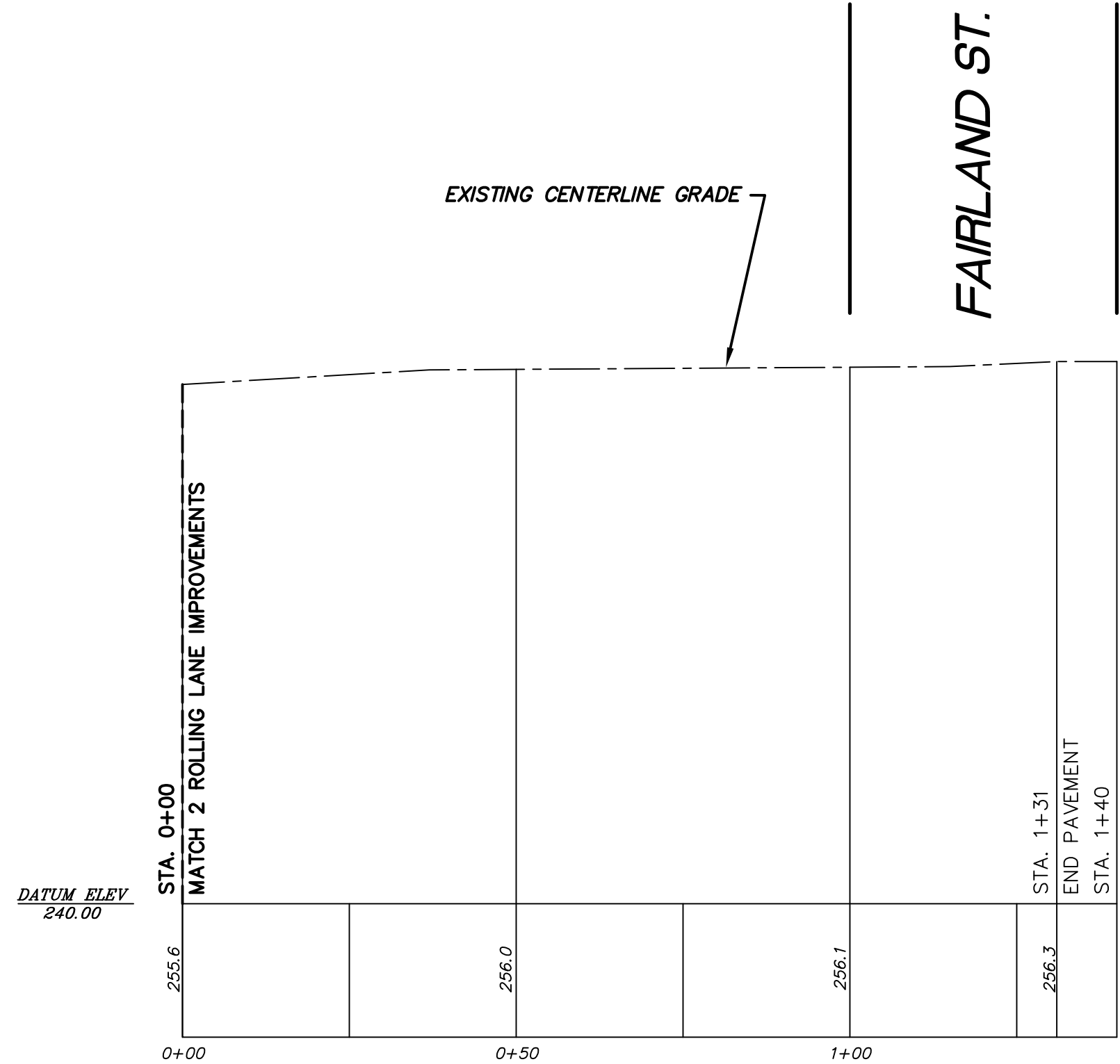
*LOCUS PLAN*

REVISIONS		
		<div>STREET IMPROVEMENT LOCUS PLAN ROLLING LANE &amp; FAIRLAND STREET IN LEXINGTON, MASSACHUSETTS (MIDDLESEX COUNTY)</div>
		<div>PREPARED FOR XXXXXXXXXXXXXXXXXXXXX SCALE: 1"=50' DATE: DEC. 23, 2017</div>
		<div>FREDERICK W. RUSSELL, PE 154 ALDRICH ROAD WILMINGTON, MA 01887</div>
		SHEET No. 1 OF 2

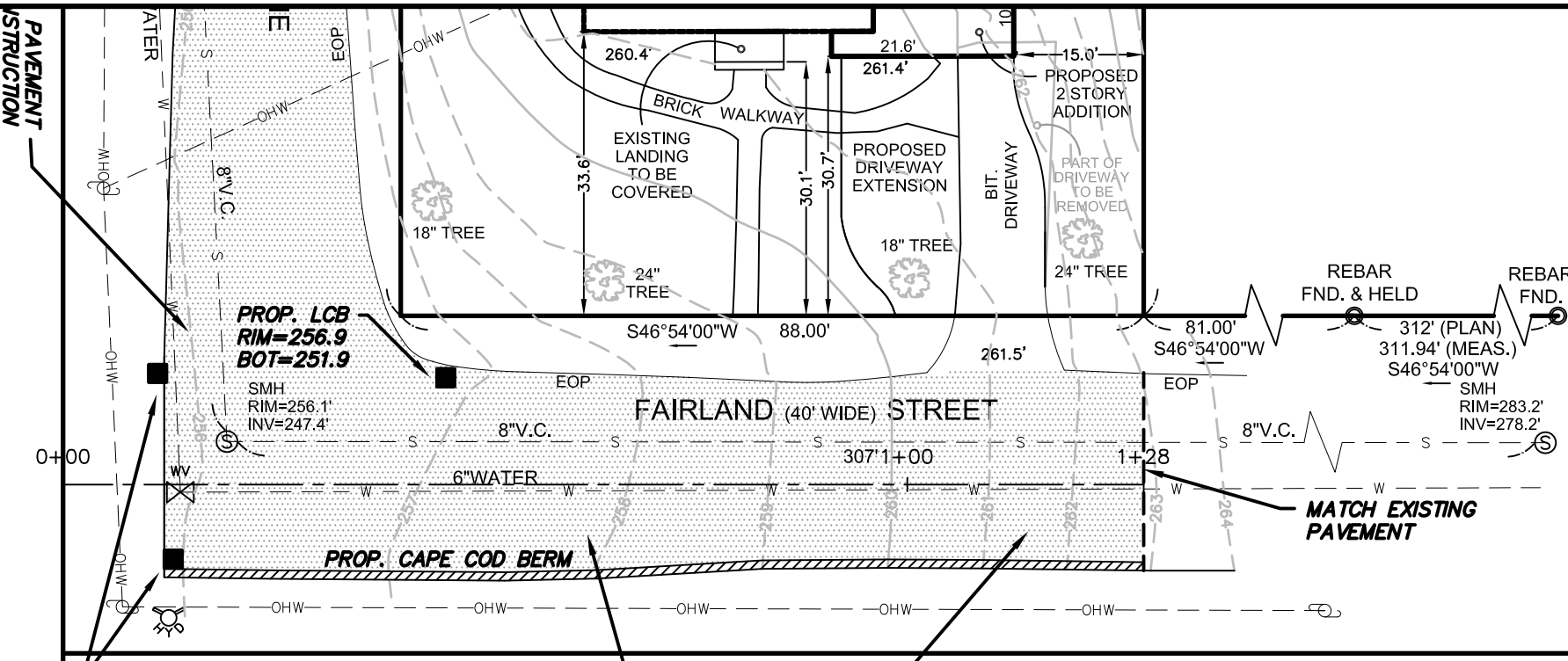




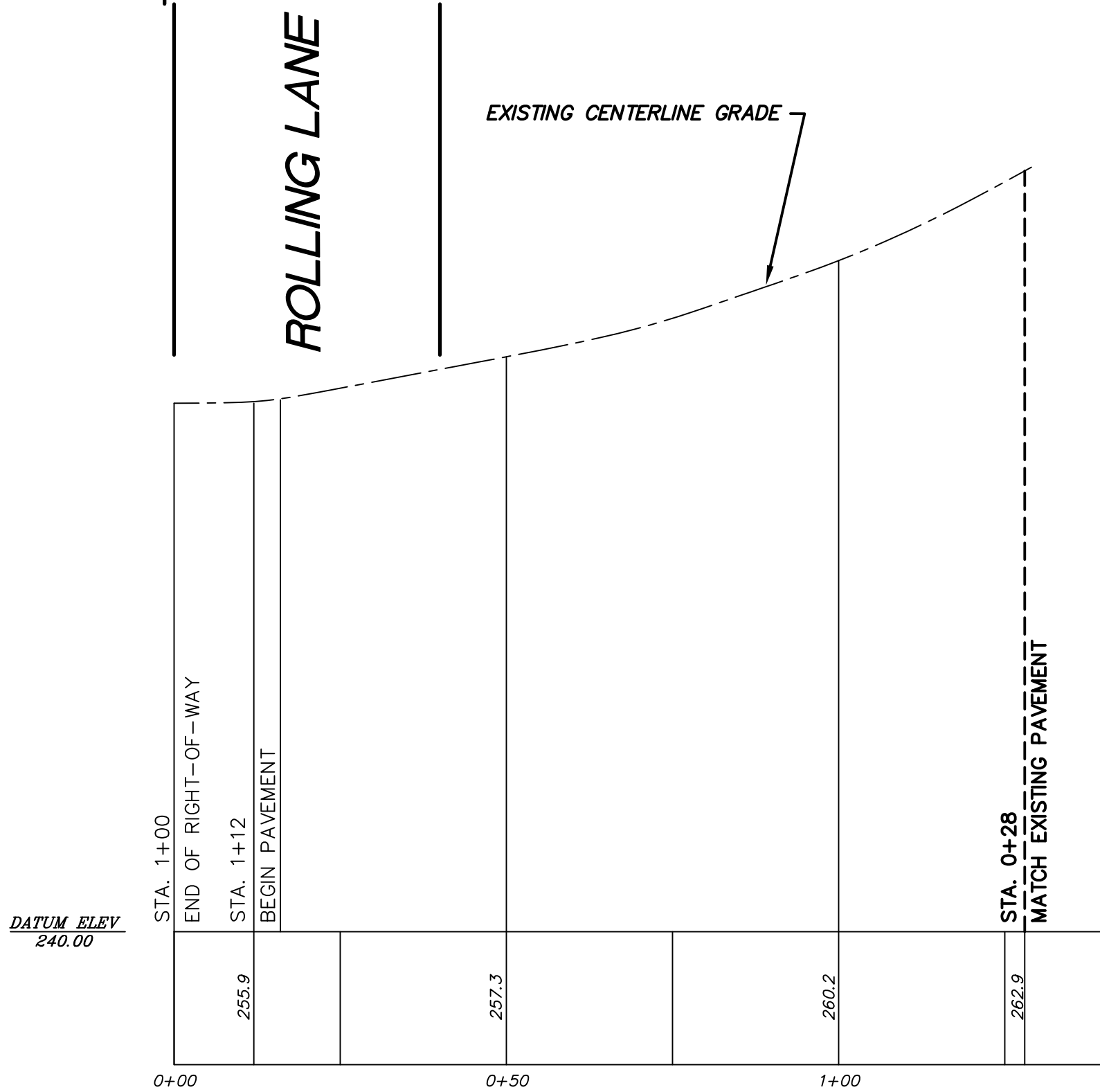
**PLAN**  
SCALE: 1"=20'



**PROFILE**  
SCALE: 1"=20' HOR.  
1"=4' VER.



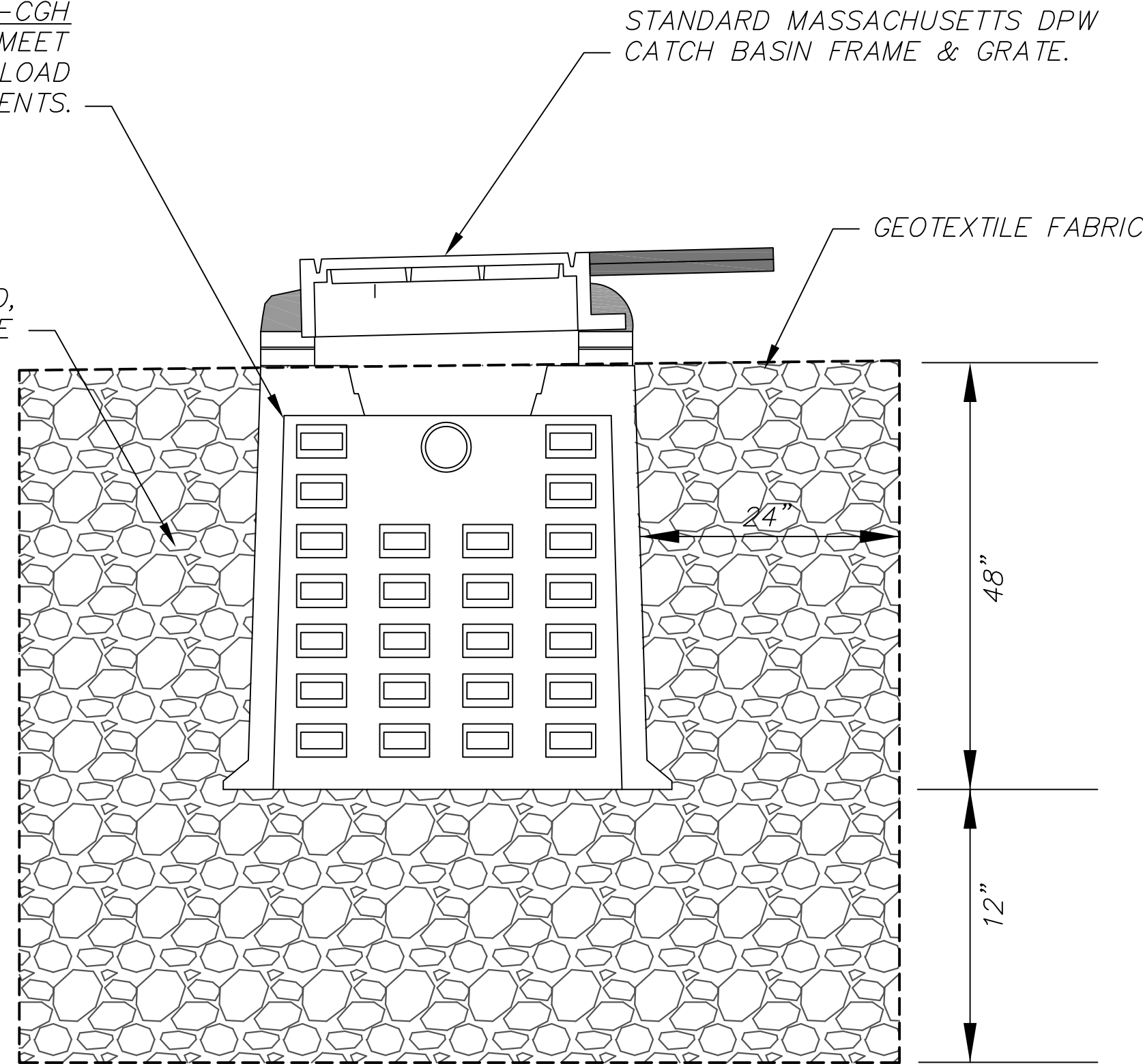
**PLAN**  
SCALE: 1"=20'



**PROFILE**  
SCALE: 1"=20' HOR.  
1"=4' VER.

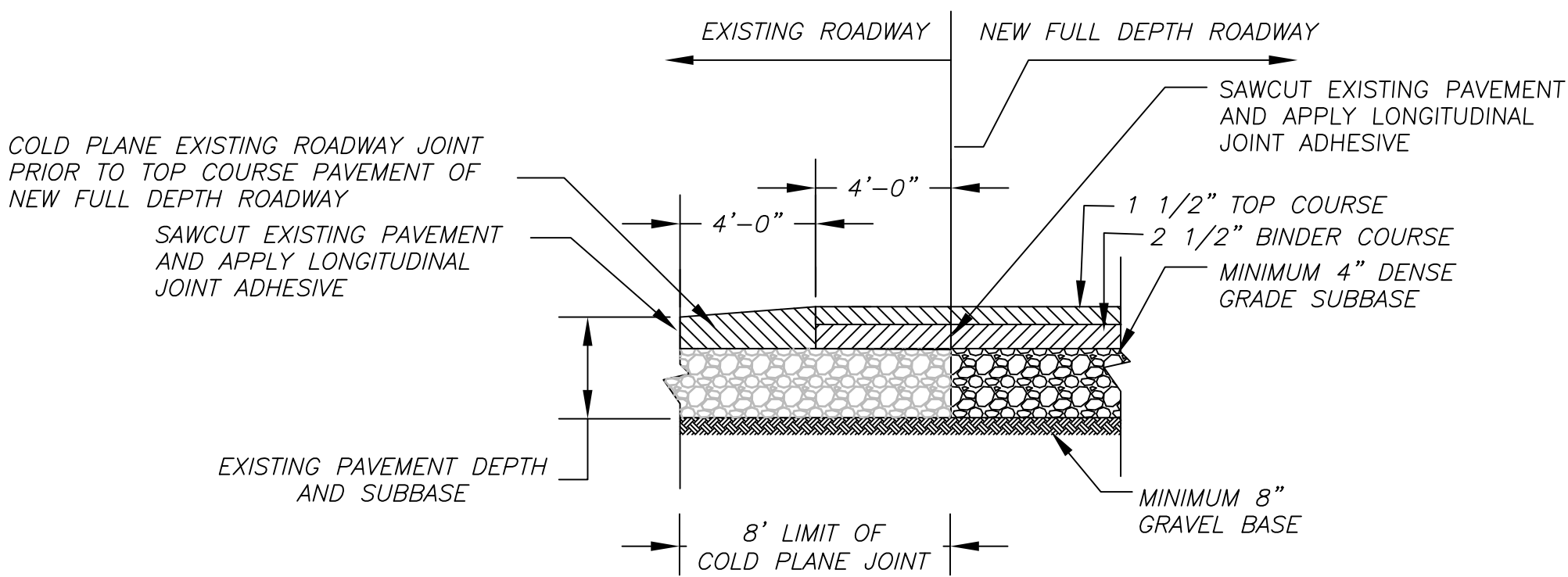
4 X 4 GALLEY - SHEA  
MODEL LE-CGH  
GALLEYS SHALL MEET  
H-20 LOAD  
REQUIREMENTS.

1-1/2" - 2" CRUSHED,  
ANGULAR STONE



**LEACHING CATCH BASIN DETAIL**  
NOT TO SCALE

LEGEND:	
BIT.	BITUMINOUS
CB	CATCH BASIN
CONC.	CONCRETE
DMH	DRAIN MANHOLE
INV	INVERT
PVC	POLYVINYL CHLORIDE PIPE
SMH	SEWER MANHOLE
WSO	WATER SHUT OFF
—D—	DRAIN LINE
—S—	SEWER LINE
—W—	WATER LINE
—200—	EXISTING CONTOUR
—200—	PROPOSED CONTOUR
X	EXIST. TREE TO BE REMOVED



NOTES:  
1. CLEAN ALL COLD PLANED SURFACES BEFORE APPLYING JOINT ADHESIVE AND FINAL PAVEMENT

**PAVEMENT RESTORATION DETAIL**  
NOT TO SCALE

NOTES:

EXISTING ELEVATIONS AND SITE FEATURES BASED ON A FIELD SURVEY BY LAND MAPPING, INC., 10 ANDREW SQUARE, SUITE 201B, SOUTH BOSTON, MA 02127.

UTILITIES SHOWN ARE FROM FIELD INSPECTION AND PLANS OF RECORD. UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO EXCAVATION BY CALLING DIG SAFE AT 888-DIG SAFE AND THE LEXINGTON WATER & SEWER DIVISION (781) 274-8300 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.

REVISIONS

REVISIONS	
<b>STREET IMPROVEMENT PLAN AND PROFILE ROLLING LANE &amp; FAIRLAND STREET IN LEXINGTON, MASSACHUSETTS (MIDDLESEX COUNTY)</b>	
<b>PREPARED FOR XXXXXXXXXXXXXXXXXXXXX</b>	
<b>SCALE: 1"=20'</b>	<b>DATE: DEC. 23, 2017</b>
<b>FREDERICK W. RUSSELL, PE 154 ALDRICH ROAD WILMINGTON, MA 01887</b>	
<b>SHEET No. 2 OF 2</b>	

**Fairland**

	<u>ITEM</u>	<u>UNIT</u>	<u>QUANTITY</u>	<u>Unit Price</u>	<u>Cost</u>
120.1	Miscellaneous Excavation	CY	0	\$25.00	\$0.00
120.2	Remove and Dispose Excess Reclaimed Base	CY	140	\$6.00	\$840.00
129	Pavement Excavation by Cold Planner	SY	412	\$3.50	\$1,442.00
150.1	Dense Graded Crusher Run	CY	92	\$30.00	\$2,760.00
187	Removal of Drainage Structure Sediments	CY	20	\$100.00	\$2,000.00
201	Catch Basin	EA	3	\$4,000.00	\$12,000.00
202	Manhole	EA		\$0.00	\$0.00
220	CB or MH Adjusted	EA	0	\$415.00	\$0.00
220.1	CB or MH lowered and plated	EA	0	\$0.01	\$0.00
241.12	12" RCP	LF		\$0.00	\$0.00
357	Water/Gas gate Boxes and Tops replaced and disposed of	EA	0	\$260.00	\$0.00
359	Water/Gas gate Boxes lowered and plated	EA	0	\$0.01	\$0.00
403	Reclaimed Base Course	SY		\$5.00	\$0.00
440	Calcium Chloride for Roadway Dust control	LBS		\$0.01	\$0.00
440.1	Liquid Calcium Chloride For roadway reclamation	Gal		\$0.01	\$0.00
443	Water for roadway dust control	MGL		\$30.00	\$0.00
460	Tons HMA Top Course	TON	35	\$85.00	\$2,975.00
460.1	Tons HMA Binder Course	TON	58	\$75.00	\$4,350.00
464.5	Hot poured rubberized asphalt Sealer	LF	0	\$0.30	\$0.00
470.20	8" HMA Berm	LF	0	\$4.00	\$0.00
470.30	12" HMA Berm	LF	250	\$4.50	\$1,125.00
482	Crack Sealer	GAL	0	\$9.00	\$0.00
504	Granite Curb VA-4 Straight	LF		\$30.00	\$0.00
504.1	Granite Curb VA-4 Curved	LF		\$50.00	\$0.00
514	Granite Curb Inlet	EA		\$250.00	\$0.00
570.3	Bit Curb Type 3	LF		\$0.00	\$0.00
580	Granite Curb Removed and Reset	LF		\$20.00	\$0.00
581	Granite Curb Inlet Removed and Reset	EA		\$115.00	\$0.00
590	Curb Removed and stacked	LF		\$0.00	\$0.00
697.1	Silt Sack	EA	0	\$90.00	\$0.00
701	Cement Concrete Walk	SY		\$40.00	\$0.00
701.1	6" Cement Concrete Drive	SY		\$70.00	\$0.00
701.2	Cement Concrete Pedestrian Ramp	SY		\$70.00	\$0.00
701.21	6" Cement Concrete Pedestrian Ramp	SY		\$70.00	\$0.00
702	Tons HMA Walk	TON	2	\$150.00	\$300.00
703	Tons HMA Driveway and patching	TON	5	\$140.00	\$700.00
765.00	Loaming Hydroseeding and Fertilizing	SY	150	\$5.00	\$750.00
767.8	Sedementation Barrier	LF	0	\$8.00	\$0.00
816	Traffic	LF	0	\$1.50	\$0.00
850.4	Traffic Details	LF	0	\$9.00	\$0.00
0	0	0		\$0.00	\$0.00
0	0	0		\$0.00	\$0.00
	contingency	10%			\$2,924.20
<b>Total</b>				<b>\$32,166.20</b>	

## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

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

Performance Guarantee Adjustment - 167-177 Cedar St

#### **PRESENTER:**

Aaron Henry

#### **ITEM NUMBER:**

6

#### **SUMMARY:**

This agenda item is to address the performance guarantee for a recently approved conventional subdivision on Cedar Street. In accordance with the Subdivision Control Law, applicant' are entitled to reduce the surety amount as the work is completed.

This project's current balance, held under a Tripartite Agreement, is \$863,007.58. In coordination with the Engineering Office, which has inspected all of the completed work, the Planning Office is recommending that the Board authorize the release of \$301,291.53. The completed work covers 100% of the site preparation, 50% of the site work, 80% of the sewer work, 75% of the water work, and about 10% of the drainage work. If approved, the revised balance would be \$561,716.05. A suggested motion to this effect is below.

#### **SUGGESTED MOTION:**

It is recommended that the Board release \$301,291.53 from the Tripartite Agreement for completed work on the associated project.

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

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

1/10/2018

7:20 PM

## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

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

Public Hearing: 45-75 Hayden Avenue, Site Plan Review continued

#### **PRESENTER:**

Rob Albro, King Street Properties

#### **ITEM NUMBER:**

7

#### **SUMMARY:**

This item is a continuation of a public hearing for a Site Plan Review application that began on December 13, 2017.

At that meeting the Board raised a number of questions, which among other topics, related to landscaping, building materials, on-site circulation, and public access to Hayden Woods. The applicant has responded to these with a narrative explanation and a revised set of plans, which can be accessed online at <https://www.lexingtonma.gov/planning-office/pages/45-55-65-hayden-avenue-site-plan-review-pd-2>

#### **SUGGESTED MOTION:**

Staff recommends that this application for Site Plan Approval be approved, as detailed in the draft decision attached to this packet.

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

No follow up is anticipated on this item.

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

1/10/2018

7:30 PM

#### **ATTACHMENTS:**

Description	Type
<input type="checkbox"/> GCC Comments	Backup Material
<input type="checkbox"/> Draft Decision	Backup Material



# Town of Lexington, Massachusetts

## Greenways Corridor Committee

KEITH OHMART, CHAIR  
MALCOLM CRAWFORD  
ALEXANDRA DOHAN  
MARGARET ENDERS  
EILEEN ENTIN  
DONALD GRANT  
ROBERT HAUSSLEIN  
SUSAN KENYON  
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December 21, 2017

To: Lexington Planning Board  
Re: 45-65 Hayden Development

The Greenways Corridor Committee wishes to register its concern regarding provisions for public parking to access the Town's Hayden Woods Conservation property under plans being proposed for the development of the property at 45-65 Hayden Avenue. The present parking lot provides the only viable parking access that can accommodate more than a handful of cars for what is one of the Town's larger Conservation properties. The other two street access points are at the ends of narrow residential streets, thus making the access at the rear of 45 Hayden Avenue the only location from which to stage group activities such as interpretive walks or trail maintenance work events.

Lexington has several groups in addition to the Greenways Corridor Committee, including the Lexington Conservation Stewards and Citizens for Lexington Conservation, which regularly sponsor activities on the Hayden Woods property. The present proposed provision for four designated parking spots for Town Conservation purposes will not be sufficient on the occasions when events such as the above are planned for this property.

It is the strong recommendation of the Greenways Corridor Committee that provision be made for allowing additional public parking from time to time in addition to the four proposed parking spots. Specifically we are recommending that unrestricted public parking be allowed on weekends, and that additional parking beyond the four designated spots be made available on weekdays with prior notification to Management.

Provision for public parking should also be made during the construction phase of this proposed development project. This is of critical importance in the coming year as the Town's Conservation Department has recently been awarded a substantial trail development grant by the state's Recreational Trails Program for the construction of approximately seven hundred feet of boardwalk on the Hayden Woods property. Parking access through the 45 Hayden Avenue parking lot during this construction will be critical to allowing this project to go forward.

Approved by unanimous vote at the December 18, 2017 meeting of the Greenways Corridor Committee.

(Signed)

Keith Ohmart, Chair





***Town of Lexington***  
**PLANNING BOARD**

Richard L. Canale, Chair  
Ginna Johnson, Vice Chair  
Bob Creech, Clerk  
Nancy Corcoran-Ronchetti  
Charles Hornig  
Michael Leon, Associate

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**SITE PLAN REVIEW DECISION**

**45 – 75 HAYDEN AVENUE**

Application Date:	November 16, 2017
Hearing Date(s):	December 13, 2017 January 10, 2018
Decision Date:	January 10, 2018

**APPLICATION & DEVELOPMENT PARCEL INFORMATION**

Applicant & Owner:	CRP/King Hayden Owner, L.L.C. c/o King Street Properties 200 Cambridge Park Dr. Cambridge, MA 02140
Lead Designer:	Highpoint Engineering Inc. Canton Corporate Place 45 Dan Road, Suite 140 Canton, MA 02021 <a href="http://www.highpointeng.com">www.highpointeng.com</a> 781.770.0970
Parcel Location & Street Address:	Town Assessors' Map 17, Parcels 20B and 21A 45 – 75 Hayden Avenue
Parcel Area:	37± Acres
Zoning District:	Planned Development District Two (PD-2)

**PROJECT SUMMARY**

The application seeks final permission to construct the proposal approved by Town Meeting at the 2017 Special Town Meeting #3, under Article 2. The plan proposes the development of a 4-story life-science building on the site along with a parking garage and related site improvements (the "Project").

## APPLICATION MATERIALS

- Submitted November 16, 2017
- PSDUP approved by Town Meeting
  - Site Plan Review Application Booklet including:
    - Form B - General Application for Approval of a Plan for Development
    - Filing fee check (copy)
    - Memorandum of Understanding (MOU) (copy)
    - Planning Board Report for the Project
    - Noise Control Testing Protocol
    - LEED Sustainability Memorandum
  - Site Development Plans, dated November 16, 2017, consisting of 18 sheets, including the following:
    - Title Sheet
    - PD-2 District Plan
    - Existing Conditions Plan
    - Site Preparation, Demolition, & Erosion Control Plan
    - Site Layout and Materials Plan
    - Site Grading and Drainage Plan
    - Site Details
    - Landscape Materials Plans (East & West)
    - Landscape Planting Plans (East & West)
    - Landscape and Planting Details
    - Electrical Site Lighting Plan
    - Electrical Site Lighting Calculations Plans (Overall, West, East, & Shaded)
- Submitted November 21, 2017
- Updated Parking & Transportation Demand Management (PTDM) Plan
  - Updated Site Development Plans
- Submitted January 4, 2018
- Response to Comments Letter
  - Revised PTDM Plan
  - Noise Study Baseline Memo
  - Updated Site Development Plans
  - Site Materials Color Diagram
  - Site Photograph Exhibit
  - Snow Management Plan

## SITE PLAN REVIEW DESIGN STANDARDS

The Planning Board determines that the proposed development meets the criteria, objectives, and standards outlined in its *Zoning Regulations* for Site Plan Review, §176-9.0. These rules cover site design, pedestrian and vehicular access, aesthetics, and utilities.

## CHAPTER 120 OF THE CODE OF LEXINGTON, THE TREE BYLAW

For sites under the jurisdiction of the Planning Board, the Board may waive the application of the Tree Bylaw, in part or in full, if deemed necessary. In this case, the Board waives the Bylaw in total, as the site plan review process has carefully considered the amount of tree loss, including those protected by the Tree Bylaw, against the proposed landscaping and determines that the project as outlined in the documents submitted to the Board, adequately addresses the purposes of the Tree Bylaw.

## DECISION

The Planning Board reviewed the plans and other submission material noted above. Throughout its deliberations, the Board has been mindful of the statements of the applicants and their representatives, and the comments of the public, all as submitted or made at the public hearing.

As detailed above, the Planning Board determines that the proposal meets all of the applicable development standards of the Lexington Zoning Bylaw and the Planning Board's *Zoning Regulations*. It, therefore, **GRANTS** the requested site plan review in accordance with the conditions stated below.

## CONDITIONS

- 1) The entire tract of land and buildings to be constructed may not be used, sold, transferred, or leased except:
  - a) As governed by this Decision;
  - b) As shown on the site development plan, referenced above; and
  - c) In accordance with later amendments to this decision or the plans.
- 2) This project is subject to the provisions detailed in § 176-9.5 through 9.8 of the Board's *Zoning Regulations*, relating to required improvements, design standards, and the implementation and construction of approved site plans. If the *Regulations* conflict with this decision, the decision controls.
- 3) This decision incorporates the Memorandum of Understanding, dated October 2, 2017, between the Town and the applicant.
- 4) The Project requires the issuance of an Order of Conditions by the Lexington Conservation Commission. In the event the Commission's approval requires changes to the Project design, the Applicant shall notify the Planning Director of such changes in writing along with any requested supporting documentation. Upon receipt of such notice and complete documentation, the Planning Director may, in consultation with the Town's Conservation Administrator, authorize administratively any such changes to the Project determined to be minor. In the event the Planning Director determines such changes may not be in conformance with the PSDUP approved by Town Meeting, such changes shall be referred to the Planning Board for further review and action as appropriate.
- 5) To ensure public access to the Hayden Woods trail system, the Applicant shall post signage and delineate the four dedicated public parking spaces at the trailhead for the Hayden Woods Conservation Area in accordance with the MOU. In addition, to help ensure nonexclusive parking for the public accessing the trails during business hours will be accommodated, such

signage shall include the contact number for the onsite property manager along with a notation to the effect: “Please contact in advance to request additional group parking for trail access”.

### **RECORD OF VOTE**

After closing the public hearing and deliberating on the matter the Board, on a motion made by X and seconded by Y, voted X to X to approve with conditions the Site Plan Review application.

For the Board:

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Ginna Johnson, Vice Chair

Courtesy Copy of Decision to:

Applicant (by Certified Mail)  
Board of Health  
Building Commissioner  
Conservation Commission  
Fire Chief

Police Chief  
Town Assessor  
Director of Public Works  
Revenue Officer

# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

Potential Warrant Articles

### **PRESENTER:**

Aaron Henry

### **ITEM NUMBER:**

6

### **SUMMARY:**

This agenda item is to afford the Board an opportunity to discuss the upcoming 2018 Annual Town Meeting and the expected articles the Board may have an interest in. While the Board's conversation may affect the list, at this time, staff is aware of the following articles:

- General Bylaws:
  - Turning Mill NCD
  - Pierce Lockwood NCD
- Zoning Bylaws:
  - Proposed PDD at 331 Concord Ave (Citizen's Petition)
  - New Commercial District at Marrett & Spring (Citizen's Petition)
  - Medical & Recreational Marijuana (Citizen's Petition)
  - Amend Special Permit Residential Development (Citizen's Petition)
  - Economic Development (Hartwell Avenue)

As it is still early in the process, most of these proposals are still lacking proposed motions, but what staff has has been posted to the Planning Office's website here <https://www.lexingtonma.gov/planning-office/pages/2018-atm-zoning-articles>.

On the Hartwell Avenue discussion, Mr. Hornig has a concept that differs from the staff-led initiative. As such he has requested to discuss this in more depth. His proposal are attached to this item.

### **SUGGESTED MOTION:**

There is no action needed on these items at this time.

### **FOLLOW-UP:**

There is no follow-up on these items at this time.

**DATE AND APPROXIMATE TIME ON AGENDA:**

1/10/2018

8:30 PM

**ATTACHMENTS:**

Description		Type
<input type="checkbox"/>	Homig ED Proposal #1	Backup Material
<input type="checkbox"/>	Homig ED Proposal #2	Backup Material
<input type="checkbox"/>	Homig ED Proposal #3	Backup Material
<input type="checkbox"/>	Homig ED Proposal #4	Backup Material

## ARTICLE ED-A

## AMEND ZONING BYLAW CM DISTRICT STANDARDS

To see if the Town will vote to amend the Zoning Bylaw to permit additional development by altering the dimensional and other standards for the CM District and by altering the special front yard setback along Bedford Street, or act in any other manner in relation thereto.

*(Inserted at the request of Charles Hornig and 9 or more registered voters)*

### DESCRIPTION:

The changes proposed under this article would relax dimensional standards to permit additional development in the CM District, located largely along Hartwell Avenue, and the portion of the CRO District along Bedford Street.

### PROPOSED MOTION:

That the Zoning Bylaws of the Town of Lexington be amended as follows, where ~~struck through~~ text is to be removed and underlined text is to be added.

- A. Amend Table 2, Schedule of Dimensional Controls, by changing the contents of the CM column as follows:

**Table 2**

	<b>CM</b>
Minimum lot area	3 AC <u>(f)</u>
Minimum lot frontage in feet	200 <u>(f)</u>
Minimum front yard in feet (a), (b), (h)	<u>25</u> <del>NR</del>
Minimum side yard in feet	<u>25</u> <u>15(f)</u>
Minimum rear yard in feet	<u>25</u> <u>15(f)</u>
Minimum side and rear yard adjacent to, or front yard across the street from a residential district in feet	<u>100</u> <u>15(f)</u>
Maximum nonresidential floor area ratio (FAR)	<u>0.35(f)</u> <del>NR</del>
Maximum site coverage	NR
Public and institutional buildings, maximum height: In stories: In feet:	NR 65(f)
Other buildings, maximum height: In stories: In feet:	NR 65(f)

- B. Amend Table 2, Schedule of Dimensional Controls, footnote 'h' as follows:

h. Along the southwesterly side of Bedford Street between the Northern Circumferential Highway (Route 128) and Hartwell Avenue there shall be a front yard of 233 50 feet measured from the base line of Bedford Street as shown on the Commonwealth of Massachusetts layout 4689, date June 3, 1958, and shown as auxiliary base line "F" on the State Highway Alteration layout 5016, dated August 30, 1960.

## **ARTICLE ED-B**

## **AMEND ZONING MAP EXPAND CM DISTRICT – BEDFORD STREET**

To see if the Town will vote to amend the Zoning Map of the Town of Lexington to rezone lots used for commercial or institutional purposes along Bedford Street near Hartwell Avenue into the CM and TMO districts, or act in any other manner in relation thereto.

*(Inserted at the request of Charles Hornig and 9 or more registered voters)*

### **DESCRIPTION:**

This article would expand the CM District by:

1. Rezoning lots along the south-west side of Bedford Street near Hartwell Avenue from CRO (research/office) to CM (manufacturing);
2. Rezoning the property at 475 Bedford Street from RO (residential) to CM (manufacturing) and TMO-1 (transportation management overlay); and
3. Rezoning the property at 459 Bedford Street from GC (government/civic) to CM (manufacturing) and TMO-1 (transportation management overlay).

### **PROPOSED MOTION:**

To amend the Zoning Map of the Town of Lexington to rezone lots 1C, 40A, 41F, 41G, 55A, 56, 57, 58, 59, 60A, 61, 62A, 63A, 65, 66, 67, 68, 69, 70A, and 85A on assessor's map 84 into the CM District and to add lots 1C and 85A on assessor's map 84 to the TMO-1 District.



## ARTICLE ED-F

## AMEND ZONING BYLAW TRANSITION STANDARDS

To see if the Town will vote to amend the Zoning Bylaw to treat yards and transition areas along streets consistently within each district, or act in any other manner in relation thereto.

*(Inserted at the request of Charles Hornig and 9 or more registered voters)*

### DESCRIPTION:

The changes proposed under this article would allow consistent streetscapes by requiring the same front yard and transition area independent of the zoning district of lots across a street.

### PROPOSED MOTION:

That the Zoning Bylaws of the Town of Lexington be amended as follows, where ~~struck through~~ text is to be removed and underlined text is to be added.

- A. Amend Table 2, Dimensional Standards, to replace “Minimum side and rear yard adjacent to, or front yard across the street from a residential district in feet” with “Minimum side and rear yard adjacent to, ~~or front yard across the street from a residential district in feet~~”.
- B. Amend § 135-5.3.4 as follows:

5.3.4 Transition Areas. Where a lot abuts a different zoning district ~~or is across a street from a different zoning district~~, a landscaped transition and screening area shall be provided and shall be located adjacent to the lot line as set forth in the table in § 5.3.5, consistent with the following:

  1. In the case of a nonresidential use in a residential district, a landscaped transition and screening area shall be provided, except that while the transition area shall be the width specified in the table in § 5.3.5, it shall be installed only along those segments of lot lines necessary to screen the nonresidential use from buildings located on abutting lots. The transition area may be provided within the minimum yard required for a building.
  2. Where a lot is divided into two zoning districts for which a transition area would be required by § 5.3.5, the transition area shall be along the zoning district line, except that the SPGA may grant a special permit for the transition area to be in a different location if it meets the objectives of this section.
  3. ~~Across the Street. A lot shall be considered to be across the street from a different zoning district if, at any point along its street line, a line drawn perpendicular to the street line intersects at any point with the street line of the lot across the street. Where any part of the street line of a lot in a nonresidential district and having a nonresidential principal use is determined to be across the street from a residential district, a screening and transition area shall be provided along the entire length of the street line. If a corner lot is across the street from a residential use or district on only one side of the lot, then screening is required only on the side that faces the residential use or district.~~
- C. Amend the table in § 135-5.3.5 by removing the “Street Line” column.

## **ARTICLE ED-G**

## **AMEND ZONING MAP EXPAND CM DISTRICT – FORBES ROAD**

To see if the Town will vote to amend the Zoning Map of the Town of Lexington to rezone lots along Forbes Road into the CM District, or act in any other manner in relation thereto.

*(Inserted at the request of Charles Hornig and 9 or more registered voters)*

### **DESCRIPTION:**

This article would expand the CM District by rezoning three lots along Forbes Road from CRO (research/office) to CM (manufacturing).

### **PROPOSED MOTION:**

To amend the Zoning Map of the Town of Lexington to rezone lots 9C, 9D, and 23 on assessor's map 43 into the CM District.

## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

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

Fair Housing Training

#### **PRESENTER:**

Charles Hornig & Bob Creech

#### **ITEM NUMBER:**

9

#### **SUMMARY:**

This item was requested by Mr. Hornig to report back to the full board on a training attended by Mr. Creech and Mr. Hornig regarding Fair Housing.

#### **SUGGESTED MOTION:**

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

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

1/10/2018

## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

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

Board Member Reports

#### **PRESENTER:**

#### **ITEM NUMBER:**

#### **SUMMARY:**

This is a standing agenda item to provide an opportunity for Board members to share with colleagues and the public any relevant updates regarding the work of the many Boards and Committees the Planning Board has a relationship with.

#### **SUGGESTED MOTION:**

Generally, the Board does not need to take any action on this agenda item.

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

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

1/10/2018