

# AGENDA

## Lexington Planning Board

**Wednesday, January 17, 2018**  
**Battin Hall, Cary Memorial Building**  
**7:00 PM**

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### **Staff Reports**

- |   |         |
|---|---------|
| 1. General Update (as needed)               | 7:00 PM |
| 2. Upcoming Meetings & Anticipated Schedule | 7:05 PM |
| 3. Comprehensive Plan Update                | 7:10 PM |

### **Development Administration**

- |   |         |
|---|---------|
| 1. 15-17 Fairland Street Preliminary Subdivision        | 7:15 PM |
| 2. 6 Eliot St, Sketch Balanced Housing Development Plan | 8:00 PM |

### **2018 Annual Town Meeting**

- |                               |         |
|-------------------------------|---------|
| 1. Potential Warrant Articles | 8:45 PM |
|-------------------------------|---------|

### **Board Administration**

1. Board Member Reports
2. 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:**

1/17/2018

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

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

1/17/2018

7:05 PM

#### **ATTACHMENTS:**

Description	Type
 Proposed Meeting Schedule	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 New Year's Day	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 Independence Day	4 Fr	4 Mo Labor Day	4 We PB MTG	4 Sa	4 Mo ELECTION	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 ELECTION	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 Columbus Day	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 Veterans Day (obs.)	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 Veterans Day	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 MLK Day	15 Th	15 Th	15 Su	15 Tu	15 Fr
16 Su	16 We PB MTG	16 Sa	16 Mo STM	16 Th	16 Sa	16 Tu	16 Fr	16 Fr	16 Mo Patriot's Day	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 STM	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 Presidents' Day	19 Mo	19 Th	19 Sa	19 Tu
20 Th	20 Su	20 We Rosh Hashanah	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 Thanksgiving	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 Christmas Day	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 Memorial Day	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:**

1/17/2018

7:10 PM

## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

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

15-17 Fairland Street Preliminary Subdivision

#### **PRESENTER:**

Mark Barons, Applicant

#### **ITEM NUMBER:**

4

#### **SUMMARY:**

**Item Name/Description:** 15-17 Fairland Street Preliminary Subdivision Plan

**Application Date:** December 13, 2017

**Constructive Approval  
Date:** January 27, 2018 (45 days)

**Proposed Meeting Date:** January 17, 2018

#### **Procedural Summary**

Barons Custom Homes has applied for a preliminary subdivision at 15-17 Fairland Street and 185 Lincoln Street, Map 42 - Lots 233, 205 and 204C, consisting of nine lots. This application has been submitted under §175-5.0 of the Lexington Subdivision Regulations.

#### **Staff Comments**

The proposal for the conventional subdivision consists of nine lots laid out on a single road terminating in a cul-de-sac, with one lot retaining frontage on Lincoln Street, currently 185 Lincoln Street. Per §175-7.2(D)(3) this new street will be an extension of Gafford Avenue and should be named as an extension. The eight lots shown on the proof plan, titled “Fairland Estates”, conform to Lexington’s current zoning and dimensional standards and the applicant is requesting no waivers for these lots.

The applicant’s narrative states that the lot, now known as 185 Lincoln Street, will be bisected via ANR and the current house fronting Lincoln Street will remain. However, this course of action is untenable as it is in violation of the *Subdivision Regulations*. The lot now known as 185 Lincoln Street needs to be incorporated in to the overall subdivision plan for “Fairland Estates”. This may require that the applicant ask for a frontage waiver for the lot to remain as 185 Lincoln Street, or may require a reconfiguration of the proposed plan, however, at the current time the applicant has not requested a waiver for this proposal.

Other staff comments include:

- If this proposal progresses to the definitive stage the applicant should comply with the requirements of §175-7.2(C) *Extension to Adjoining Land* and show access to adjacent lot #42-232B, unless the applicant requests a waiver from this section of the bylaw.
- The preliminary grading plan for this site appears to comply with §175-7.2 (E)(11), however, a full and detailed grading plan should be provided at the definitive plan stage.
- Engineering staff has provided their comments under a separate cover.

**Staff Recommendation**

There appears to be no legal or regulatory basis to deny the approval of this preliminary plan. Planning Office staff recommends approval of the preliminary subdivision plan for “Fairland Estates”, with the condition that the lot to remain as 185 Lincoln Street must be incorporated in to the overall subdivision in a manner acceptable to the Board,. Otherwise, the plan complies with all applicable zoning and subdivision regulations and requirements with respect to roadways, utilities, zoning, layout, and grading.

**SUGGESTED MOTION:**

**FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

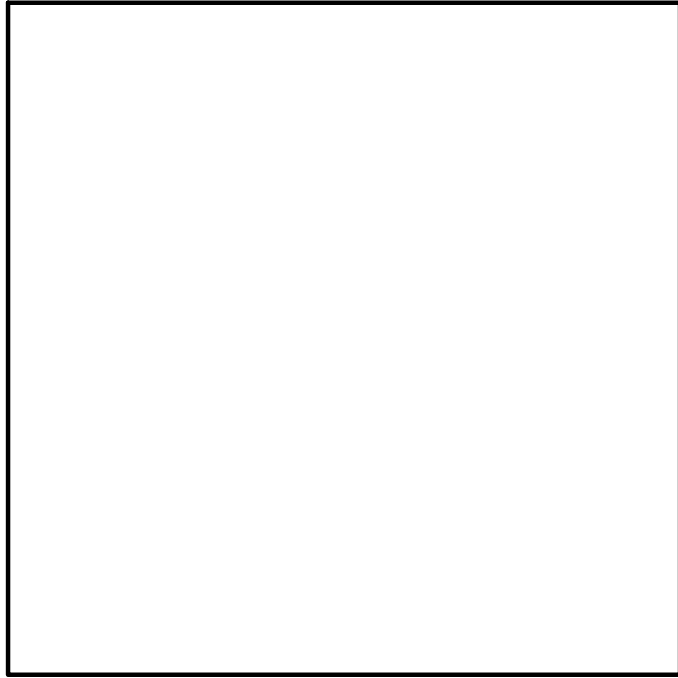
1/17/2018

7:15 PM

**ATTACHMENTS:**

Description	Type
<input type="checkbox"/> Plans	Cover Memo
<input type="checkbox"/> Staff Memo	Cover Memo
<input type="checkbox"/> Engineering Comments	Backup Material





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

APPROVED BY

LEXINGTON PLANNING BOARD

DATE

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

TOWN CLERK

DATE

SHEETS

1. COVER SHEET
2. EXISTING CONDITIONS
3. PROPERTY RIGHTS AND  
DIMENSIONAL STANDARDS
4. GRADING
5. UTILITY
6. STREET LAYOUT & PROFILE
7. DETAIL 1
8. DETAIL 2

PRELIMINARY SUBDIVISION PLAN

FAIRLAND ESTATES

15 &17 FAIRLAND STREET & 185 LINCOLN STREET  
LEXINGTON, MASSACHUSETTS

DECEMBER 12, 2017

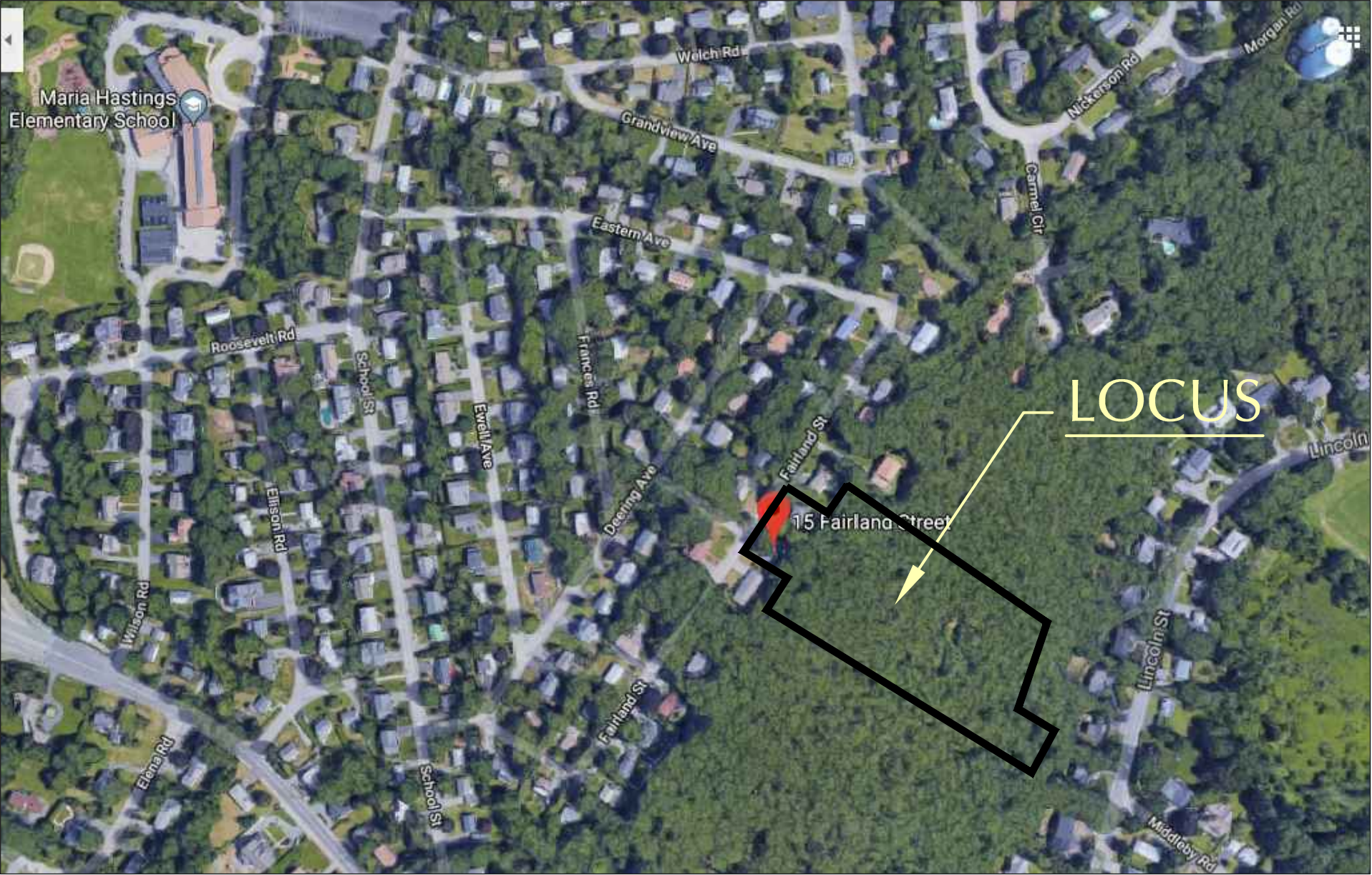
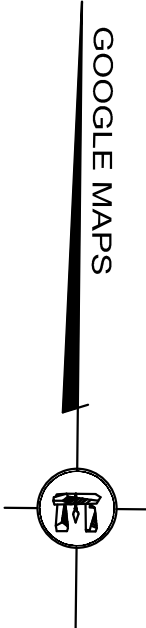
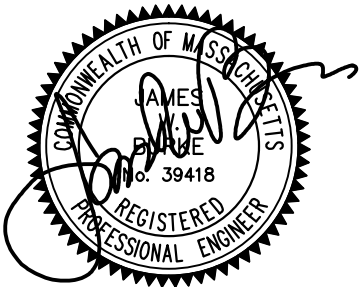
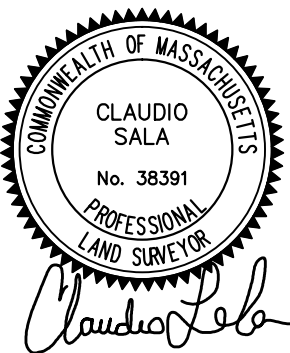


IMAGE FROM 2017 GOOGLE MAPS

LOCUS AERIAL  
NTS



REVISIONS:		
No.	DATE	
1.		
2.		
3.		

APPLICANT

BARONS CUSTOM HOMES  
1 GARFIELD CIRCLE  
BURLINGTON, MA 01803

CIVIL/SURVEY

DECELLE-BURKE-SALA & ASSOC., INC  
1266 FURNACE BROOK PARKWAY  
SUITE 401  
QUINCY, MA 02169

ATTORNEY

JOHN M FARRINGTON, ESQ.  
5 MILITIA DRIVE SUITE 4  
LEXINGTON, MA 02421  
(781)-863-5777

ARCHITECT

MZO GROUP  
92 MONTVALE AVE SUITE 4350  
STONEHAM, MA 02180  
(781)-279-4446

LANDSCAPE ARCHITECT

GARY LARSON, RLA, ASLA  
6 WADMAN CIRCLE  
LEXINGTON, MA 02420

Record Owners:

Philip and Joy Terry  
17 Fairland Street  
Irene Buono  
15 Fairland Street  
Anit and Sumatra Dasgupta  
185 Lincoln Street

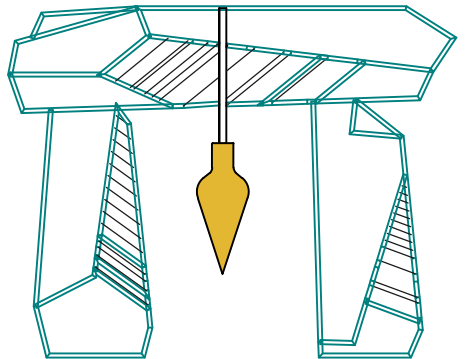
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17 Fairland Street: Map 42 Lot  
0204C  
15 Fairland Street: Map 42 Lot 0205  
185 Lincoln Street: Map 42 Lot 0233

Legal Reference: (Middlesex So.)

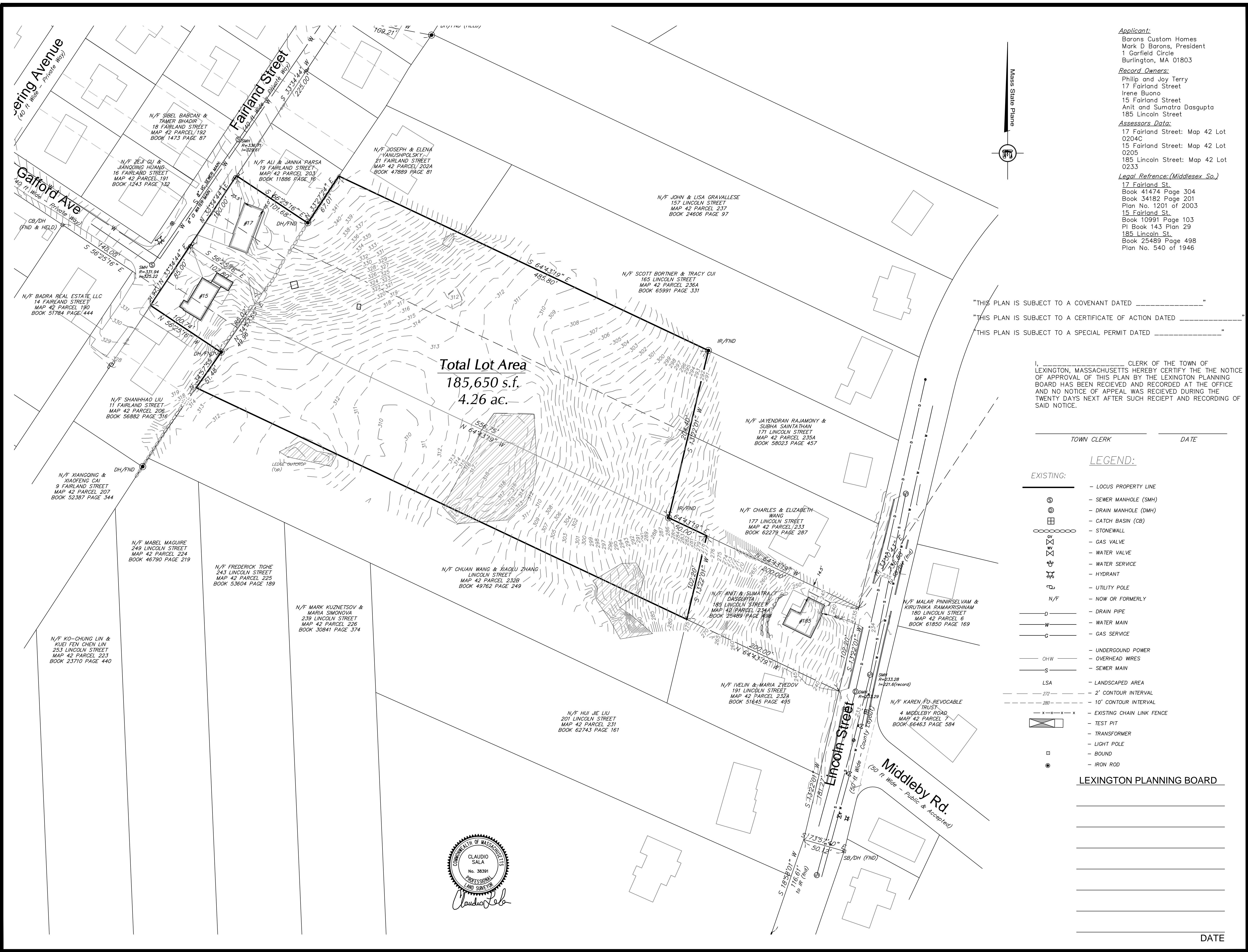
17 Fairland St.  
Book 41474 Page 304  
Book 34182 Page 201  
Plan No. 1201 of 2003  
15 Fairland St.  
Book 10991 Page 103  
Pl Book 143 Plan 29  
185 Lincoln St.  
Book 25489 Page 498  
Plan No. 540 of 1946

DeCELLE-BURKE-SALA



& Associates, Inc.





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

**Record Owners:**  
Philip and Joy Terry  
17 Fairland Street  
Irene Buono  
15 Fairland Street  
Anit and Sumatra Dasgupta  
185 Lincoln Street

**Assessors Data:**  
17 Fairland Street: Map 42 Lot 0204C  
15 Fairland Street: Map 42 Lot 0205  
185 Lincoln Street: Map 42 Lot 0233

**Legal Reference: (Middlesex So.)**  
17 Fairland St.  
Book 41474 Page 304  
Book 34182 Page 201  
Plan No. 1201 of 2003  
15 Fairland St.  
Book 10991 Page 103  
Pl Book 143 Plan 29  
185 Lincoln St.  
Book 23489 Page 498  
Plan No. 540 of 1946

"THIS PLAN IS SUBJECT TO A COVENANT DATED \_\_\_\_\_"

"THIS PLAN IS SUBJECT TO A CERTIFICATE OF ACTION DATED \_\_\_\_\_"

"THIS PLAN IS SUBJECT TO A SPECIAL PERMIT DATED \_\_\_\_\_"

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

TOWN CLERK DATE

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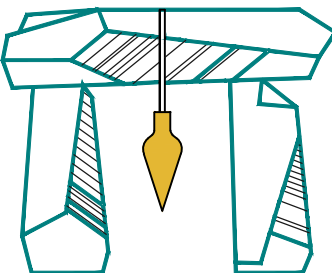
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- LOCUS PROPERTY LINE
- SEWER MANHOLE (SMH)
- DRAIN MANHOLE (DMH)
- CATCH BASIN (CB)
- STONEWALL
- GAS VALVE
- WATER VALVE
- WATER SERVICE
- HYDRANT
- UTILITY POLE
- NOW OR FORMERLY
- DRAIN PIPE
- WATER MAIN
- GAS SERVICE
- UNDERGROUND POWER
- OVERHEAD WIRES
- SEWER MAIN
- LANDSCAPED AREA
- 2' CONTOUR INTERVAL
- 10' CONTOUR INTERVAL
- EXISTING CHAIN LINK FENCE
- TEST PIT
- TRANSFORMER
- LIGHT POLE
- BOUND
- IRON ROD

LEXINGTON PLANNING BOARD

DATE

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

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:

Proposed Residential Development  
in  
Lexington, MA

PLAN TITLE:

Existing Conditions

PREPARED FOR:

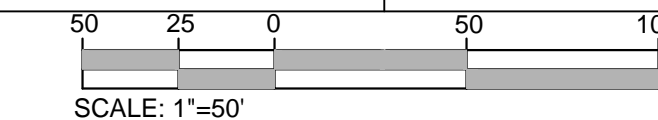
Barons Custom Homes  
1 Garfield Circle  
Burlington, MA 01803

DATE: DECEMBER 12, 2017

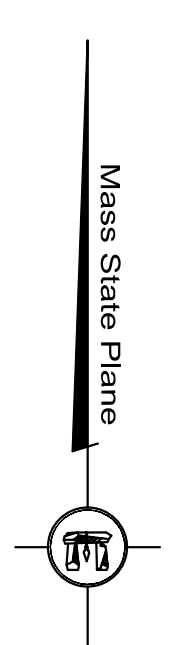
REVISED:

JOB NUMBER: 124.034

SHEET 2 OF 8







Legal Reference: (Middlesex So.)  
17 Fairland St.  
 Book 41474 Page 304  
 Book 34182 Page 201  
 Plan No. 1201 of 2003  
15 Fairland St.  
 Book 10991 Page 103  
 Pl Book 143 Plan 29  
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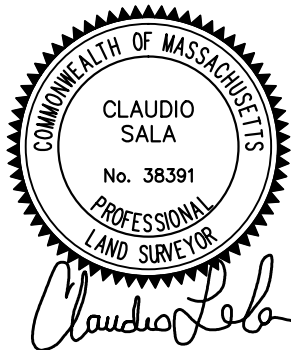
"THIS PLAN IS SUBJECT TO A SPECIAL PERMIT DATED \_\_\_\_\_"

DATE \_\_\_\_\_

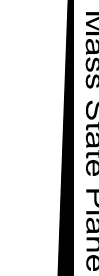
DATE \_\_\_\_\_

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















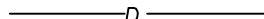
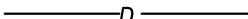





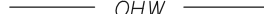






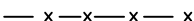













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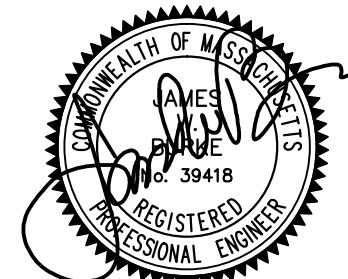
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TOWN CLERK		DATE	
LEGEND:			
EXISTING:		PROPOSED	
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	- GAS VALVE		
	- WATER VALVE		
	- WATER SERVICE		
	- HYDRANT		
	- UTILITY POLE		
N/F	- NOW OR FORMERLY	N/F	
	- DRAIN PIPE		
	- WATER MAIN		
	- GAS SERVICE		
	- UNDERGROUND POWER		
	- OVERHEAD WIRES		
	- SEWER MAIN		
LSA	- LANDSCAPED AREA	LSA	
	- 1' CONTOUR INTERVAL		
	- 5' CONTOUR INTERVAL		
	- EXISTING CHAIN LINK FENCE		
	- TEST PIT		
	- TRANSFORMER		
	- LIGHT POLE		
	- BOUND		
	- IRON ROD		

[illegible]

DATE \_\_\_\_\_



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

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LOT FRONTAGE/WIDTH: 125'/100'

PROJECT TITLE &amp; LOCATION:

Proposed Residential  
Development  
in  
Lexington, MA

PLAN TITLE: Grading

PREPARED FOR:

Barons Custom Homes  
1 Garfield Circle  
Burlington, MA 01803

DATE: DECEMBER 12, 2017

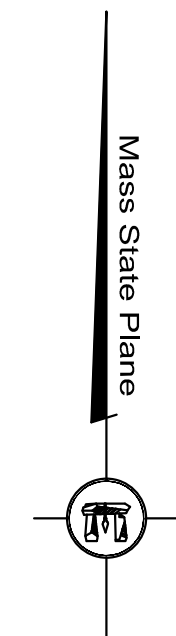
REVISÉ:

JOB NUMBER: 124.034      SHEET 4 OF 8

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SCALE: 1"=50'





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

LEXINGTON PLANNING BOARD

--

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

**ZONING: RS - SINGLE FAMILY**  
**MINIMUM REQUIREMENTS:**  
**AREA: 15,500 S.F.**  
**FRONT SETBACK: 30'**  
**SIDE SETBACK: 15'**  
**REAR SETBACK: 15'**  
**LOT FRONTAGE/WIDTH: 125'/1**

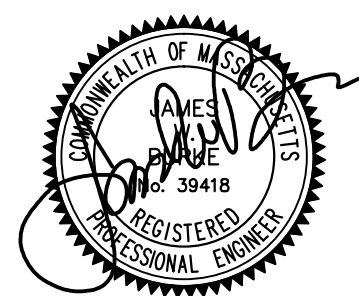
# Proposed Residential Development in Lexington, MA

## Utility

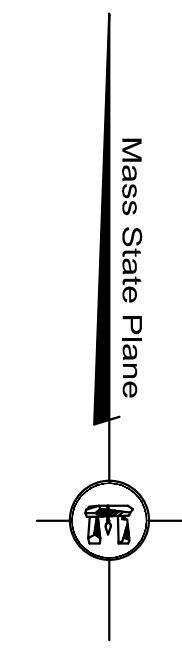
Barons Custom Homes  
1 Garfield Circle  
Burlington, MA 01803

REVISÉ:

SHEET 5 OF 8























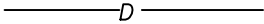
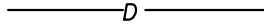




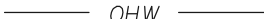



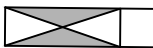
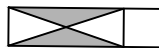








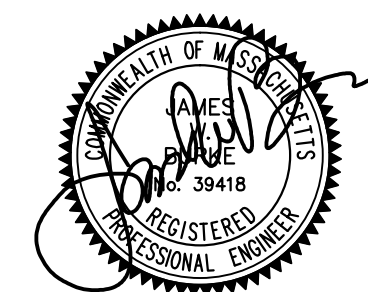
"THIS PLAN IS SUBJECT TO A COVENANT DATED \_\_\_\_\_"

"THIS PLAN IS SUBJECT TO A CERTIFICATE OF ACTION DATED \_\_\_\_\_"

"THIS PLAN IS SUBJECT TO A SPECIAL PERMIT DATED \_\_\_\_\_"

DATE	LEGEND:	DATE
EXISTING:		
	- LOCUS PROPERTY LINE	
	- SEWER MANHOLE (SMH)	
	- DRAIN MANHOLE (DMH)	
	- CATCH BASIN (CB)	
	- STONEWALL	
	- GAS VALVE	
	- WATER VALVE	
	- WATER SERVICE	
	- HYDRANT	
	- UTILITY POLE	
N/F	- NOW OR FORMERLY	N/F
	- DRAIN PIPE	
	- WATER MAIN	
	- GAS SERVICE	
	- UNDERGROUND POWER	
	- OVERHEAD WIRES	
LSA	- SEWER MAIN	LSA
272	- LANDSCAPED AREA	272
200	- 2' CONTOUR INTERVAL	200
100	- 10' CONTOUR INTERVAL	100
- x-x-x-x-x	- EXISTING CHAIN LINK FENCE	
	- TEST PIT	
	- TRANSFORMER	
	- LIGHT POLE	
	- BOUND	

DATE \_\_\_\_\_



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

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

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

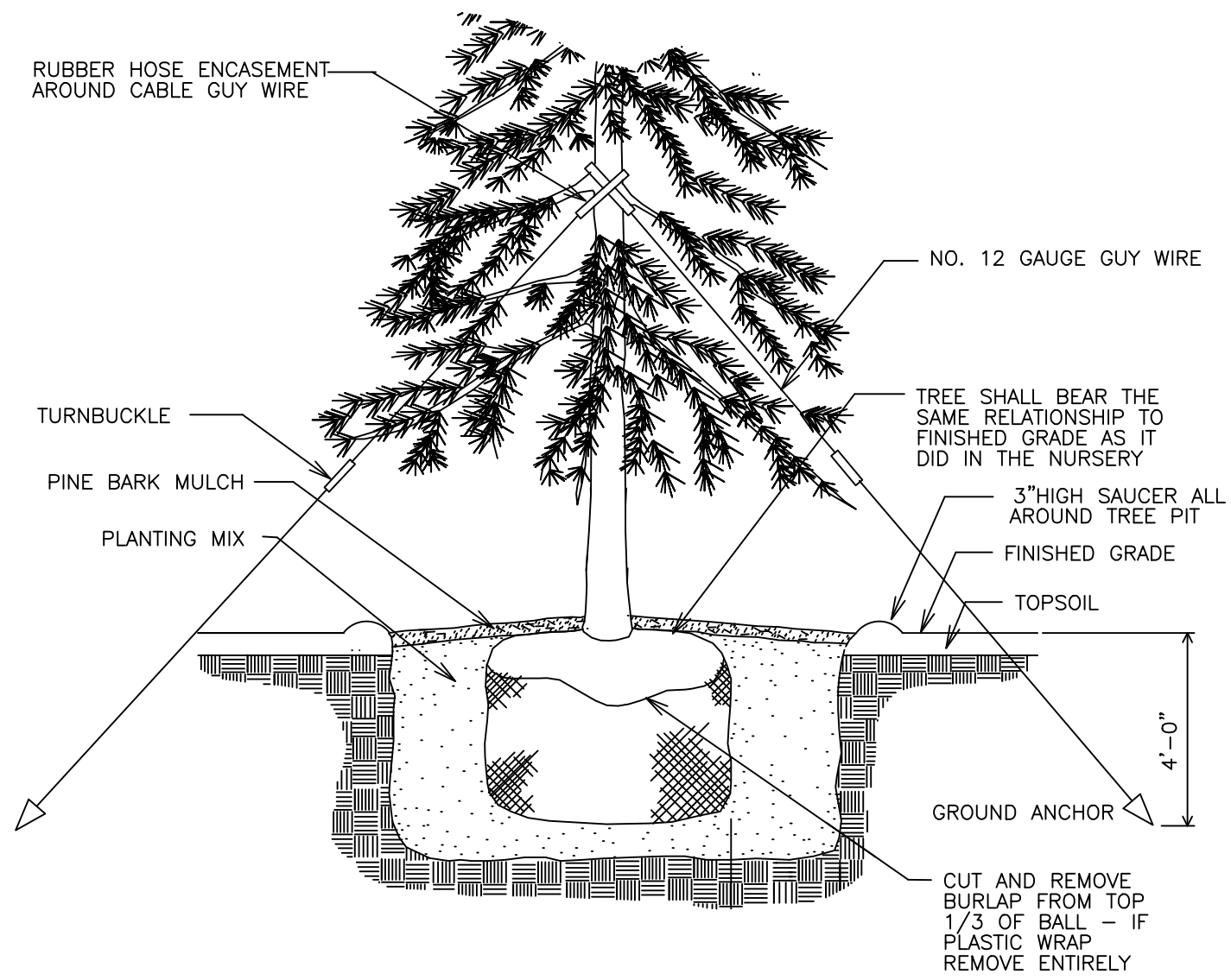
# Proposed Residential Development in Lexington, MA

SCALE: 1"=50'

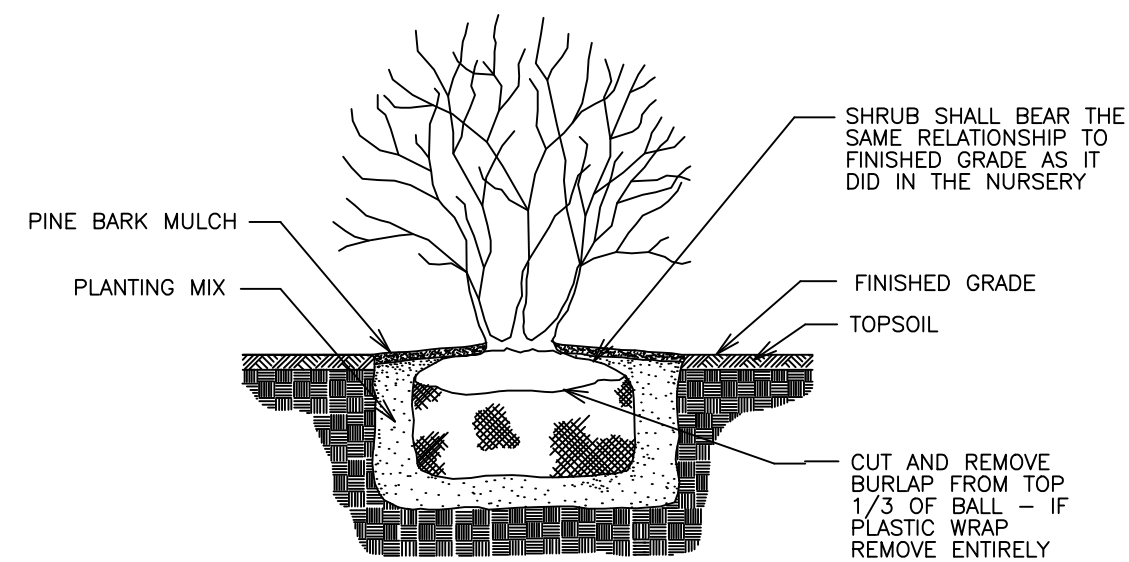




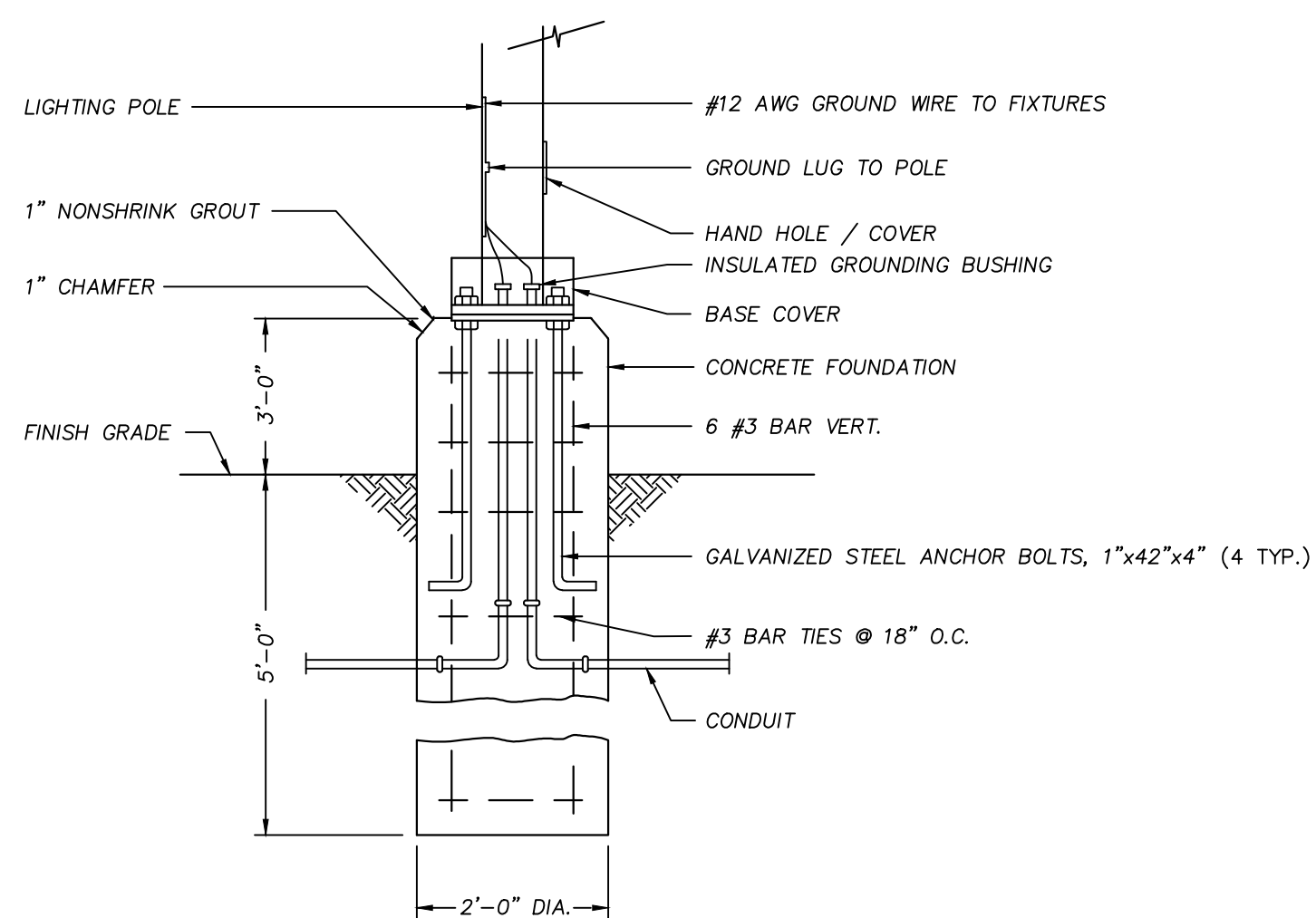




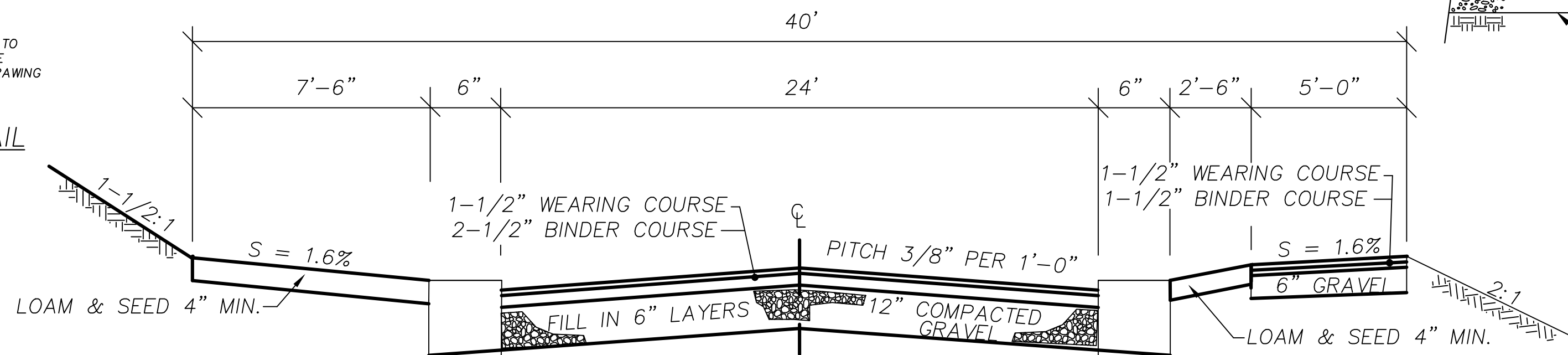
**TYPICAL TREE PLANTING – EVERGREEN**  
N.T.S.



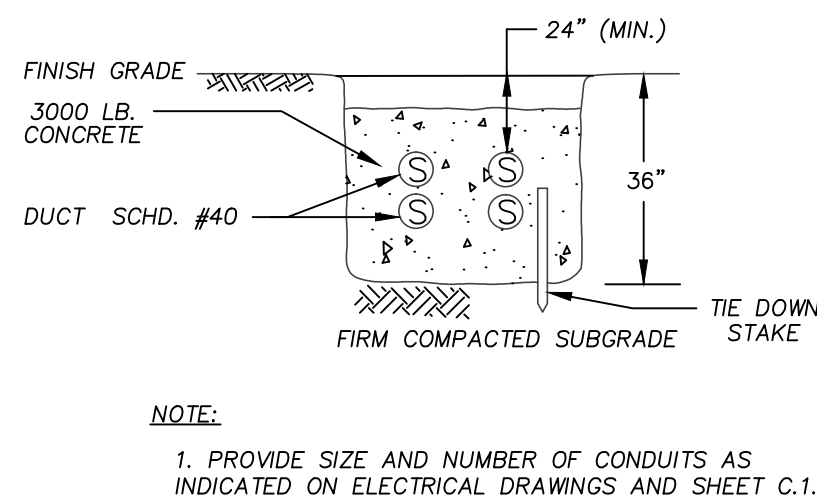
**TYPICAL SHRUB PLANTING**  
N.T.S.



**POLE BASE DETAIL**  
N.T.S.

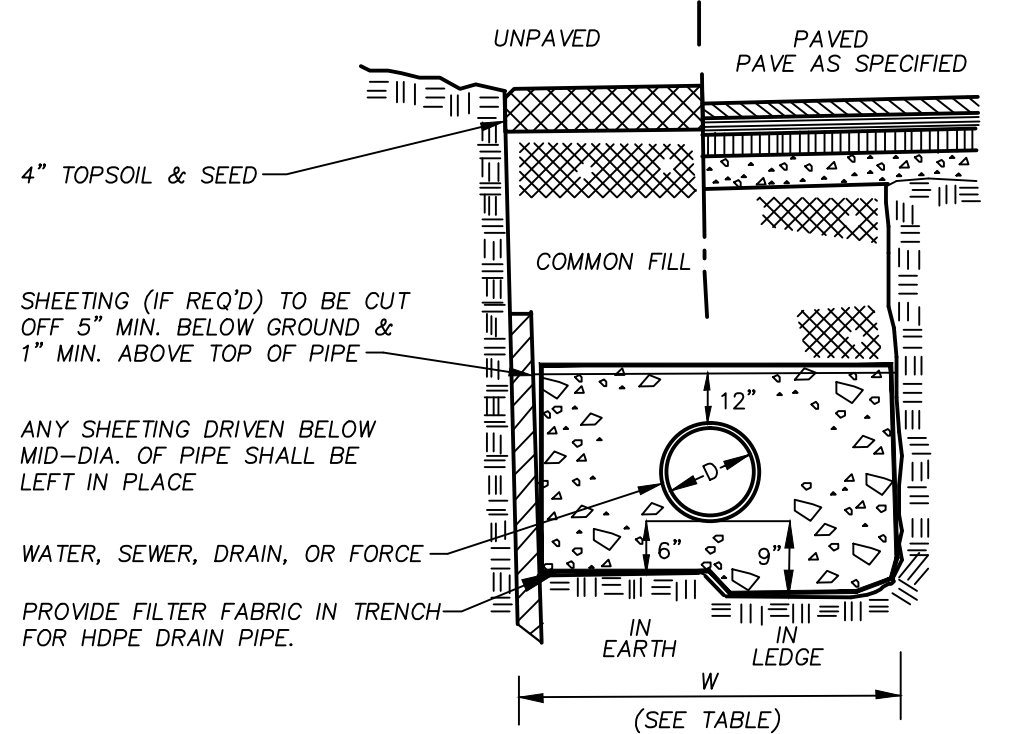


**MINOR STREET CROSS SECTION**  
NOT TO SCALE  
FROM TOWN OF LEXINGTON STANDARD DETAILS



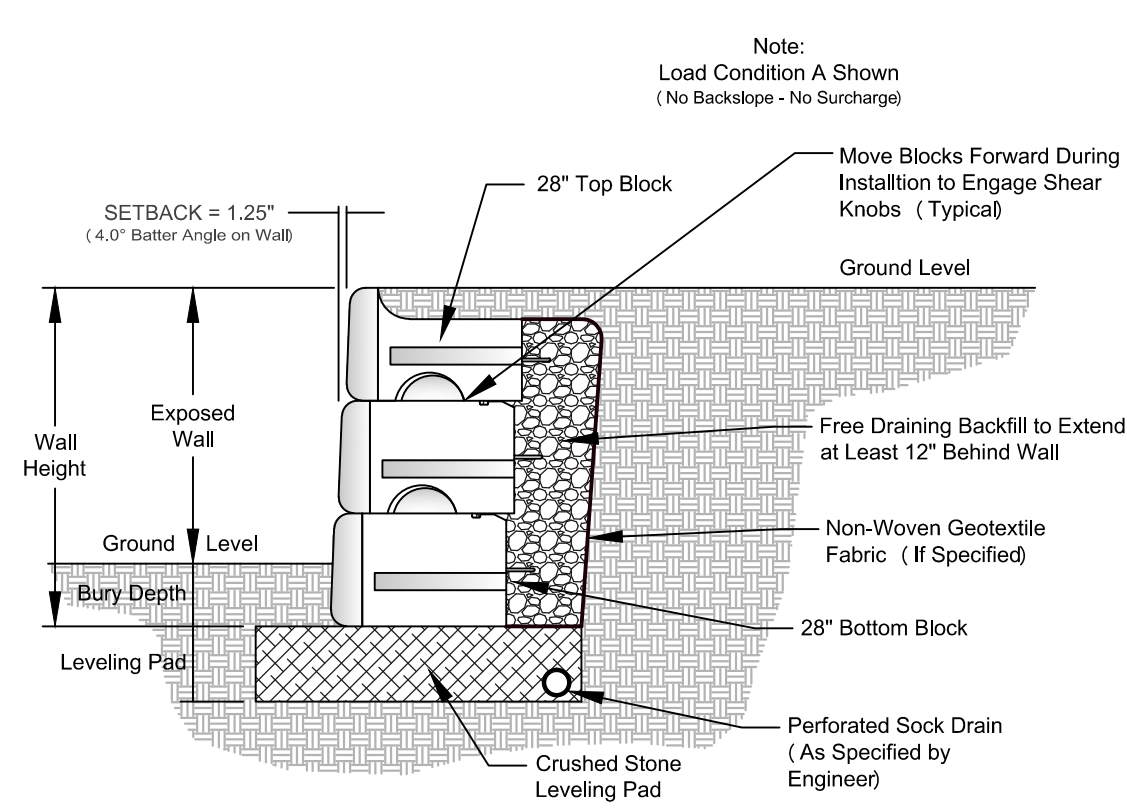
**ELECTRIC DUCT SYSTEM**  
N.T.S.

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

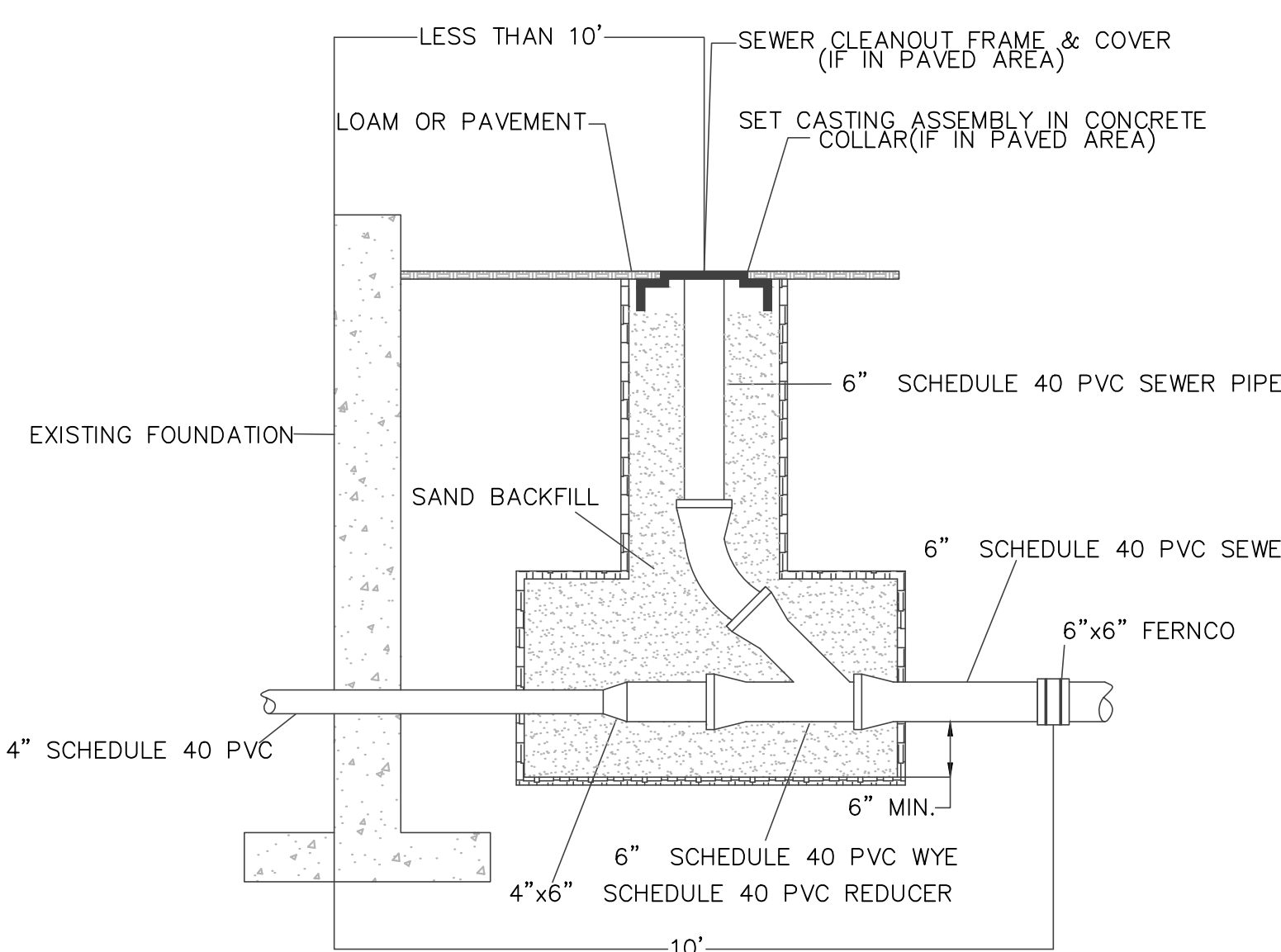


- NOTES:
- COMMON FILL MATERIAL TO CONSIST OF GRANULAR MATERIAL CONTAINING NO STONES LARGER THAN 6" IN GREATEST DIMENSION.
  - BACKFILL WITH CLEAN SAND TO 12" OVER PIPE FOR WATERMAINS.
  - BACKFILL WITH SELECT MATERIAL CONTAINING NO STONES LARGER THAN 3" IN GREATEST DIMENSION TO 12" OVER PIPE FOR SEWER AND DRAIN PIPES.
  - PROVIDE SCREENED GRAVEL BEDDING TO MID PIPE DIAMETER FOR SANITARY SEWERS AND WHERE GROUNDWATER IS ENCOUNTERED AS DIRECTED BY THE ENGINEER.
  - REMOVE UNSUITABLE MATERIAL BELOW GRADE IF ENCOUNTERED, TO SUITABLE DEPTHS AS DIRECTED BY ENGINEER AND REPLACE WITH CLEAN GRANULAR
  - PROVIDE FILTER FABRIC IN TRENCHES FOR HDPE DRAIN PIPE.
  - ALL TRENCH CONSTRUCTION TO CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS
  - COMPACT FILL AND TAMP PIPE TO 93% MAX. DENSITY UNLESS OTHERWISE SPECIFIED.

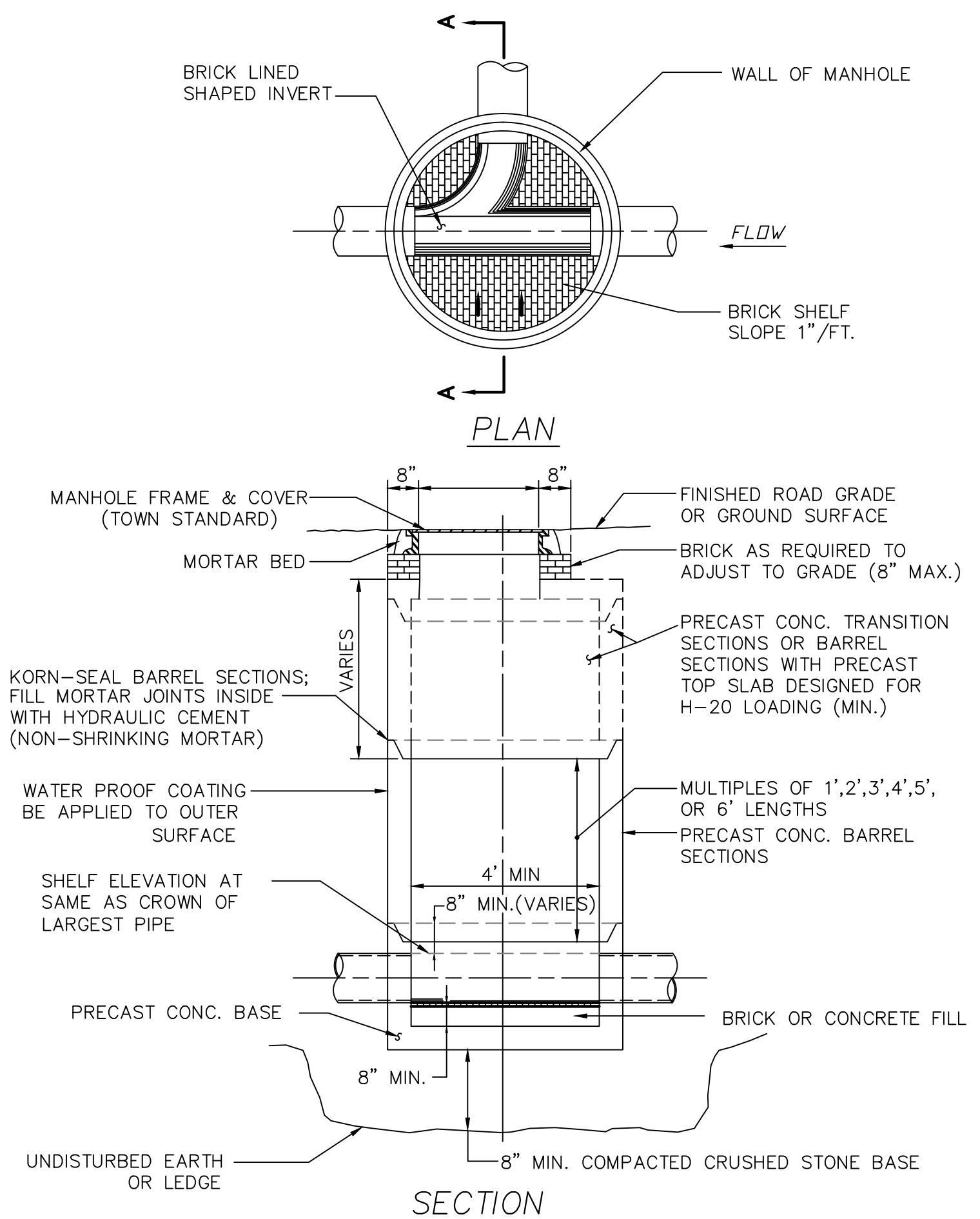
**TYPICAL TRENCH SECTIONS**  
NOT TO SCALE



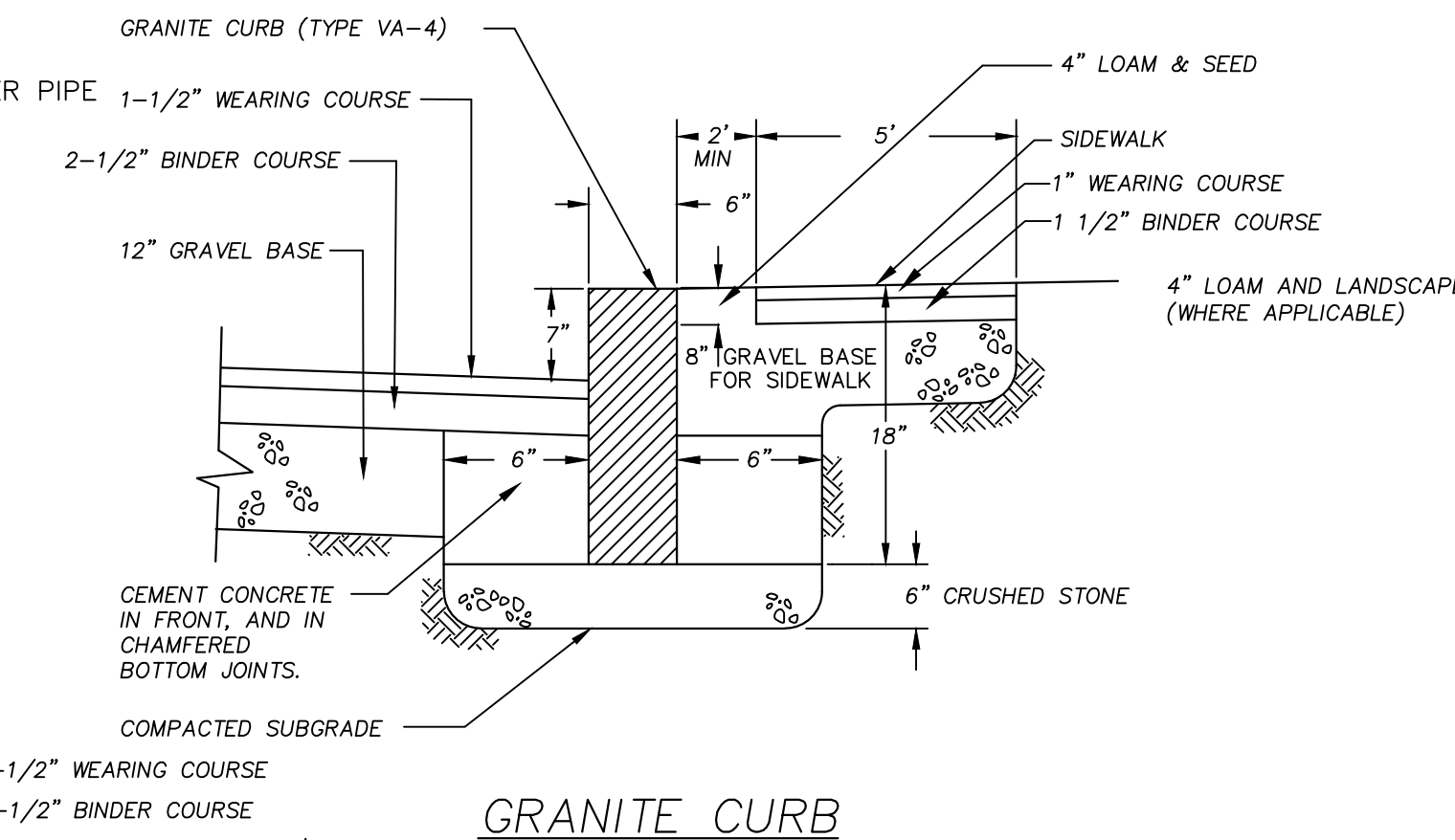
**TYPICAL GRAVITY WALL WITH 28" BLOCKS**  
N.T.S.



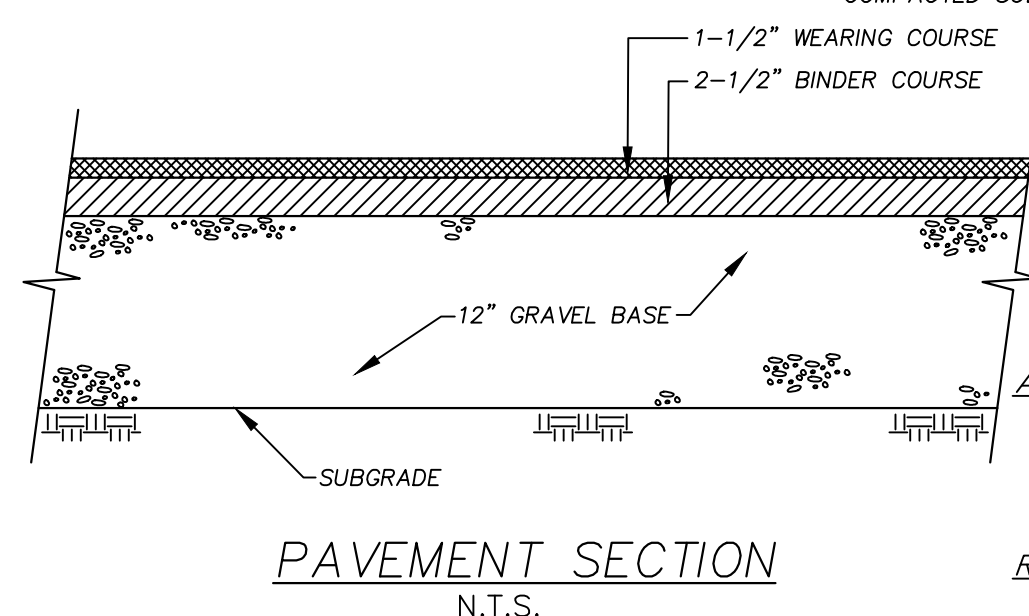
**SEWER CLEANOUT WITHIN 10' OF BLD.**  
N.T.S.



**TYPICAL PRECAST SEWER MANHOLE**  
N.T.S.



**GRANITE CURB**



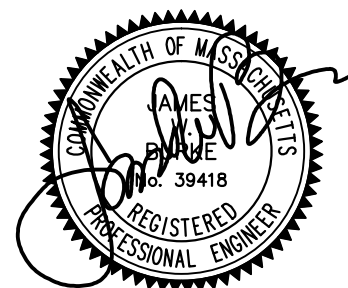
**PAVEMENT SECTION**  
N.T.S.

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

**Record Owners:**  
Philip and Joy Terry  
17 Fairland Street  
Irene Buono  
15 Fairland Street  
Anit and Sumatra Dasgupta  
185 Lincoln Street

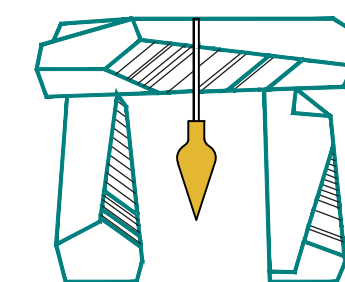
**Assessors Data:**  
17 Fairland Street: Map 42 Lot 0204C  
15 Fairland Street: Map 42 Lot 0205  
185 Lincoln Street: Map 42 Lot 0233

**Legal Reference:** (Middlesex So.)  
17 Fairland St.  
Book 41474 Page 304  
Book 34182 Page 201  
Plan No. 1201 of 2003  
15 Fairland St.  
Book 10991 Page 103  
PI Book 143 Plan 29  
185 Lincoln St.  
Book 25489 Page 498  
Plan No. 540 of 1946



**LEXINGTON PLANNING BOARD**

**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

GENERAL NOTES:

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

PROJECT TITLE & LOCATION:

**Proposed Residential Development**  
in  
**Lexington, MA**

PLAN TITLE:  
Details

PREPARED FOR:  
Barons Custom Homes  
1 Garfield Circle  
Burlington, MA 01803

DATE: DECEMBER 12, 2017

REVISED:

JOB NUMBER: 124.034 SHEET 8 OF 8

DATE

TOWN CLERK

DATE



## TOWN OF LEXINGTON PLANNING OFFICE

### AGENDA ITEM SUMMARY & STAFF RECOMMENDATION

---

<b>Item Name/Description:</b>	15-17 Fairland Street Preliminary Subdivision Plan
<b>Application Date:</b>	December 13, 2017
<b>Constructive Approval Date:</b>	January 27, 2018 (45 days)
<b>Proposed Meeting Date:</b>	January 17, 2018

---

#### Procedural Summary

Barons Custom Homes has applied for a preliminary subdivision at 15-17 Fairland Street and 185 Lincoln Street, Map 42 - Lots 233, 205 and 204C, consisting of nine lots. This application has been submitted under §175-5.0 of the Lexington Subdivision Regulations.

#### Staff Comments

The proposal for the conventional subdivision consists of nine lots laid out on a single road terminating in a cul-de-sac, with one lot retaining frontage on Lincoln Street, currently 185 Lincoln Street. Per §175-7.2(D)(3) this new street will be an extension of Gafford Avenue and should be named as an extension. The eight lots shown on the proof plan, titled "Fairland Estates", conform to Lexington's current zoning and dimensional standards and the applicant is requesting no waivers for these lots.

The applicant's narrative states that the lot, now known as 185 Lincoln Street, will be bisected via ANR and the current house fronting Lincoln Street will remain. However, this course of action is untenable as it is in violation of the *Subdivision Regulations*. The lot now known as 185 Lincoln Street needs to be incorporated in to the overall subdivision plan for "Fairland Estates". This may require the applicant to ask for a frontage waiver for the lot to remain as 185 Lincoln Street, or a reconfiguration of the proposed plan, however, at the current time the applicant has not requested a waiver for this proposal.

Other staff comments include:

- If this proposal progresses to the definitive stage the applicant should comply with the requirements of §175-7.2(C) *Extension to Adjoining Land* and show access to adjacent lot #42-232B, unless the applicant requests a waiver from this section of the bylaw.
- The preliminary grading plan for this site appears to comply with §175-7.2 (E)(11), however, a full and detailed grading plan should be provided at the definitive plan stage.
- Engineering staff has provided their comments under a separate cover.

#### Staff Recommendation

There appears to be no legal or regulatory basis to deny the approval of this preliminary plan. Planning Office staff recommends approval of the preliminary subdivision plan for "Fairland Estates", with the condition that the lot to remain as 185 Lincoln Street must be incorporated in to the overall subdivision in a manner acceptable to the Board,. Otherwise, the plan complies with all applicable zoning and subdivision regulations and requirements with

respect to roadways, utilities, zoning, layout, and grading. .





## MEMORANDUM

TO: David Fields, Planner

FROM: David Pavlik, Senior Civil  
Michael Sprague, Senior Civil

DATE: January 9, 2018

SUBJECT: Fairland Estates Preliminary Subdivision Plan

CC: John Livsey, Town Engineer  
Aaron Henry, Senior Planner

---

The engineering division has reviewed the Preliminary Subdivision Plans titled "Fairland Estates" dated December 12, 2017. We submit the following;

### Comment to Planning:

Please be advised that the engineering division is aware of the submission process involved with the proposed subdivision approval. And with that we expect that our comments will be addressed as this process moves forward toward the definitive subdivision design. The nature of some of our comments will be best addressed as the design progresses further along.

### Existing and Proposed Roadway:

- A calculation or note should be provided to address fire equipment turning radius in the cul-de-sac.
- Is this planned to become a Town accepted road or is it to remain private?
- The roadway base detail should show 8 inches of gravel below 4 inches of dense grade crushed stone.
- It is unclear on the plans where the granite curb is located and where the asphalt berm is located. Granite curb is specified on the detail sheet.

### Utilities:

- This particular neighborhood has been identified as an area of marginally low water pressure. The identification was made in a water system asset plan done for the Town in 2017. This issue should be considered prior to submission of a definitive plan.
- We recommend that a profile view of the utilities located within the two proposed easements be added to the design.



- The water main shows only one gate and tee at the intersection. There should be three gates at a tee for isolation purposes. The other water connection in the easement should be a tap and sleeve with only one gate. We ask that this connection be shown in detail since it is difficult to read on the plans as is.
- Hydrants shall be American-Darling 5 ¼ inch B-84-B-5. Hydrant color; barrel – OSHA black, bonnet – OSHA white, nozzle caps – OSHA black. We require this information be clearly noted on the plans.
- All hydrants, valves and valve boxes shall be American made only. Valves shall open **right (clockwise), hydrants shall open right (clockwise)**. We require this information be clearly noted on the plans.
- All proposed vertical and horizontal bends for the proposed water main shall be on plans with adequate restraining glands, rods and thrust restraints.
- Please identify locations of any bends in the water main, bends will require thrust blocks in accordance with town standards.
- The minimum depth of sewer service connections is 4' below grade. Please provide invert and grading information to show that requirements will be met for each proposed service. And show stubs onto property on definitive plan.
- Maintain separation of utilities in particular the drain and sewer mains.
- All manhole frame and covers should be consistent with Town of Lexington Standards.
- Silt sacks should have emergency overflow and should be shown on plans.

Drainage for roadway, sidewalk, driveway aprons, and site grading:

- The Town should not be listed as the responsible party for the stormwater operations and maintenance plan.
- Test pit data should be shown on the plans to verify infiltration rates and to show two-foot separation from ESHGWT and infiltration systems.
- Please show Tc's on plan.
- Please show drawdown calculations for BMP's.
- In the HydroCAD report the time span should be increased to allow for complete volume and runoff calculations.
- The street should match the detail, with a crown or superelevation, especially concerning drainage.
- The drain line between lots #5 and #6 is a concern with the bend as well as the location on the property line. We will be looking closely at this segment in future submittals.
- Any connections to the Town's drainage system will require Conservation approval.
- Any trees that may be cut should be reviewed with the Tree Warden, Chris Filadoro at the DPW.

Additional reviews and comments will be done after response to these comments.

## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

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

6 Eliot St, Sketch Balanced Housing Development Plan

#### **PRESENTER:**

Richard Perry, Owner & Applicant

#### **ITEM NUMBER:**

5

#### **SUMMARY:**

**Item Name/Description:** 6 Eliot Road Sketch Plan

**Application Date:** December 29, 2017

**Constructive Approval  
Date:** February 08, 2018 (45 days)

**Proposed Meeting Date:** January 17, 2018

#### **Procedural Issues & Action Deadlines**

On December 29, 2017 Meridian Associates, Inc., on behalf of Richard Perry, submitted a sketch balanced housing development plan for 6 Eliot Road. This plan has been scheduled to be reviewed by the Planning Board at a public meeting on January 17th, 2018.

#### **Submittal Standards**

The material submitted meet the criteria laid out for a sketch plan in §176-6.3. The Planning Board (Board) will review the proposal and respond to the applicant with comment. There is no vote to approve or deny an application during the sketch plan phase.

#### **Plan Set Review**

The submitted plan contains the necessary information for the Board to provide meaningful feedback to the applicant. Staff is satisfied with the adequacy of the proof plan and is convinced that the submitted proof plan is viable and able to be constructed.

#### **Submitted Plans**

The plan set includes a seven (7) lot conventional subdivision plan depicting a through road from Pelham Road to Eliot Road. The plan set also contains a thirteen (13) unit balanced housing development proposal that consists of ten (10) structures with one through way, one common driveway serving units 11-13, and two traditional driveways off of Pelham Road serving units 5-7.

### **Staff Comments**

Staff has reviewed the proof plan for this prospective development and has no comment on its viability. The proposed balanced housing development has been scaled down from the previous application and now includes less structures, less units, an affordable component, and a different layout. Staff does not have any further comment on the viability or layout of the proposed balanced housing development, however, the proposed development is at risk of any bylaw change to §135-6.9 occurring during Annual Town Meeting.

### **SUGGESTED MOTION:**

### **FOLLOW-UP:**

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

1/17/2018                      8:00 PM

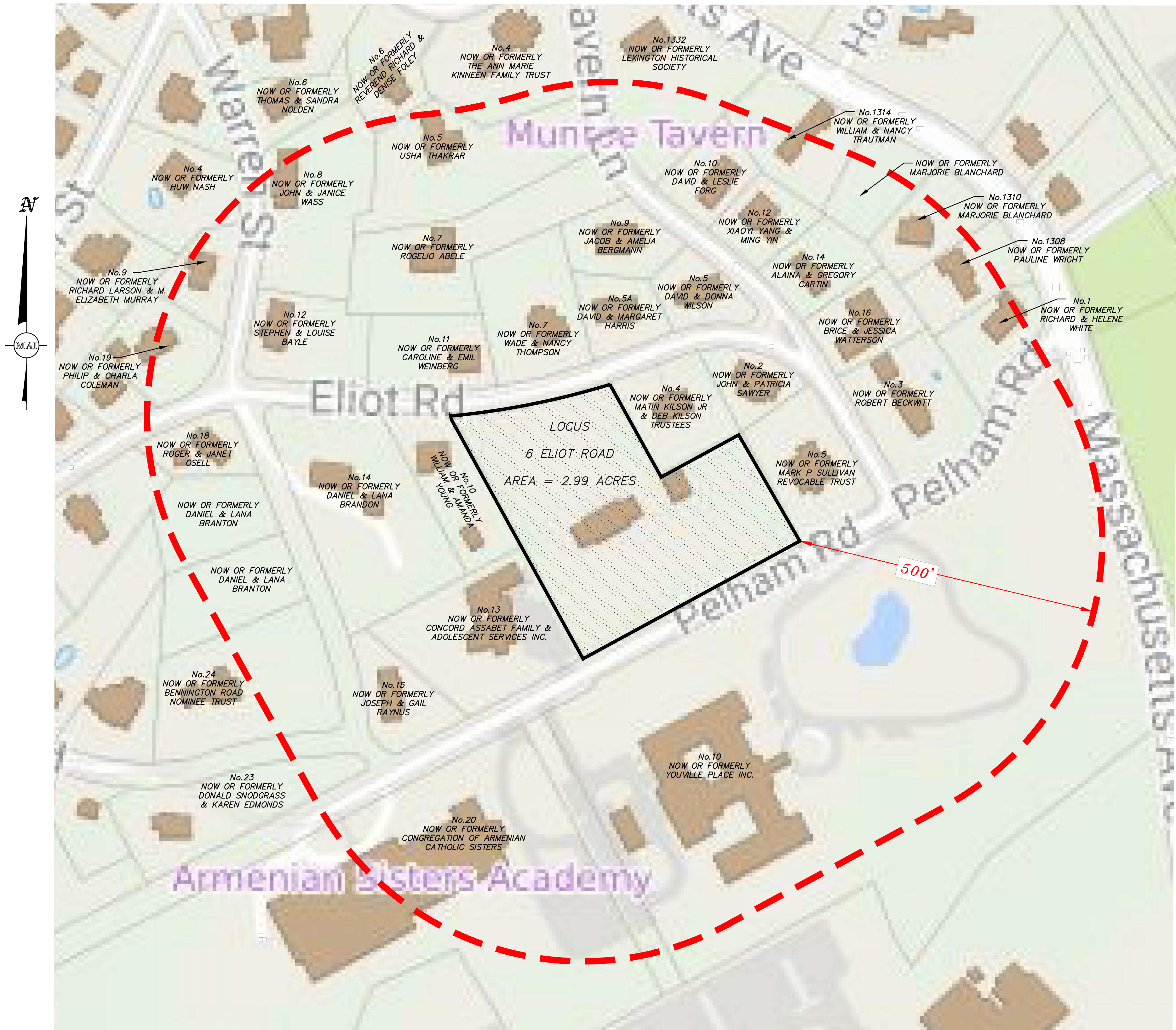
### **ATTACHMENTS:**

Description		Type
<input type="checkbox"/>	Plans	Cover Memo
<input type="checkbox"/>	Staff Memo	Cover Memo

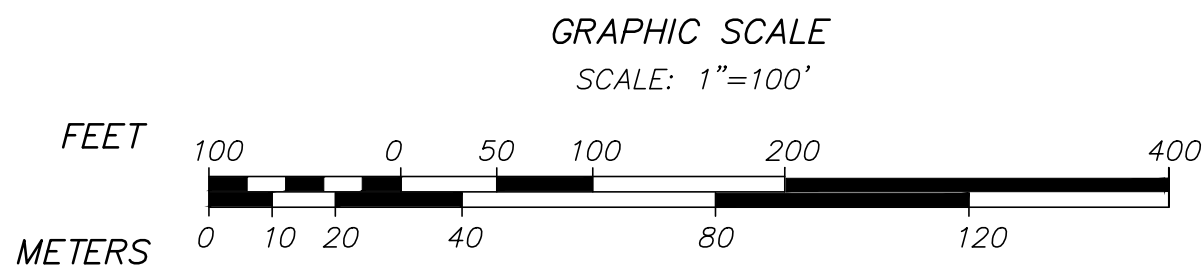


NOTES:

1. THE INFORMATION DEPICTED ON THIS PLAN HAS BEEN COMPILED FROM THE TOWN OF LEXINGTON GEOGRAPHIC INFORMATION SYSTEM.
2. LAND USE WITHIN 500 FEET OF THE SUBJECT PROPERTY IS PRIMARILY SINGLE AND TWO FAMILY DWELLINGS WITH THE EXCEPTION OF A PLANNED DEVELOPMENT PARCEL AND A SCHOOL.



LOCUS CONTEXT MAP:



6 ELIOT ROAD  
(ASSESSOR'S MAP 39 - LOT 26)  
SKETCH SUBDIVISION PLAN SET

IN ACCORDANCE WITH SECTION 135-6.9.3 OF THE LEXINGTON  
ZONING BY LAW

LOCATED IN  
LEXINGTON, MASSACHUSETTS

DATE: OCTOBER 17, 2017  
REVISED: DECEMBER 27, 2017

APPLICANT/RECORD OWNERS:

RFP FAMILY TRUST  
RICHARD F. PERRY, TRUSTEE  
424 MARRETT ROAD  
LEXINGTON, MASSACHUSETTS 02421

PREPARED BY:

 **MERIDIAN ASSOCIATES**  
500 CUMMINGS CENTER SUITE 5950 69 MILK STREET, SUITE 302  
BEVERLY, MASSACHUSETTS 01915 WESTBOROUGH, MASSACHUSETTS 01581  
TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030  
WWW.MERIDIANASSOC.COM

LANDSCAPE ARCHITECT

GARY LARSON RLA  
6 WADMAN CIRCLE  
LEXINGTON, MA 02420

ATTORNEY

JOHN M FARRINGTON  
1 MILITIA DRIVE, #7  
LEXINGTON, MA 02421

DRAWING INDEX:

SHEET 1	COVER SHEET & CONTEXT MAP
SHEET 2	SITE ANALYSIS MAP
SHEET 3	GEOMETRIC PROOF PLAN
SHEET 4	BALANCED & CONVENTIONAL PLANS
SHEET 5	BALANCED HOUSING SKETCH PLAN
SHEET 6	BALANCED PLAN WITHOUT TREES
SHEET 7	CONVENTIONAL SKETCH PLAN
SHEET 8	CONVENTIONAL PLAN WITHOUT TREES
SHEET 9	AERIAL OVERLAY PLAN
SHEET 10	AERIAL OVERLAY PLAN



DATE: NOVEMBER 28, 2017  
CONDUCTED BY: ANDREW RODRIGUEZ, SE (13890)

TEST PIT TP-1  
ELEV.=XX.0±  
ASSUMED E.S.H.G.W. ELEV.=XXX±  
0"-45" HTM: ASH, BRICK  
45"-120"+ LAYER C: GRAVELY FINE LOAMY SAND  
ESHWG NOT OBSERVED

TEST PIT TP-2  
ELEV.=XX.0±  
ASSUMED E.S.H.G.W. ELEV.=XXX±  
0"-12" Ap HORIZON: SANDY LOAM  
12"-18" B HORIZON: SANDY LOAM  
18"-116" LAYER C: GRAVELY FINE LOAMY SAND  
ESHWG NOT OBSERVED

TEST PIT TP-3  
ELEV.=XX.0±  
ASSUMED E.S.H.G.W. ELEV.=XXX±  
0"-11" Ap HORIZON: SANDY LOAM  
11"-20" B HORIZON: SANDY LOAM  
20"-35" LAYER C: SANDY LOAM  
35"-125" LAYER C2: GRAVELLY FINE LOAMY SAND  
**ESHWG NOT OBSERVED**

























































TEST PIT TP-4  
ELEV.=XX.0±  
ASSUMED E.S.H.G.W. ELEV.=XXX±  
0"-11"      Ap HORIZON: SANDY LOAM  
11"-32"      B HORIZON: SANDY LOAM  
32"-112"      LAYER C: GRAVELY FINE LOAMY SAND  
112"      REFUSAL  
ESHGW NOT OBSERVED

TEST PIT TP-5  
ELEV.=XX.0±  
ASSUMED E.S.H.G.W. ELEV.=XXX±  
0"-13"      Ap HORIZON: SANDY LOAM  
13"-19"      B HORIZON: SANDY LOAM  
19"-36"      LAYER C: SANDY LOAM  
36"-80"      LAYER C2: GRAVELY FINE LOAMY SAND  
80"      REFUSAL  
ESHGW NOT OBSERVED

TEST PIT TP-6  
ELEV.=XX±  
ASSUMED E.S.H.G.W. ELEV.=XXX±  
0"-10" Ap HORIZON: SANDY LOAM  
10"-16" B HORIZON: SANDY LOAM  
16"-30" LAYER C: SANDY LOAM  
30"-126" LAYER C2: GRAVELLY FINE LOAMY SAND  
126" REFUSAL  
ESGW NOT OBSERVED

TEST PIT TP-7  
ELEV.=XX.0±  
ASSUMED E.S.H.G.W. ELEV.=XXX±  
0"-12" Ap HORIZON: SANDY LOAM  
12"-18" B HORIZON: SANDY LOAM  
18"-24" LAYER C: SANDY LOAM  
24"-144" LAYER C2: GRAVELLY FINE  
LOAMY SAND  
ESHSW NOT OBSERVED

ESHW NOT OBSERVED

LEGEND:	
H.P.	HIGH POINT
L.P.	LOW POINT
	DIRECTION OF OVERLAND FLOW
	15-25% SLOPES
	25-40% SLOPES
	>40% SLOPES
	SOIL TYPE DIVIDE
	TWO FOOT CONTOUR
	TEN FOOT CONTOUR
	SPOT ELEVATION
	BITUMINOUS BERM
	TREELINE
	SHRUB LINE
	RETAINING WALL
	CONCRETE
	EXPOSED ROCK
	BRICK
	LANDSCAPE
	SIGN
	DECIDUOUS TREE
	CONIFEROUS TREE
	GAS GATE
	TERMINUS UNKNOWN
	UTILITY POLE
	UTILITY POLE WITH LIGHT
	GUY WIRE
	ELECTRIC METER
	STONE WALL
	INTERIOR LOT LINE
	OVERHEAD WIRES
	CHAINLINK FENCE
	GAS LINE
	WATER LINE
	SEWER LINE
	SEWER MANHOLE
	CATCH BASIN
	UNDERGROUND GAS PAINT MARKING
	UNDERGROUND WATER PAINT MARKING
	LIGHT
	WATER GATE
	HYDRANT
	WATER SERVICE SHUT OFF
	CONCRETE BOUND WITH DRILL HOLE
	STONE BOUND WITH DRILL HOLE
	STONE BOUND DRILL HOLE
	CONCRETE BOUND DRILL HOLE
	IRON ROD WITH CAP
	BIT. CONC.
	E.O.P.
	CONCRETE PAD
	BITUMINOUS BERM
	POLYVINYL CHLORIDE
	INVERT
	TYPICAL
	ABOVE GROUND
	BELOW GROUND
	PLUMB AND SOLID
	TEST PIT

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

SOIL TYPE	HYDROLOGIC SOIL GROUP	TYPICAL DEPTH TO ESHGW
631C CHARLTON-URBAN LAND-HOLLIS COMPLEX, 3 TO 15 PERCENT SLOPES, ROCKY	GROUP A	MORE THAN 80"
656 UDORTHENTS-URBAN LAND COMPLEX	GROUP A	MORE THAN 80"

1. THE SOLE PURPOSE OF THIS PLAN SET IS TO COMPLY WITH SECTION 135-6.9.3 OF THE TOWN OF LEXINGTON ZONING BYLAW.
2. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. ON AUGUST 14, 2017 & AUGUST 21, 2017.
3. THE SUBJECT PROPERTY DEPICTED IS LOCATED WITHIN THE RS ZONING DISTRICT.
4. THE SUBJECT PROPERTY IS DEPICTED AS LOT 26 ON THE TOWN OF LEXINGTON ASSESSOR'S MAP 39.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST.
6. THE SOURCE OF NOISE AFFECTING THE SITE AND ADJUTING SITE IS THE TRAFFIC FLOW ALONG MASSACHUSETTS AVENUE.

RECORD OWNER/APPLICANT

MAP 39, LOT 26  
RFP FAMILY TRUST  
RICHARD F. PERRY TRUSTEE  
424 MARRETT ROAD  
LEXINGTON, MASSACHUSETTS 02421

DWG. No. 5862\_SITE ANALYSIS

REVISIONS		
DATE	DESCRIPTION	BY
12/27/17	ADDED TEST PIT INFORMATION	CJG



**SITE ANALYSIS MAP**  
LOCATED IN  
**LEXINGTON, MASSACHUSETTS**  
(MIDDLESEX COUNTY)  
PREPARED FOR  
**RFP FAMILY TRUST**

**MERIDIAN ASSOCIATES**  
 500 CUMMINGS CENTER, SUITE 5950  
 BEVERLY, MASSACHUSETTS 01915  
 TELEPHONE: (978) 292-0447  
 WWW.MERIDIANASSOC.COM

DESIGNED BY: M. CABACHETTI  
 CHECKED BY: M. VIOK

DESIGNED BY: M. CAPACCIOTTI	CHECKED BY: M. NOVAK
-----------------------------	----------------------

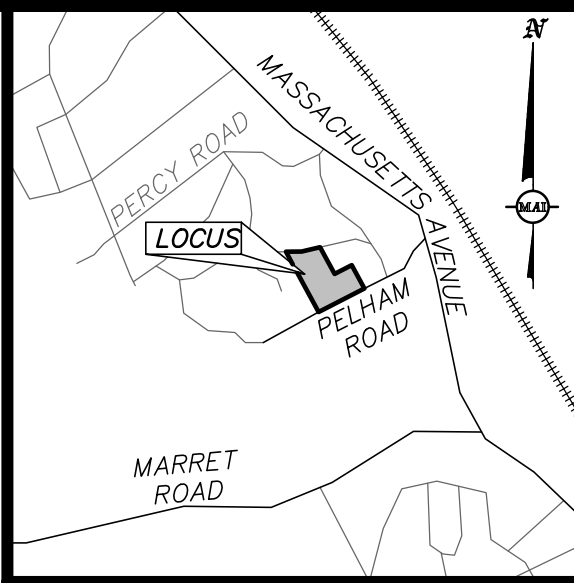
DATE: OCTOBER 17, 2017
SCALE: 1"=20'
SHEET No. 2 OF 10
PROJECT No. 5862-1





**TABLE OF DIMENSIONAL REQUIREMENTS:**  
ZONE: RS

ITEM	REQUIREMENT
MIN. LOT AREA	15,500 S.F.
MIN. FRONTAGE	125'
BUILDING SETBACKS:	
FRONT YARD	30'
SIDE/REAR YARD	15'



**GROSS FLOOR AREA (GFA)  
CHART FOR A BALANCED  
HOUSING DEVELOPMENT**

LOT #	MAX ALLOWABLE GFA (SF)
LOT 1	7,106
LOT 2	7,031
LOT 3	7,032
LOT 4	7,031
LOT 5	7,352
LOT 6	7,032
LOT 7	7,472
TOTAL	50,056

- LEGEND:**
- APPROXIMATE EXISTING PROPERTY LINES
  - PROOF CIRCLE
  - R= RADIUS
  - TYP. TYPICAL
  - PEOP PROPOSED EDGE OF PAVEMENT
  - SF SQUARE FEET
  - ROW RIGHT OF WAY
  - DIA DIAMETER
  - PROPOSED ROADWAY
  - PROPOSED SIDEWALK
  - PROPOSED DRIVEWAY APRON

**TABLE OF DEVELOPMENTAL DATA**

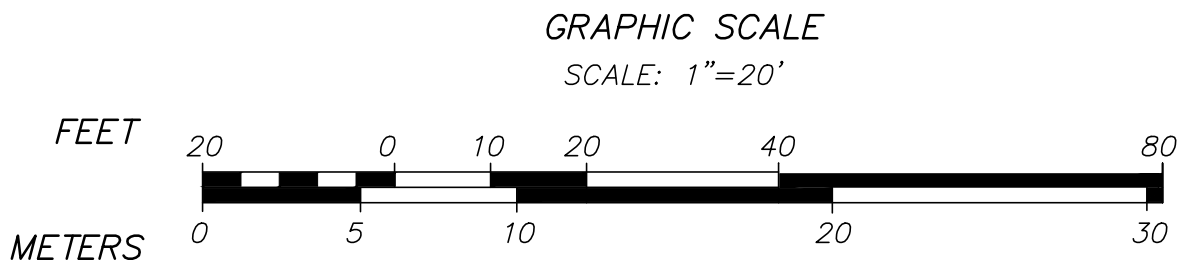
TOTAL ASSESSED LAND AREA OF DEVELOPMENT	2.99 AC (MAP 39, LOT 26)
TOTAL CALCULATED LAND AREA OF DEVELOPMENT	130,575± SF (MAP 39, LOT 26)
TOTAL ONSITE DEVELOPABLE SITE AREA	130,575± SF
TOTAL AREA WITHIN PROPOSED ROW	16,794± SF
TOTAL AREA OF IMPERVIOUS SURFACES WITHIN PROPOSED ROW	11,039± SF
TOTAL AREA OF LOTS IN PROOF PLAN	= TOTAL CALCULATED LAND AREA OF DEVELOPMENT - TOTAL AREA WITHIN PROPOSED ROW = 130,575 - 16,794 = 113,780 SF
113,780 SF x 0.20 = 22,756 SF	
22,756 SF + (TOTAL IMPERVIOUS AREA WITHIN ROW OF PROOF PLAN) = (22,756 + 11,039) = 33,795 SF	
TOTAL IMPERVIOUS SURFACE AREA ALLOWABLE IN A SITE SENSITIVE DEVELOPMENT = 33,795 SF	

**SPECIAL PERMIT SUBDIVISION CALCULATIONS**

TYPE OF SPECIAL PERMIT RESIDENTIAL DEVELOPMENT	BALANCED HOUSING	PROPOSED
MAXIMUM GROSS FLOOR AREA	50,056 SF (SEE GFA CHART)	49,450
MAXIMUM AMOUNT OF IMPERVIOUS SURFACES (SF)	33,795	33,666
MAXIMUM SITE COVERAGE (SF)	NO LIMIT	N/A
MINIMUM COMMON OPEN SPACE REQUIRED (SF)	43,089	43,149

**MINOR RESIDENTIAL STREET:**

NUMBER OF DWELLING UNITS SERVED: 7 PROPOSED  
WIDTH OF PROPOSED RIGHT-OF-WAY: 40' (40' MIN. REQUIRED)  
MINIMUM PAVEMENT WIDTH: 20' (20' REQUIRED)  
PROPOSED RADIUS OF RIGHT-OF-WAY ROUNDING: 25' (MIN. PERMITTED: 25')  
LENGTH OF RIGHT-OF-WAY: 407±



**RECORD OWNER/APPLICANT**

MAP 39, LOT 26  
RFP FAMILY TRUST  
RICHARD F. PERRY TRUSTEE  
424 MARRETT ROAD  
LEXINGTON, MASSACHUSETTS 02421

DWG. No. 5862-PROOF3

REVISIONS

CUG	MINOR DRAFT REVISIONS	DATE	DESCRIPTION
12/27/17			

SEAL OF RICHARD E. WAITT, JR., CIVIL ENGINEER, No. 34762, PROFESSIONAL ENGINEER

SEAL OF COMMONWEALTH OF MASSACHUSETTS, BOARD OF REGISTRATION OF PROFESSIONAL ENGINEERS, No. 529

GEOMETRIC PROOF PLAN OF LAND LOCATED IN LEXINGTON, MASSACHUSETTS (MIDDLESEX COUNTY) PREPARED FOR RFP FAMILY TRUST

MERIDIAN ASSOCIATES

500 CUMMINGS CENTER, SUITE 550  
BEVERLY, MASSACHUSETTS 01915  
TELEPHONE: (978) 299-0447  
WWW.MERIDIANASSOC.COM

CHECKED BY: M. NOVAK

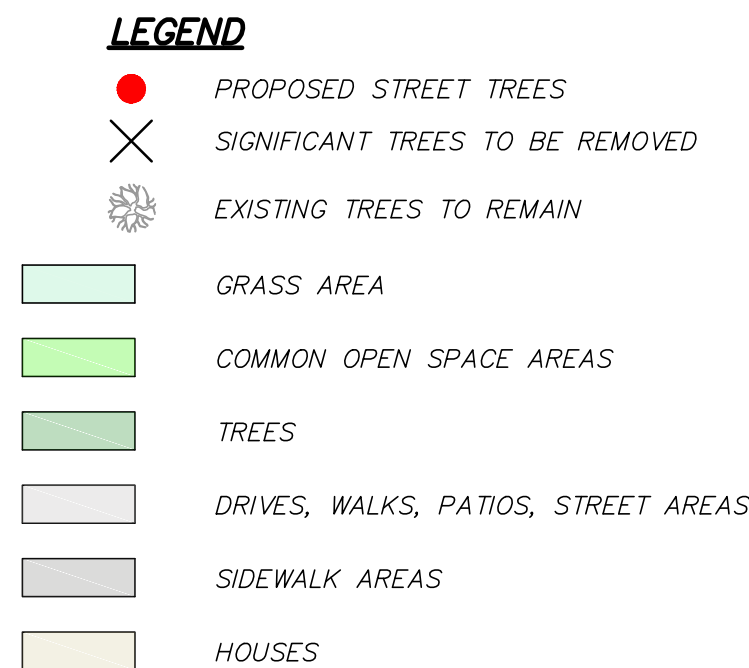
DATE: OCTOBER 17, 2017

SCALE: 1"=20'

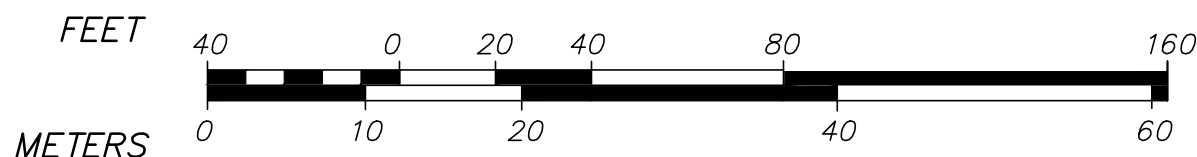
SHEET No. 3 OF 10

PROJECT No. 5862-1





GRAPHIC SCALE  
SCALE: 1"=40'


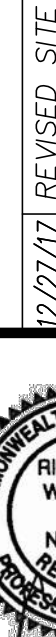



**NOTE:**  
\*ABUTTER GFA'S FROM TOWN OF LEXINGTON ASSESSOR INFORMATION

RECORD OWNER/APPLICANT

MAP 39, LOT 26  
RFP FAMILY TRUST  
RICHARD F. PERRY TRUSTEE  
424 MARRETT ROAD  
LEXINGTON, MASSACHUSETTS 02421

DWG. No. 5862-SKETCH PROOF

<div><div><div>MERIDIAN ASSOCIATES</div><div>500 CUMMINGS CENTER, SUITE 5950 BEVERLY, MASSACHUSETTS 01915 TELEPHONE: (978) 299-0477 WWW.MERIDIANASSOC.COM</div></div></div> <div><div>DATE: OCTOBER 17, 2017</div><div>SCALE: 1"=40'</div><div>SHEET No. 4 OF 10</div><div>PROJECT No. 5862-1</div></div> <div><div>BALANCED &amp; CONVENTIONAL PLANS LOCATED IN LEXINGTON, MASSACHUSETTS (MIDDLESEX COUNTY) PREPARED FOR RFP FAMILY TRUST</div><div><div></div></div><div><div>REVISIONS</div><table><tr><td>12/27/17</td><td>REVISED SITE LAYOUT</td><td>CJG</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table></div></div>		12/27/17	REVISED SITE LAYOUT	CJG																
12/27/17	REVISED SITE LAYOUT	CJG																		



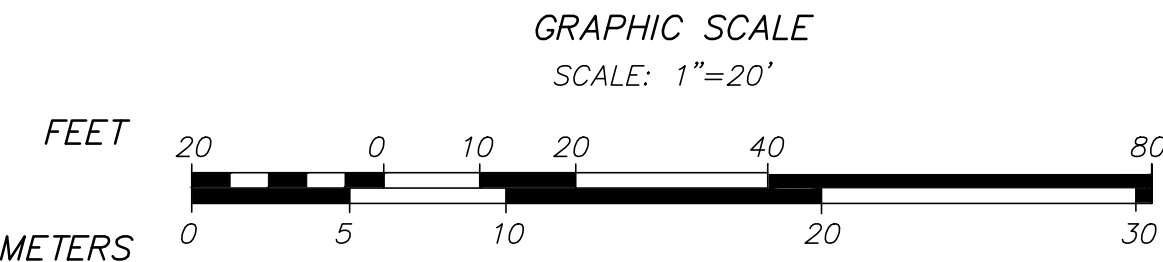


BALANCED  
HOUSING  
DEVELOPMENT

SPECIAL PERMIT SUBDIVISION CALCULATIONS

TYPE OF SPECIAL PERMIT RESIDENTIAL DEVELOPMENT	BALANCED HOUSING	PROPOSED
MAXIMUM GROSS FLOOR AREA	50,056 SF (SEE GFA CHART)	49,450
MAXIMUM AMOUNT OF IMPERVIOUS SURFACES (SF)	33,795	33,666
MAXIMUM SITE COVERAGE (SF)	NO LIMIT	N/A
MINIMUM COMMON OPEN SPACE REQUIRED (SF)	43,089	43,149

NOTE:  
ALL PROPOSED DRIVEWAYS SHALL BE  
POROUS PAVEMENT



RECORD OWNER/APPLICANT

MAP 39, LOT 26  
RFP FAMILY TRUST  
RICHARD F. PERRY TRUSTEE  
424 MARRETT ROAD  
LEXINGTON, MASSACHUSETTS 02421

DWG. No. 5862-SKETCH PROOF

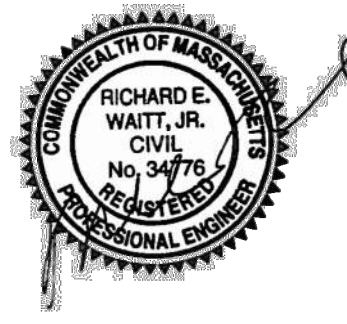
6 ELIOT ROAD

BALANCED HOUSING SKETCH PLAN  
LOCATED IN  
LEXINGTON, MASSACHUSETTS  
(MIDDLESEX COUNTY)  
PREPARED FOR  
RFP FAMILY TRUST

MERIDIAN ASSOCIATES  
500 CUMMINGS CENTER, SUITE 500  
BEVERLY, MASSACHUSETTS 01915  
TELEPHONE: (978) 294-4447  
WWW.MERIDIANASSOC.COM

DATE: OCTOBER 17, 2017  
SCALE: 1"=20'  
SHEET No. 5 OF 10  
PROJECT No. 5862-1

REVISIONS	DATE	DESCRIPTION
12/27/17	REVISED SITE LAYOUT	

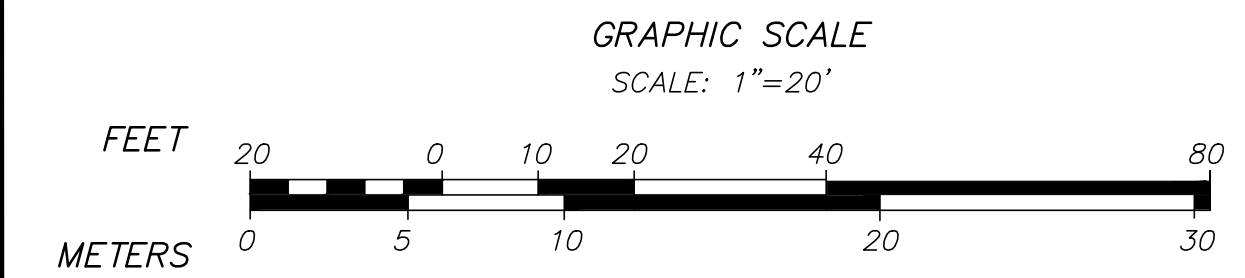


DESIGNED BY: M. NOVAK  
CHECKED BY: M. NOVAK





**BALANCED  
HOUSING  
DEVELOPMENT**



**RECORD OWNER/APPLICANT**  
MAP 39, LOT 26  
RFP FAMILY TRUST  
RICHARD F. PERRY TRUSTEE  
424 MARRETT ROAD  
LEXINGTON, MASSACHUSETTS 02421  
DWG. No. 5862-SKETCH PROOF

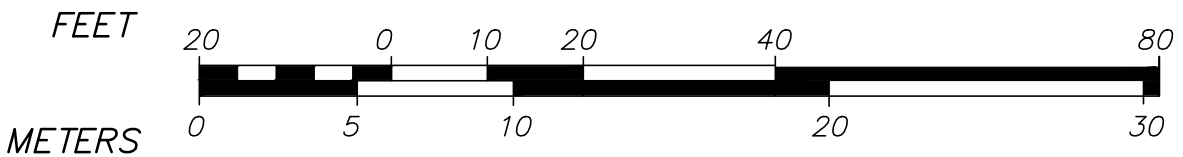
REVISIONS		DESIGNED BY: M. CAPACHETTI		CHECKED BY: M. NOVAK	
NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION
1	12/27/17	REVISED SITE LAYOUT	CJG		
<b>6 ELIOT ROAD</b>					
BALANCED PLAN WITHOUT TREES					
LOCATED IN					
<b>LEXINGTON, MASSACHUSETTS</b>					
(MIDDLESEX COUNTY)					
PREPARED FOR					
<b>RFP FAMILY TRUST</b>					
<b>MERIDIAN ASSOCIATES</b>					
500 CUMMINGS CENTER, SUITE 500 BEVERLY, MASSACHUSETTS 01915 TELEPHONE: (978) 294-4447 WWW.MERIDIANASSOC.COM					
DATE: OCTOBER 17, 2017					
SCALE: 1"=20'					
SHEET No. 6 OF 10					
PROJECT No. 5862-1					





CONVENTIONAL  
SUBDIVISION

NOTE:  
TOTAL IMPERVIOUS SURFACE AREA = 46,000±



RECORD OWNER/APPLICANT

MAP 39, LOT 26  
RFP FAMILY TRUST  
RICHARD F. PERRY TRUSTEE  
424 MARRETT ROAD  
LEXINGTON, MASSACHUSETTS 02421

DWG. No. 5862-SKETCH PROOF

6 ELIOT ROAD

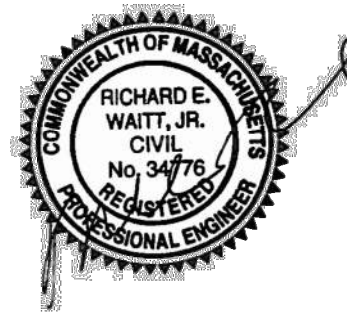
CONVENTIONAL SKETCH PLAN  
LOCATED IN  
LEXINGTON, MASSACHUSETTS  
(MIDDLESEX COUNTY)  
PREPARED FOR  
RFP FAMILY TRUST

**MERIDIANS ASSOCIATES**  
500 CUMMINGS CENTER, SUITE 505  
BEVERLY, MASSACHUSETTS 01915  
TELEPHONE: (978) 294-4447  
WWW.MERIDIANSASSOC.COM

DESIGNED BY: M. CAPACHETTI  
CHECKED BY: M. NOVAK

DATE: OCTOBER 17, 2017  
SCALE: 1"=20'  
SHEET No. 7 OF 10  
PROJECT No. 5862-1

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	12/27/17	REVISED SITE LAYOUT	CJG







CONVENTIONAL  
SUBDIVISION

GRAPHIC SCALE  
SCALE: 1"=20'

FEET 0 10 20 30 40 50 60 70 80  
METERS 0 5 10 15 20 25 30

**RECORD OWNER/APPLICANT**  
MAP 39, LOT 26  
RFP FAMILY TRUST  
RICHARD F. PERRY TRUSTEE  
424 MARRETT ROAD  
LEXINGTON, MASSACHUSETTS 02421  
DWG. No. 5862-SKETCH PROOF

6 ELIOT ROAD

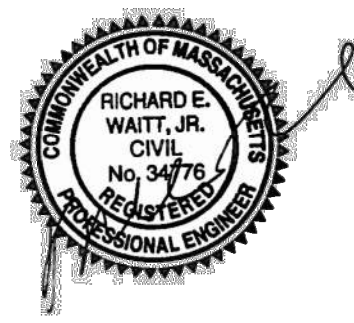
CONVENTIONAL PLAN WITHOUT TREES  
LOCATED IN  
**LEXINGTON, MASSACHUSETTS**  
(MIDDLESEX COUNTY)  
PREPARED FOR  
**RFP FAMILY TRUST**

**MERIDIAN ASSOCIATES**  
500 CUMMINGS CENTER, SUITE 5050  
BEVERLY, MASSACHUSETTS 01915  
TELEPHONE: (978) 294-0447  
WWW.MERIDIANASSOC.COM

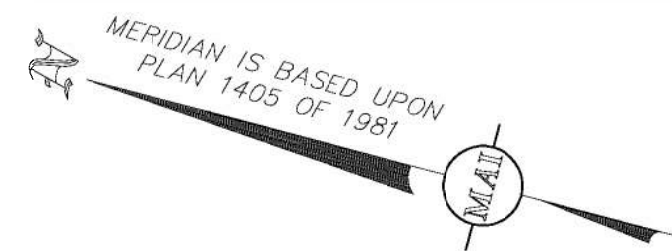
DESIGNED BY: M. CAPACHETTI  
CHECKED BY: M. NOVAK

DATE:	OCTOBER 17, 2017
SCALE:	1"=20'
SHEET No.	8 OF 10
PROJECT No.	5862-1

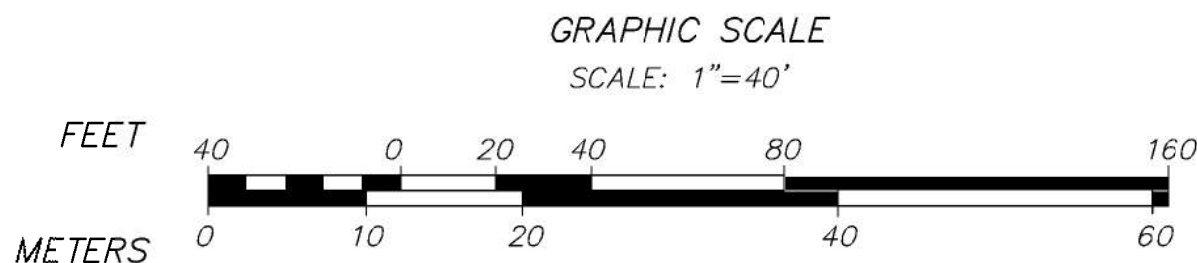
REVISIONS	CUG
12/27/17	REVISED SITE LAYOUT
DATE	DESCRIPTION
BY	





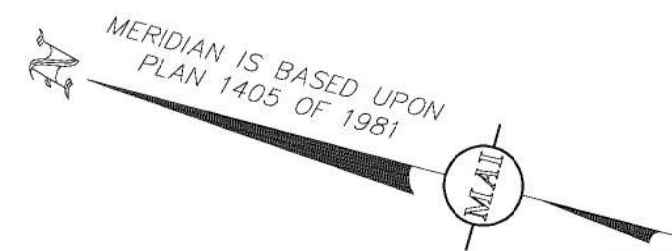


CONVENTIONAL  
SUBDIVISION



- LEGEND**
- PROPOSED STREET TREES
  - ✕ SIGNIFICANT TREES TO BE REMOVED
  - ⊗ EXISTING TREES TO REMAIN

**NOTE:**  
\*ABUTTER GFA'S FROM TOWN OF LEXINGTON ASSESSOR INFORMATION



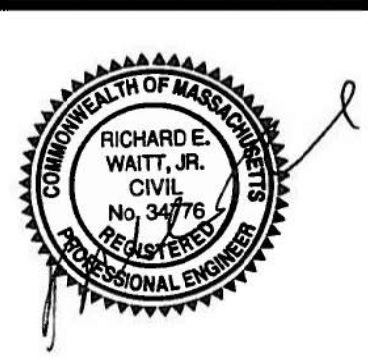
BALANCED  
HOUSING

**RECORD OWNER/APPLICANT**

MAP 39, LOT 26  
RFP FAMILY TRUST  
RICHARD F. PERRY TRUSTEE  
424 MARRETT ROAD  
LEXINGTON, MASSACHUSETTS 02421

DWG. No. 5862-SKETCH PROOF

REVISIONS	
DATE	DESCRIPTION
12/21/17	REVISED SITE LAYOUT
CJG	



**6 ELIOT ROAD**  
AERIAL OVERLAY PLAN  
LOCATED IN  
**LEXINGTON, MASSACHUSETTS**  
(MIDDLESEX COUNTY)  
PREPARED FOR  
**RFP FAMILY TRUST**

**MERIDIANS ASSOCIATES**  
500 CUMMINGS CENTER, SUITE 5950  
BEVERLY, MASSACHUSETTS 01915  
TELEPHONE: (978) 299-0447  
WWW.MERIDIANASSOC.COM  
DESIGNED BY: M. CAPACHETTI  
CHECKED BY: M. NOVAK

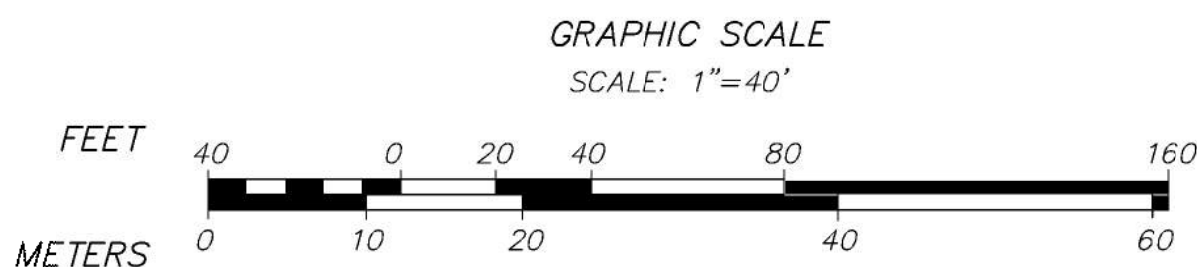
DATE:  
OCTOBER 17, 2017  
SCALE:  
1"=40'  
SHEET No.  
**9 OF 10**  
PROJECT No.  
**5862-1**



MERIDIAN IS BASED UPON  
PLAN 1405 OF 1981



CONVENTIONAL  
SUBDIVISION



LEGEND

- PROPOSED STREET TREES
- SIGNIFICANT TREES TO BE REMOVED
- EXISTING TREES TO REMAIN

NOTE:

\*ABUTTER GFA'S FROM TOWN OF LEXINGTON ASSESSOR INFORMATION

MERIDIAN IS BASED UPON  
PLAN 1405 OF 1981



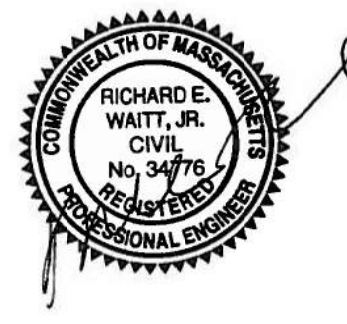
BALANCED  
HOUSING

RECORD OWNER/APPLICANT

MAP 39, LOT 26  
RFP FAMILY TRUST  
RICHARD F. PERRY TRUSTEE  
424 MARRETT ROAD  
LEXINGTON, MASSACHUSETTS 02421

DWG. No. 5862-SKETCH PROOF

REVISIONS	
DATE	DESCRIPTION
12/21/17	REVISED SITE LAYOUT
CJG	



6 ELIOT ROAD  
AERIAL OVERLAY PLAN  
LOCATED IN  
LEXINGTON, MASSACHUSETTS  
(MIDDLESEX COUNTY)  
PREPARED FOR  
RFP FAMILY TRUST

MERIDIANS  
ASSOCIATES  
500 CUMMINGS CENTER, SUITE 500  
BEVERLY, MASSACHUSETTS 01915  
TELEPHONE: (978) 299-0447  
WWW.MERIDIANASSOC.COM

DESIGNED BY: M. CAPACHETTI CHECKED BY: M. NOVAK

DATE:  
OCTOBER 17, 2017

SCALE:  
1"=40'

SHEET No.  
10 OF 10

PROJECT No.  
5862-1





## **TOWN OF LEXINGTON PLANNING OFFICE**

### ***AGENDA ITEM SUMMARY & STAFF RECOMMENDATION***

---

<b>Item Name/Description:</b>	6 Eliot Road Sketch Plan
<b>Application Date:</b>	December 29, 2017
<b>Constructive Approval Date:</b>	February 08, 2018 (45 days)
<b>Proposed Meeting Date:</b>	January 17, 2018

---

#### **Procedural Issues & Action Deadlines**

On December 29, 2017 Meridian Associates, Inc., on behalf of Richard Perry, submitted a sketch balanced housing development plan for 6 Eliot Road. This plan has been scheduled to be reviewed by the Planning Board at a public meeting on January 17th, 2018.

#### **Submittal Standards**

The material submitted meet the criteria laid out for a sketch plan in §176-6.3. The Planning Board (Board) will review the proposal and respond to the applicant with comment. There is no vote to approve or deny an application during the sketch plan phase.

#### **Plan Set Review**

The submitted plan contains the necessary information for the Board to provide meaningful feedback to the applicant. Staff is satisfied with the adequacy of the proof plan and is convinced that the submitted proof plan is viable and able to be constructed.

#### **Submitted Plans**

The plan set includes a seven (7) lot conventional subdivision plan depicting a through road from Pelham Road to Eliot Road. The plan set also contains a thirteen (13) unit balanced housing development proposal that consists of ten (10) structures with one through way, one common driveway serving units 11-13, and two traditional driveways off of Pelham Road serving units 5-7.

#### **Staff Comments**

Staff has reviewed the proof plan for this prospective development and has no comment on its viability. The proposed balanced housing development has been scaled down from the previous application and now includes less structures, less units, an affordable component, and a different layout. Staff does not have any further comment on the viability or layout of the proposed balanced housing development, however, the proposed development is at risk of any bylaw change to §135-6.9 occurring during Annual Town Meeting.

## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

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

Potential Warrant Articles

#### **PRESENTER:**

Board Discussion

#### **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>.

The materials related to Economic Development were included in the packet of the January 16, 2018, Selectmen & Planning Board Joint Meeting.

#### **SUGGESTED MOTION:**

There is no Board action required on this item.

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

The public hearings for these articles are scheduled for the Board's next meeting, January 31, 2018.

**DATE AND APPROXIMATE TIME ON AGENDA:**

1/17/2018

8:45 PM



## **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:**

1/17/2018