

# AGENDA

## Lexington Planning Board

**Thursday, August 30, 2018**  
**Selectmen's Meeting Room, Town Office Building, 1625**  
**Massachusetts Avenue**  
**7:00 PM**

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### **Board Administration**

- 1. Approval of Planning Director Appointment**
- 2. Board member reports**

### **Staff Reports**

- 1. General Updates (as needed)**
- 2. Comprehensive Plan Update**
- 3. Hartwell Avenue Zoning Initiative Update**

### **Development Administration**

- 1. 331 Concord Avenue: Planned Development (Public Hearing)**
- 2. Luongo Farm Lane Subdivision Close Out and Release of Security**
- 3. 55 & 56 Watertown Street (Belmont Country Club): Planned Development (Public Hearing) TO BE CONTINUED WITHOUT DISCUSSION**

### **Upcoming Meetings & Anticipated Schedule**

- 1. Upcoming Meetings & Anticipated Schedule**

### **Adjourn**



Meeting broadcast by LexMedia

# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

**AGENDA ITEM TITLE:**

Approval of Planning Director Appointment

**PRESENTER:**

Kelly Axtell

**ITEM  
NUMBER:**

**SUMMARY:**

**SUGGESTED MOTION:**

**FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

8/30/2018

# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

Board member reports

### **PRESENTER:**

GINNA JOHNSON

### **ITEM NUMBER:**

### **SUMMARY:**

Board members asked to review the current Board and Committee assignments which are attached.

### **SUGGESTED MOTION:**

### **FOLLOW-UP:**

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

8/30/2018

### **ATTACHMENTS:**

Description	Type
<input type="checkbox"/> PB Board & Committee Assignments	Backup Material

# Planning Board Representatives/Liaisons to Boards & Committees

## Board of Selectmen Appointments

Board/Committee	Role	Planning Board Designee
Housing Partnership Board	Voting Member	Ms. Corcoran-Ronchetti
2020 Vision Committee	Voting Member	Ms. Johnson
Metropolitan Planning Organization	Voting Member	Mr. Kucharsky
Battle Road Scenic Byway Committee	Voting Member	Mr. Canale ( )
Center Streetscape		Ms. Corcoran-Ronchetti
Net Zero Energy Task Force		Mr. Creech
Metropolitan Area Planning Council	Voting Member	Mr. Canale ( )

## Planning Board Appointments

Board/Committee	Role	Planning Board Designee
MAGIC (MAPC Subregion) <b>need a vote</b>	Voting Member	
Hanscom Area Towns Committee	Voting Member	Ms. Corcoran-Ronchetti
Community Preservation Committee	Voting Member	Mr. Hornig
Economic Development Advisory Committee	Liaison	Mr. Hornig
Energy Conservation Committee	Liaison	Mr. Creech
Transportation Advisory Committee	Liaison	Mr. Creech
Bicycle Advisory Committee	Liaison	Mr. Canale
Sustainable Lexington Committee	Liaison	Ms. Johnson
Greenways Corridor Committee	Liaison	Ms. Johnson
Lexington Center Committee	Liaison	Mr. Hornig
Design Advisory Committee	Liaison	Mr. Creech
Comprehensive Plan Advisory Committee	Liaisons (2)	Mr. Canale/Ms. Johnson

## Planning Board Observing

Board/Committee	Role	Planning Board Designee
Tree Committee		Ms. Johnson
Historic Districts Commission		Mr. Canale
Historic Commission		Mr. Canale
Conservation Commission		Ms. Johnson
Zoning Board of Appeals		

TALLY: CANALE = 6   CORCORAN-RONCHETTI = 3   CREECH = 4   HORNIG = 3   JOHNSON = 6

## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

**AGENDA ITEM TITLE:**

General Updates (as needed)

**PRESENTER:**

David Kucharsky

**ITEM  
NUMBER:**

**SUMMARY:**

The general update is a standing agenda item providing the Planning Office staff the opportunity to update the community and Board on day-to-day matters.

**SUGGESTED MOTION:**

Staff's update requires no action on the part of the Board.

**FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

8/30/2018

## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

**AGENDA ITEM TITLE:**

Comprehensive Plan Update

**PRESENTER:**

David Kucharsky

**ITEM  
NUMBER:**

**SUMMARY:**

This is a standing agenda item to provide updates to the Planning Board on the status of the Comprehensive Plan. Upcoming meetings include the following:

Public Event (World Café) - September 25, 2018 (7PM) Battin Hall

Public Event (World Café) - October 23, 2018 (7PM) Estabrook Elementary

Public Event (World Café) - November 27, 2018 (7PM) Community Center

**SUGGESTED MOTION:**

Staff's update requires no action on the part of the Board.

**FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

8/30/2018

# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

Hartwell Avenue Zoning Initiative Update

### **PRESENTER:**

David Kucharsky

### **ITEM NUMBER:**

### **SUMMARY:**

This is a standing agenda item to provide updates to the Planning Board on the status of the Hartwell Zoning Initiative.

### **SUGGESTED MOTION:**

Staff's update requires no action on the part of the Board.

### **FOLLOW-UP:**

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

8/30/2018

## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

**AGENDA ITEM TITLE:**

331 Concord Avenue: Planned Development (Public Hearing)

**PRESENTER:**

Robert C. Buckley, Riemer/Braunstein

**ITEM  
NUMBER:**

**SUMMARY:**

The Planning Board will be continuing a public hearing to discuss this item from the previous meeting on August 16th, 2018. The applicant, LCB Senior Living, has submitted a proposal to rezone a 6.23 acre site located at 331 Concord Avenue. The rezone proposes the construction of a 110 unit senior living facility consisting of 80 assisted living units and 30 memory care units.

Please click [here](#) to view plans of the proposal and other submitted documentation.

**SUGGESTED MOTION:**

**FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

8/30/2018

# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

Luongo Farm Lane Subdivision Close Out and Release of Security

### **PRESENTER:**

Robert Phelan

### **ITEM NUMBER:**

### **SUMMARY:**

This matter is to consider whether the Board views the approved subdivision at Luongo Farm Lane to be complete with regard to the required improvements.

### **SUGGESTED MOTION:**

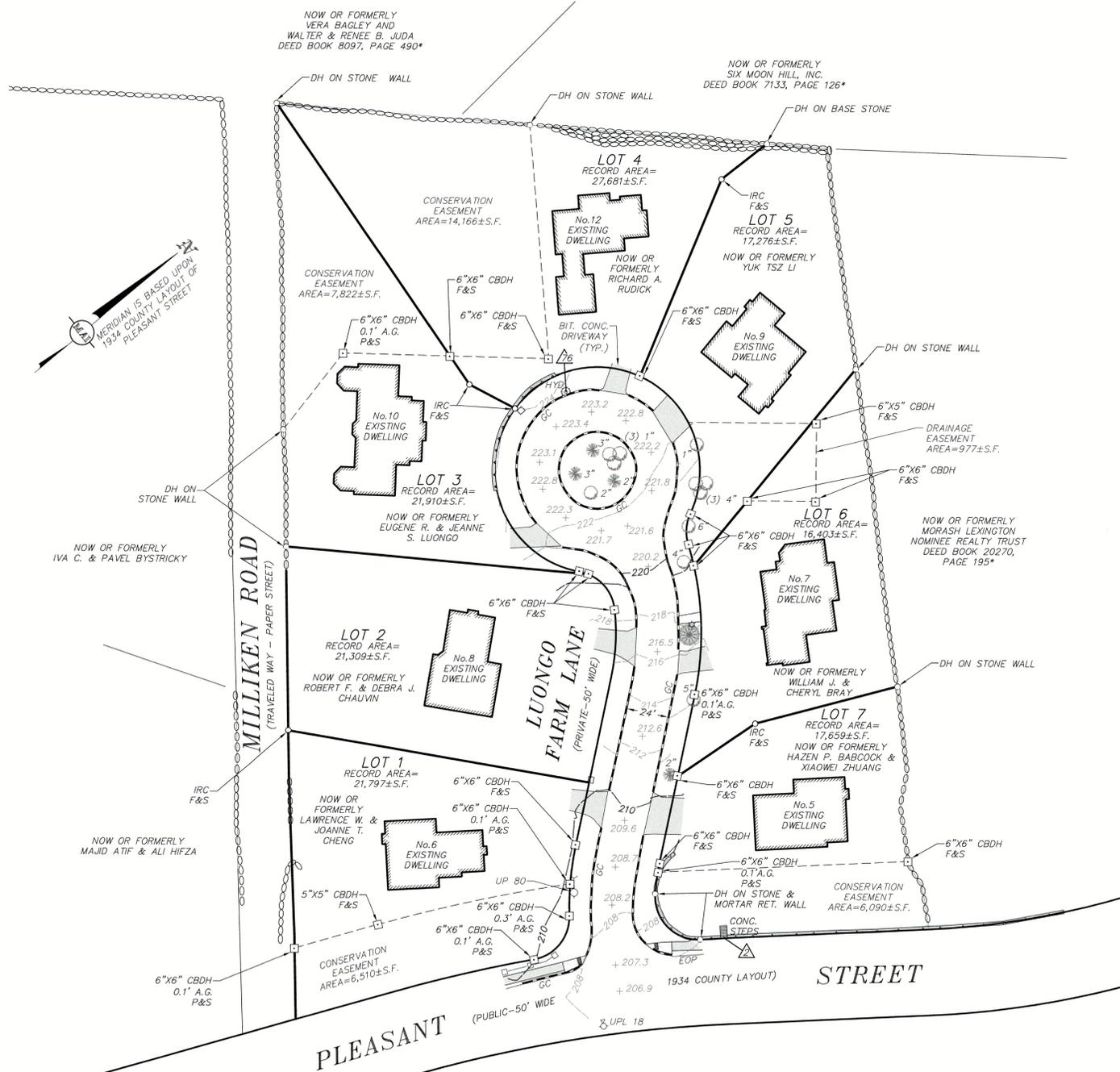
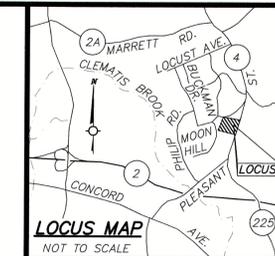
### **FOLLOW-UP:**

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

8/30/2018

### **ATTACHMENTS:**

Description	Type
<input type="checkbox"/> As Built Plans	Backup Material
<input type="checkbox"/> Project Narrative	Backup Material
<input type="checkbox"/> Street Lighting Plan	Backup Material



**LEGEND:**

---218---	TWO FOOT CONTOUR
---220---	TEN FOOT CONTOUR
+	SPOT ELEVATION
---	EDGE OF PAVEMENT
---	GRANITE CURB
○	CHAINLINK FENCE
□	WOOD FENCE
---	RETAINING WALL
○	MAILBOX
○	DECIDUOUS TREE
○	CONIFEROUS TREE
○	ORNAMENTAL TREE
---	COMPILED GAS LINE
---	TERMINUS UNKNOWN
---	COMPILED COMMUNICATIONS LINE
---	OVERHEAD WIRES
○	STREET LIGHT
○	UTILITY POLE
○	UTILITY POLE WITH LIGHT
○	GUY WIRE
---	ELECTRIC HAND HOLE
---	TELEPHONE HAND HOLE
---	CABLE HAND HOLE
---	TRANSFORMER
---	OBSERVED DRAIN LINE
○	DRAIN MANHOLE
---	CATCH BASIN
---	COMPILED WATER LINE
---	WATER GATE
○	HYDRANT
---	OBSERVED SEWER LINE
○	SEWER MANHOLE
---	EASEMENT LINE
---	CONCRETE BOUND WITH DRILL HOLE
○	IRON ROD WITH CAP
○	DRILL HOLE
---	STONE WALL
---	CONCRETE
---	CONCRETE PAD
---	REINFORCED CONCRETE PIPE
---	HIGH DENSITY POLYETHYLENE
---	INVERT
---	POLYVINYL CHLORIDE
---	BITUMINOUS CONCRETE
---	CONCRETE BOUND WITH DRILL HOLE
---	ABOVE GROUND
---	PLUMB AND SOLID
---	FLUSH AND SOLID

**TEMPORARY BENCHMARK CHART:**

T.B.M.#	DESCRIPTION	ELEVATION
△	CHISELED SQUARE SET IN FRONT CENTER OF LOWEST CONC. STEP, 0.5' A.G.	205.87
△	FRONT CAP BOLT OF HYDRANT	226.22

(SEE NOTE 7)

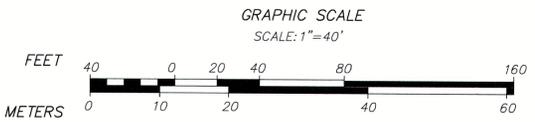
- NOTES:**
- THE SOLE PURPOSE OF THIS PLAN IS TO DEPICT THE RECENTLY CONSTRUCTED IMPROVEMENTS FOR LUONGO FARM LANE.
  - THE SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM A AN ON THE GROUND INSTRUMENT SURVEY CONDUCTED BETWEEN AUGUST 7 AND AUGUST 11, 2017 BY MERIDIAN ASSOCIATES, INC.
  - THE LOCUS PROPERTY DEPICTED IS LOCATED IN ZONE RS - ONE FAMILY DWELLING.
  - THE LOCUS PROPERTY IS DEPICTED AS LOTS 59A, 59B, 59C, 59D, 60A, 60B AND 60C ON THE TOWN OF LEXINGTON ASSESSOR'S MAP 14.
  - THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. MERIDIAN ENGINEERING, INC. DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
  - THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
  - THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE TOWN OF LEXINGTON SEWER DATUM, STARTING BENCHMARK: CHISELED SQUARE ON SOUTHWEST CORNER OF CONCRETE HEADWALL ON THE NORTH SIDE OF BOW STREET BRIDGE OVER MILL BROOK, DESIGNATED RM 15 ON FEMA FIRM MAP COMMUNITY No. 250198 005 c, SEPTEMBER 30 1983; ELEVATION=163.45.

**APPLICANT:**  
PLEASANT STREET REALTY TRUST  
82 BUCKMAN DRIVE  
LEXINGTON MA 02421

**UTILITY NOTES:**

- THE LOCATION OF THE WATER MAIN AND TELEPHONE/ELECTRIC/COMMUNICATION CONDUITS IN LUONGO FARM LANE ARE DEPICTED SOLELY UPON A SKETCH PROVIDED BY THE SITE CONTRACTOR. MAI DID NOT WITNESS OR FIELD VERIFY THE EXACT LOCATION OF THESE ITEMS.

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



**LUONGO FARM LANE  
GRADING LAYOUT  
ROADWAY COMPLIANCE PLAN  
LOCATED IN  
LEXINGTON, MASSACHUSETTS  
(MIDDLESEX COUNTY)**

PREPARED FOR  
**PLEASANT STREET REALTY TRUST**  
SCALE: 1"= 40' DATE: SEPTEMBER 28, 2017



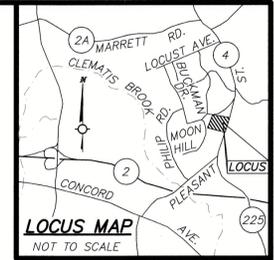
**MERIDIAN ASSOCIATES**  
500 CUMMINGS CENTER, SUITE 5950 69 MILK STREET, SUITE 302  
BEVERLY, MASSACHUSETTS 01915 WESTBOROUGH, MASSACHUSETTS 01581  
TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030  
WWW.MERIDIANASSOC.COM

**REVISIONS**

NO.	DATE	DESCRIPTION	BY	CHK'D

BK. #380, PG. #69  
DWG. No. 3967\_AS-BUILT\_ROW

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NOW OR FORMERLY  
VERA BAGLEY AND  
WALTER & RENEE B. JUDA  
DEED BOOK 8097, PAGE 490\*

NOW OR FORMERLY  
SIX MOON HILL, INC.  
DEED BOOK 7133, PAGE 126\*

**LEGEND:**

- 218 TWO FOOT CONTOUR
- 220 TEN FOOT CONTOUR
- EOP + 221.7 SPOT ELEVATION
- GC EDGE OF PAVEMENT
- GRANITE CURB
- CHAINLINK FENCE
- WOOD FENCE
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MILKLEN ROAD  
(TRAVELED WAY - PAPER STREET)

PLEASANT STREET

**LUONGO FARM LANE  
UTILITY LAYOUT**

**ROADWAY COMPLIANCE PLAN**  
LOCATED IN  
**LEXINGTON, MASSACHUSETTS**  
(MIDDLESEX COUNTY)

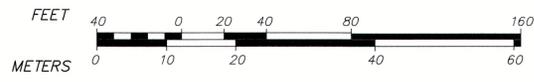
PREPARED FOR  
**PLEASANT STREET REALTY TRUST**  
SCALE: 1" = 40' DATE: SEPTEMBER 28, 2017



500 CUMMINGS CENTER, SUITE 5950 69 MILK STREET, SUITE 302  
BEVERLY, MASSACHUSETTS 01915 WESTBOROUGH, MASSACHUSETTS 01581  
TELEPHONE: (978) 299-0417 TELEPHONE: (508) 871-7030  
WWW.MERIDIANASSOC.COM

SHEET No. 2 OF 2 PROJECT No. 3967

GRAPHIC SCALE  
SCALE: 1"=40'



**REVISIONS**

NO.	DATE	DESCRIPTION	BY	CHK'D

BK. #380, PG. #69  
DWG. No. 3967\_AS-BUILT\_ROW

7/17/18

Ms. Carol Kowalski  
Mr. David Kucharsky  
Planning Board  
Town of Lexington  
1625 Massachusetts Avenue  
Lexington, MA 02420

RE: Luongo Farm Lane Street Acceptance Request

Dear Ms. Kowalski & Mr. Kucharsky,

Please accept this letter formally requesting the Planning Board and the Town of Lexington to accept Luongo Farm Lane as Public Roadway.

All construction has been completed to Town standards. All required inspections have been completed except the Engineering Department's final inspection.

Submitted with this request are the following documents:

1. Design Engineer's Certification.
2. Land Surveyor's Certification.
3. Landscape Architect's Certification.
4. All required As-Built plans.
5. Required Sub-Division PDF.
6. Waiver request supporting letters and roadway plan.

I wish to request a waiver for the installation of four street lights that are shown on the original approved sub-division construction plans.

There is an existing street light on Pleasant Street directly opposite the entrance of Luongo Farm Lane which illuminates that intersection.

This waiver request is being made on behalf of the seven residents of Luongo Farm Lane. All seven residents have indicated they do not want the proposed street lights installed.

Please find attached a reduced plan of the roadway which identifies the proposed street light locations.

Also attached are statements from six of the seven roadway residents indicating their support for the waiver request. The seventh resident informed me via text message that he is in agreement with the other six residents.

There is a \$65,000.00 cash surety bank account held by Dedham Savings Bank for the completion and of the roadway. I am requesting the release of that surety after the roadway approval of all governing Town departments and authorities.

Please feel free to contact me with any questions you may have.

Respectfully,

A handwritten signature in black ink, appearing to read "Robert E. Phelan". The signature is fluid and cursive, with a large initial "R" and "P".

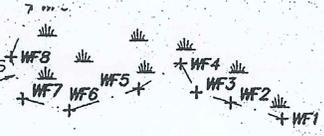
Robert E. Phelan

Cell number: 781-838-1775

E-mail : [rphelan.build@gmail.com](mailto:rphelan.build@gmail.com)

NOW OR FORMERLY  
VERA BAGLEY AND  
WALTER & RENEE B. JUDA

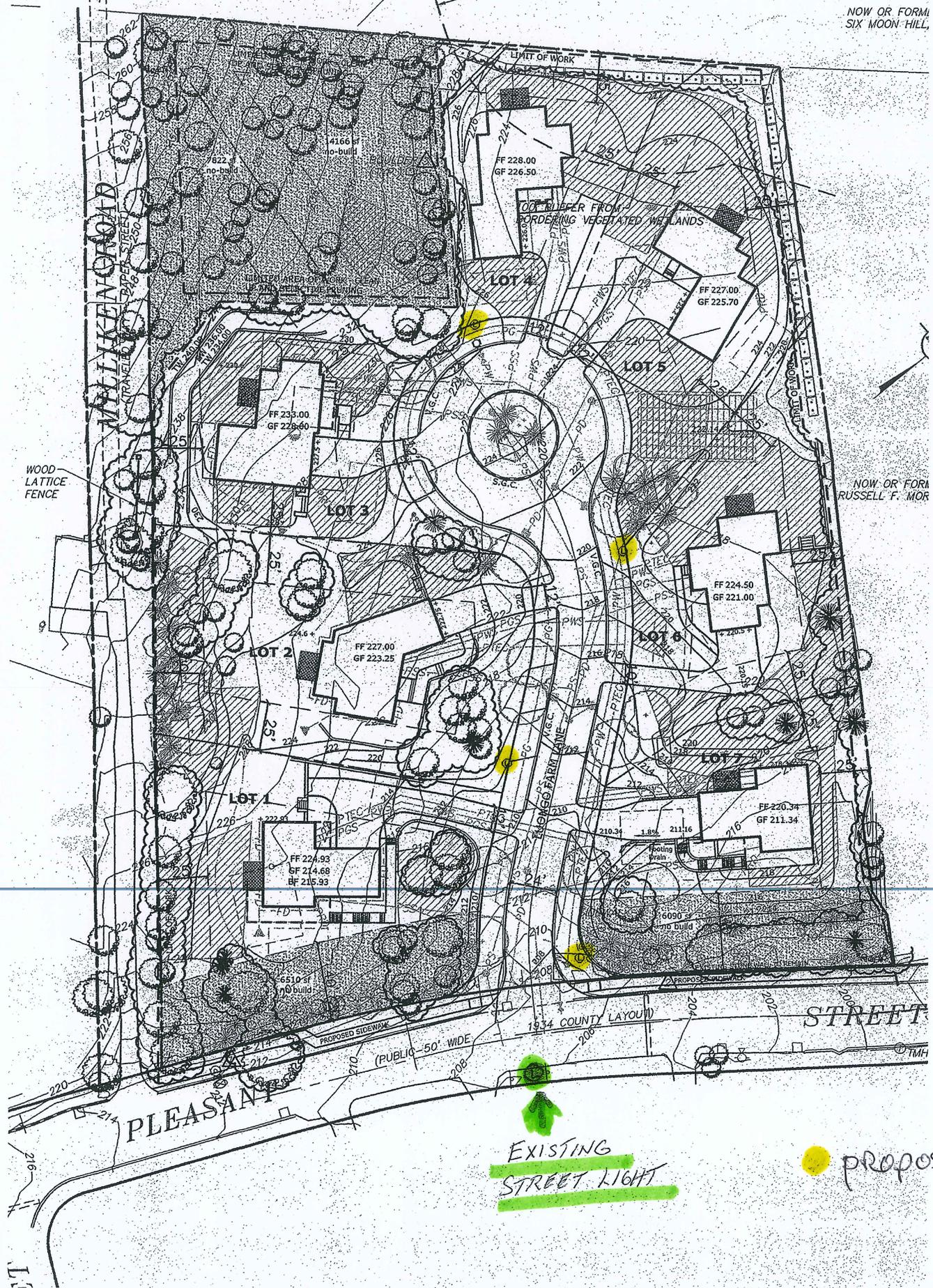
100' BUFFER FROM EDGE OF  
BORDERING VEGETATED WETLANDS



NOW OR FORMERLY  
SIX MOON HILL

NOW OR FORMERLY  
RUSSELL F. MORSE

WOOD  
LATTICE  
FENCE



## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

**AGENDA ITEM TITLE:**

55 & 56 Watertown Street (Belmont Country Club): Planned Development (Public Hearing)  
TO BE CONTINUED WITHOUT DISCUSSION

**PRESENTER:**

**ITEM  
NUMBER:**

**SUMMARY:**

The applicant has requested that this matter be continued to the Planning Board meeting of September 12th, 2018.

**SUGGESTED MOTION:**

The Board should vote to continue the hearing to the evening of September 12th, 2018, to start no earlier than 7:00 PM, in the Selectmen's Meeting Room, without further discussion.

**FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

8/30/2018

## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

**AGENDA ITEM TITLE:**

Upcoming Meetings & Anticipated Schedule

**PRESENTER:**

**ITEM  
NUMBER:**

**SUMMARY:**

This recurring agenda item is to inform the Board and public of the proposed meeting schedule. Upcoming Planning Board meetings are scheduled for the following dates:

September 12, 2018

September 26, 2018

**SUGGESTED MOTION:**

**FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

8/30/2018