

AGENDA

Lexington Planning Board

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

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
 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) need a vote	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:

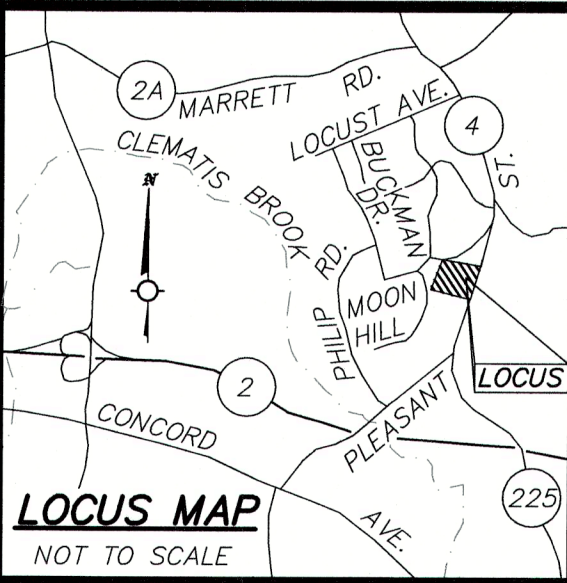
FOLLOW-UP:

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

[illegible]

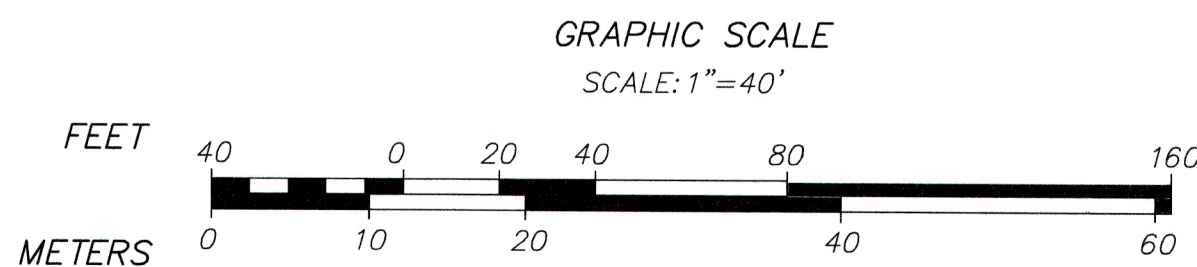
- NOTES:**
1. THE SOLE PURPOSE OF THIS PLAN IS TO DEPICT THE RECENTLY CONDUCTED IMPROVEMENTS FOR LUONGO FARM LANE.
 2. THE SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM A ON ON THE GROUND INSTRUMENT SURVEY CONDUCTED BETWEEN AUGUST 7 AND AUGUST 11, 2017 BY MERIDIAN ASSOCIATES, INC.
 3. THE LOCUS PROPERTY DEPICTED IS LOCATED IN ZONE RS – ONE FAMILY DWELLING.
 4. THE LOCUS PROPERTY IS DEPICTED AS LOTS 59A, 59B, 59C, 59D, 60A, 60B AND 60C ON THE TOWN OF LEXINGTON ASSESSOR'S MAP 14.
 5. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPLETION 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.
 6. 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.
 7. THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE TOWN OF LEXINGTON SEWER DRAIN, STARTING BENCHMARK: CHISELED SQUARE ON SOUTHWEST CORNER OF CONCRETE HEADWALL ON THE NORTH SIDE OF BOW STREET, APPROX. OVER MILL BROOK, DESIGNATED RM 15 ON FEMA FIRM MAP COMMUNITY NO. 250198 005 G, SEPTEMBER 30, 1983; ELEVATION=163.45.

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

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

UTILITY NOTES:

1. 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.



REVISIONS				
NO.	DATE	DESCRIPTION	BY	CHK'D

BK. #380, PG. #69
DWG. No. 3967_AS-BUILT_ROW

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

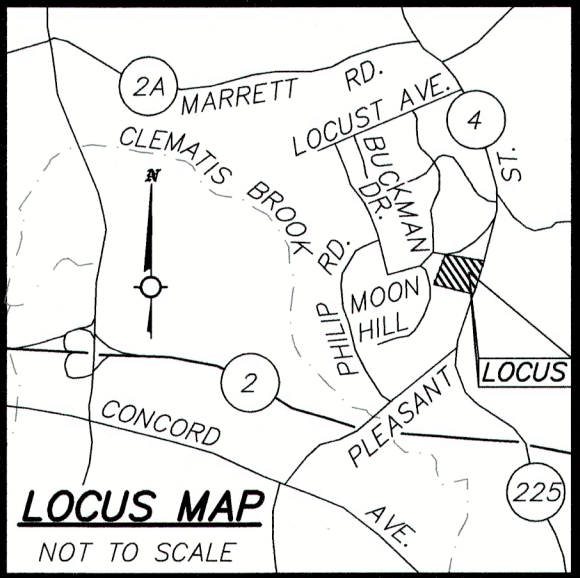


MERIDIAN
ASSOCIATES

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

SHEET No. 1 OF 2	PROJECT No. 3967
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LEGEND:

218	TWO FOOT CONTOUR
220	TEN FOOT CONTOUR
+ 221.7	SPOT ELEVATION
EOP	EDGE OF PAVEMENT
GC	GRANITE CURB
○	CHAINLINK FENCE
□	WOOD FENCE
—	RETAINING WALL
MB	SIGN
MB	MAILBOX
○	DECIDUOUS TREE
●	CONIFEROUS TREE
○	ORNAMENTAL TREE
CGG	COMPILED GAS LINE
CGG	GAS GATE
TEC	TERMINUS UNKNOWN
TEC	COMPILED COMMUNICATIONS LINE
OHW	OVERHEAD WIRES
○	STREET LIGHT
UP	UTILITY POLE
UP	UTILITY POLE WITH LIGHT
UP	GUY WIRE
EHH	ELECTRIC HAND HOLE
THH	TELEPHONE HAND HOLE
CHH	CABLE HAND HOLE
TRANS	TRANSFORMER
D	OBSERVED DRAIN LINE
DMH	DRAIN MANHOLE
CB	CATCH BASIN
W	COMPILED WATER LINE
W	WATER GATE
HYD	HYDRANT
SMH	OBSERVED SEWER LINE
SMH	SEWER MANHOLE
CBDH	EASEMENT LINE
CBDH	CONCRETE BOUND WITH DRILL HOLE
IRC	IRON ROD WITH CAP
OH	DRILL HOLE
○	STONE WALL
CONC.	CONCRETE
CP	CONCRETE PAD
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
PVC	POLYVINYL CHLORIDE
BIT. CONC.	BITUMINOUS CONCRETE
CBDH	CONCRETE BOUND WITH DRILL HOLE
A.G.	ABOVE GROUND
P&S	PLUMB AND SOLID
F&S	FLUSH AND SOLID

TEMPORARY BENCHMARK CHART:

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

(SEE NOTE 7)

NOTES:

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LEXINGTON MA 02421

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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

MERIDIAN ASSOCIATES

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69 MILK STREET, SUITE 302 WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030
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SHEET No. 2 OF 2

PROJECT No. 3967

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", written in a cursive style.

Robert E. Phelan

Cell number: 781-838-1775

E-mail : rphelan.build@gmail.com

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

100' BUFFER FROM EDGE OF
BORDERING VEGETATED WETLANDS

WF8
WF7
WF6
WF5
WF4
WF3
WF2
WF1

NOW OR FORMERLY
SIX MOON HILL

NOW OR FORMERLY
RUSSELL F. MOR

WOOD
LATTICE
FENCE

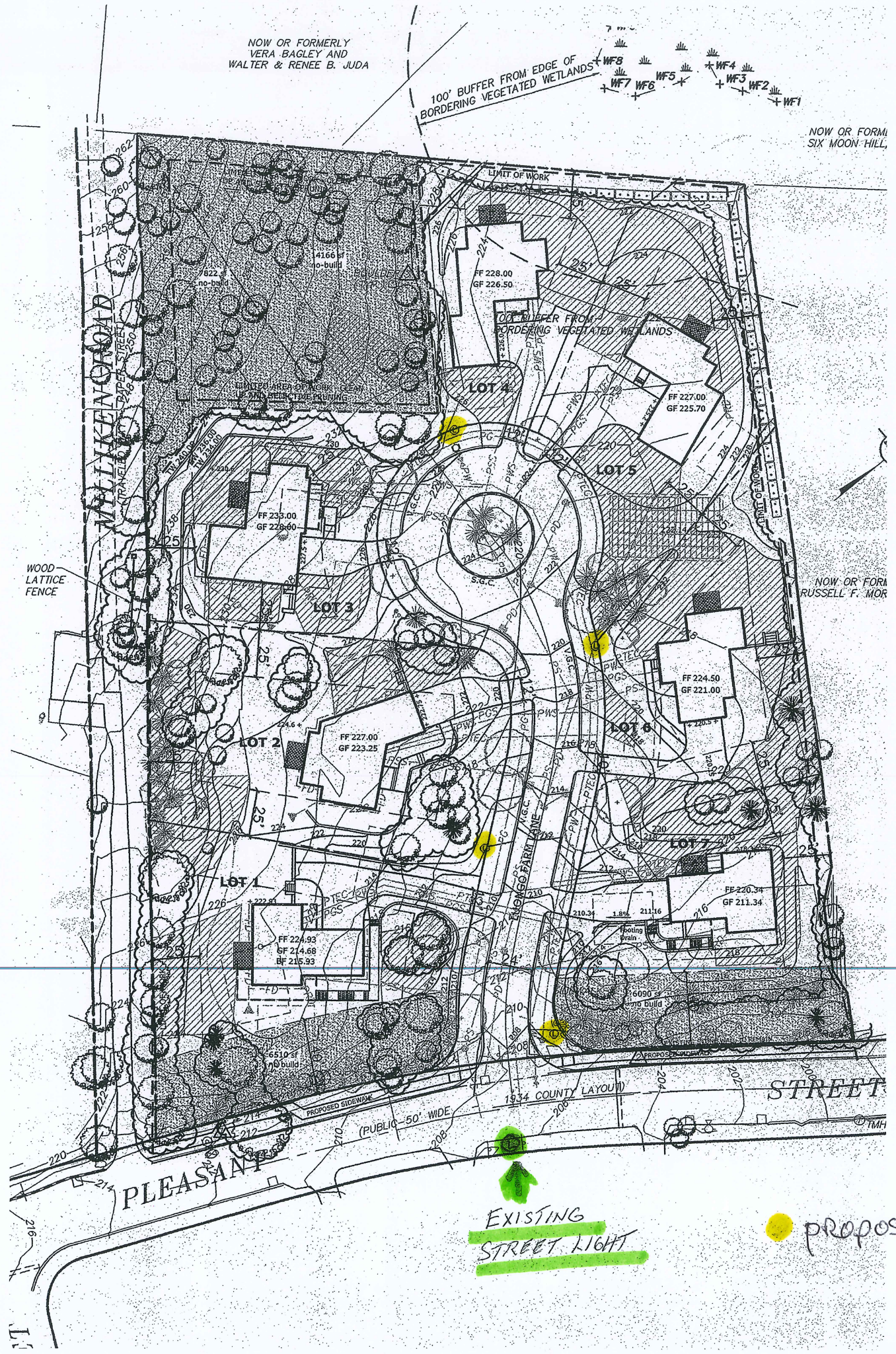
MELLEN ROAD
TRAVEL LANE

PLEASANT STREET

STREET

EXISTING
STREET LIGHT

proposed



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