

# **AGENDA**

## **Lexington Planning Board**

**Wednesday, September 12, 2018**  
**Selectmen's Meeting Room, Town Office Building, 1625**  
**Massachusetts Avenue**  
**7:00 PM**

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### **Staff Reports**

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

### **Development Administration**

- 1. 39 Peacock Farm Road: Approval Not Required (ANR)**
- 2. 24 James Street Adequacy Determination**
- 3. 55 & 56 Watertown Street (Belmont Country Club): Planned Development (Public Hearing)**

### **Board Administration**

- 1. Dover Amendment: Potential Site Plan Review Bylaw Article**
- 2. Board Member Updates**
- 3. Upcoming Meetings and Anticipated Schedule**
- 4. Minutes**

### **Adjourn**



Meeting broadcast by LexMedia

## **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:**

9/12/2018

## **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:**

9/12/2018

## **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:**

9/12/2018



## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

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

39 Peacock Farm Road: Approval Not Required (ANR)

#### **PRESENTER:**

#### **ITEM NUMBER:**

#### **SUMMARY:**

Attached are the ANR plans. This appears to be a land swap between two abutting property owners.

#### **SUGGESTED MOTION:**

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

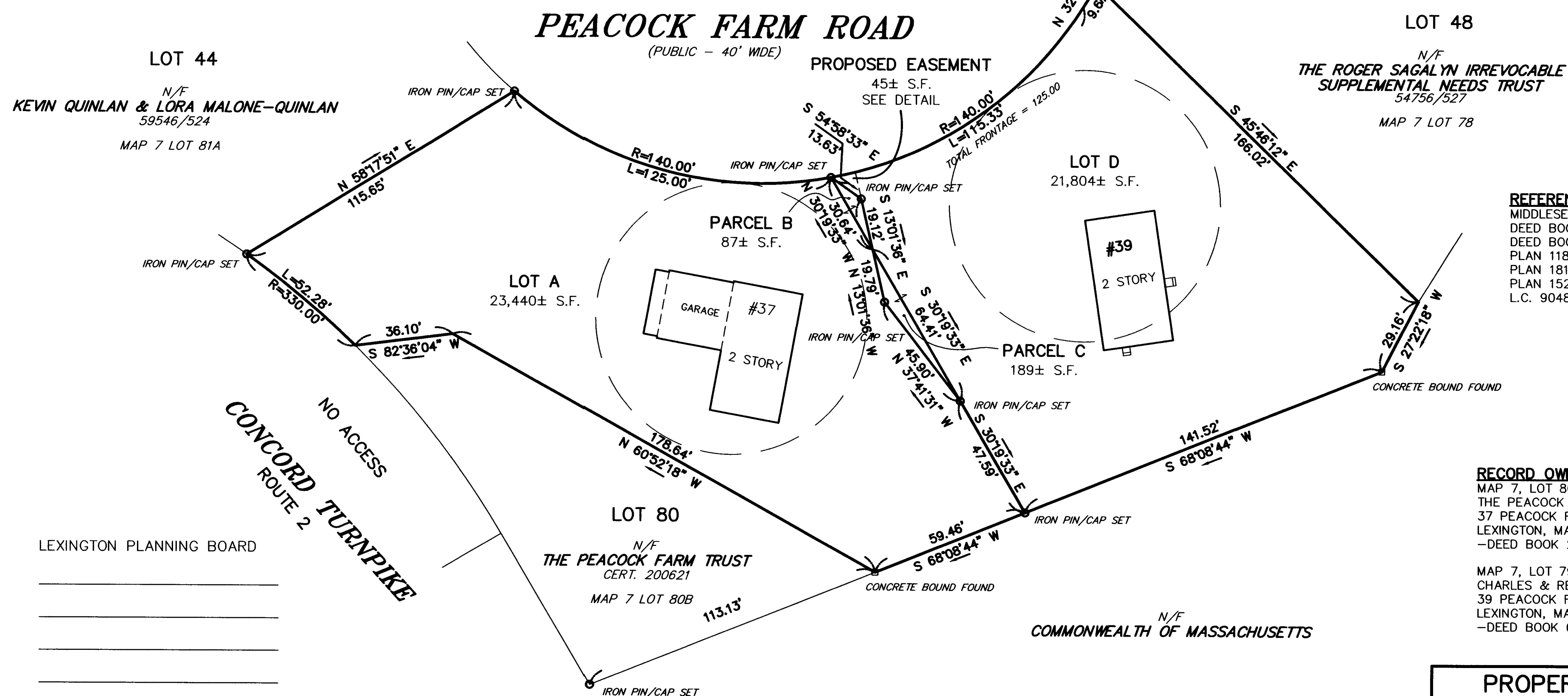
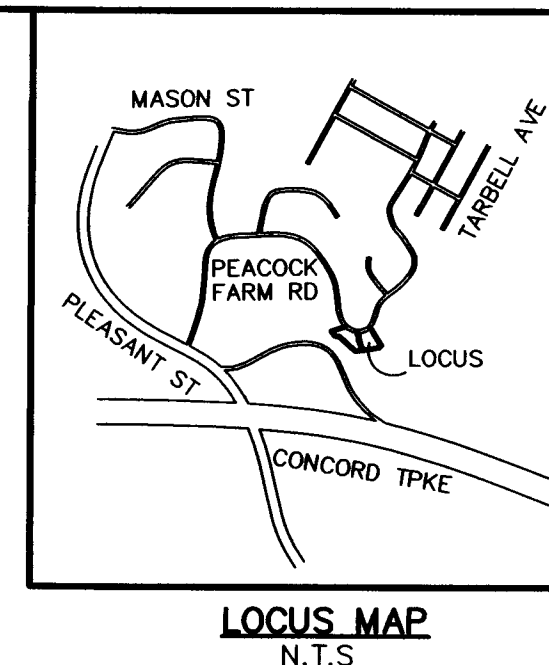
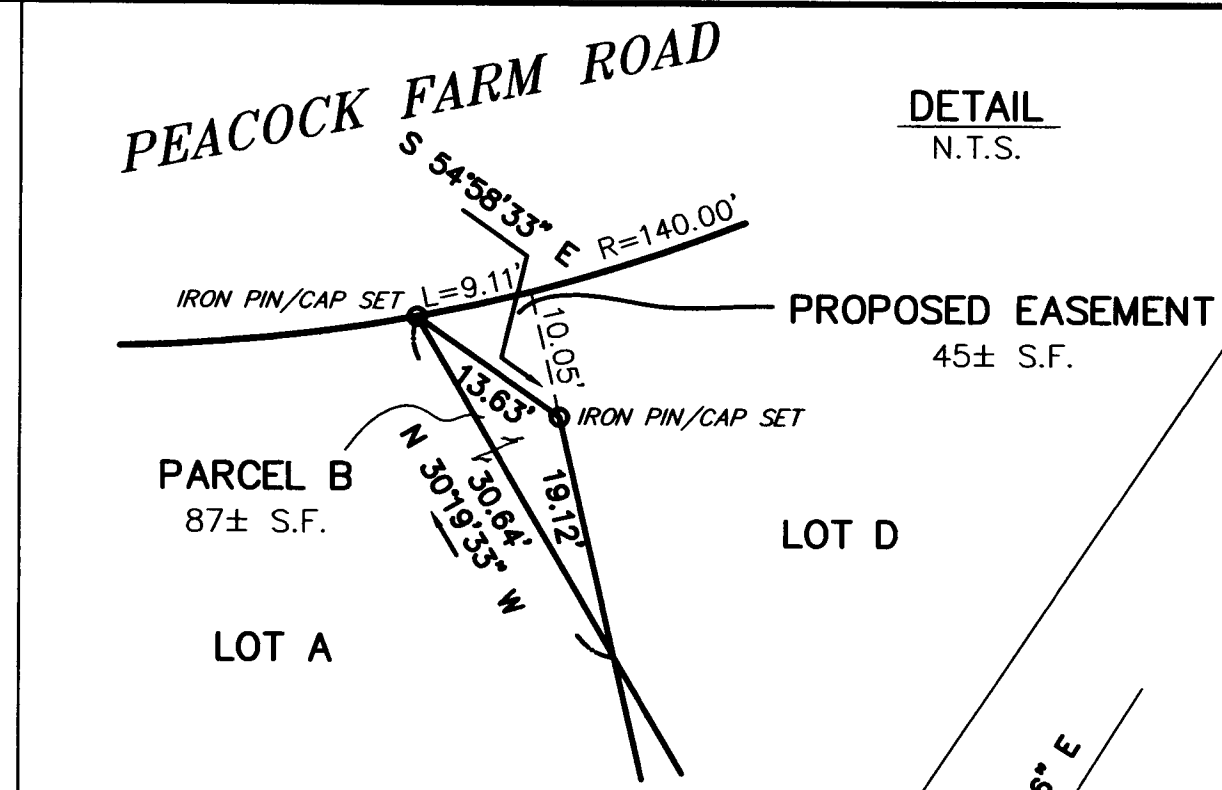
#### **DATE AND APPROXIMATE TIME ON AGENDA:**

9/12/2018

#### **ATTACHMENTS:**

Description	Type
 37-39 Peacock Farm Road Revised 09/10/2018	Backup Material

1. PARCEL B IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT BUT IS TO BE COMBINED WITH LAND OF PEACOCK FARM TRUST, LOT A.
2. PARCEL C IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT BUT IS TO BE COMBINED WITH LAND OF INOUE, LOT D.
3. THE SUBJECT PROPERTY IS LOCATED IN ZONE RS.
4. THE SUBJECT PROPERTY IS DEPICTED AS LOT 80B AND 79 ON TOWN OF LEXINGTON ASSESSOR'S MAP 7.
5. 120' DIAMETER PROOF CIRCLE REPRESENTS 80 PERCENT OF THE REQUIRED MINIMUM LOT FRONTAGE IN ACCORDANCE WITH SECTION 7.2.2 OF THE ZONING BY-LAW OF THE TOWN OF LEXINGTON.



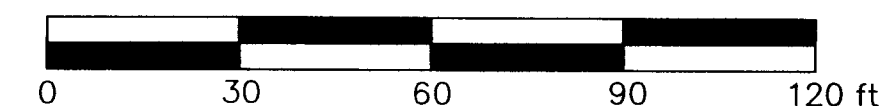
MIDDLESEX COUNTY REGISTRY OF DEEDS  
DEED BOOK 24908 PAGE 149 (LOCUS DEED)  
DEED BOOK 66210 PAGE 538 (LOCUS DEED)  
PLAN 1184 OF 1956 (LOCUS PLAN)  
PLAN 1816 OF 1956  
PLAN 1521 OF 1966  
L.C. 9048 H.5

MAP 7, LOT 80B  
THE PEACOCK FARM TRUST  
37 PEACOCK FARM ROAD  
LEXINGTON, MA 02421  
-DEED BOOK 24908 PAGE 149

MAP 7, LOT 79  
CHARLES & REI INOUE  
39 PEACOCK FARM ROAD  
LEXINGTON, MA 02421  
-DEED BOOK 66210 PAGE 537

PROPERTY RIGHTS AND  
DIMENSIONAL STANDARDS PLAN  
IN  
**LEXINGTON, MA**  
(MIDDLESEX COUNTY)

SCALE: 1"= 30'      DATE:      APRIL 19, 2018



**ROBER SURVEY**  
1072 MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533  
5432PL1.DWG

I HEREBY CERTIFY THAT:

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH  
THE RULES AND REGULATIONS OF THE REGISTERS OF  
DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

CLIFFORD E. ROBER

DATE \_\_\_\_\_

LEXINGTON PLANNING BOARD

DATE \_\_\_\_\_

I CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THE WITHIN PLAN.

TOWN CLERK

DATE \_\_\_\_\_

## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

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

24 James Street Adequacy Determination

#### **PRESENTER:**

#### **ITEM NUMBER:**

#### **SUMMARY:**

The applicant is requesting that the Planning Board determine whether:

1. The unaccepted street presently is of adequate grade and construction and no improvements are necessary; or,
2. The unaccepted street is not presently of adequate grade and construction but will be after certain improvements, proposed by the applicant, are made; or
3. The unaccepted street is not of adequate grade and construction and the improvements proposed by the applicant are not sufficient to change that determination.

Planning and Engineering staff comments will be provided following a site visit to the road early next week.

#### **SUGGESTED MOTION:**

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

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

9/12/2018

#### **ATTACHMENTS:**

Description

Type

- ▣ Street Adequacy Plans
- ▣ Staff recommendations
- ▣ Abutter Petition

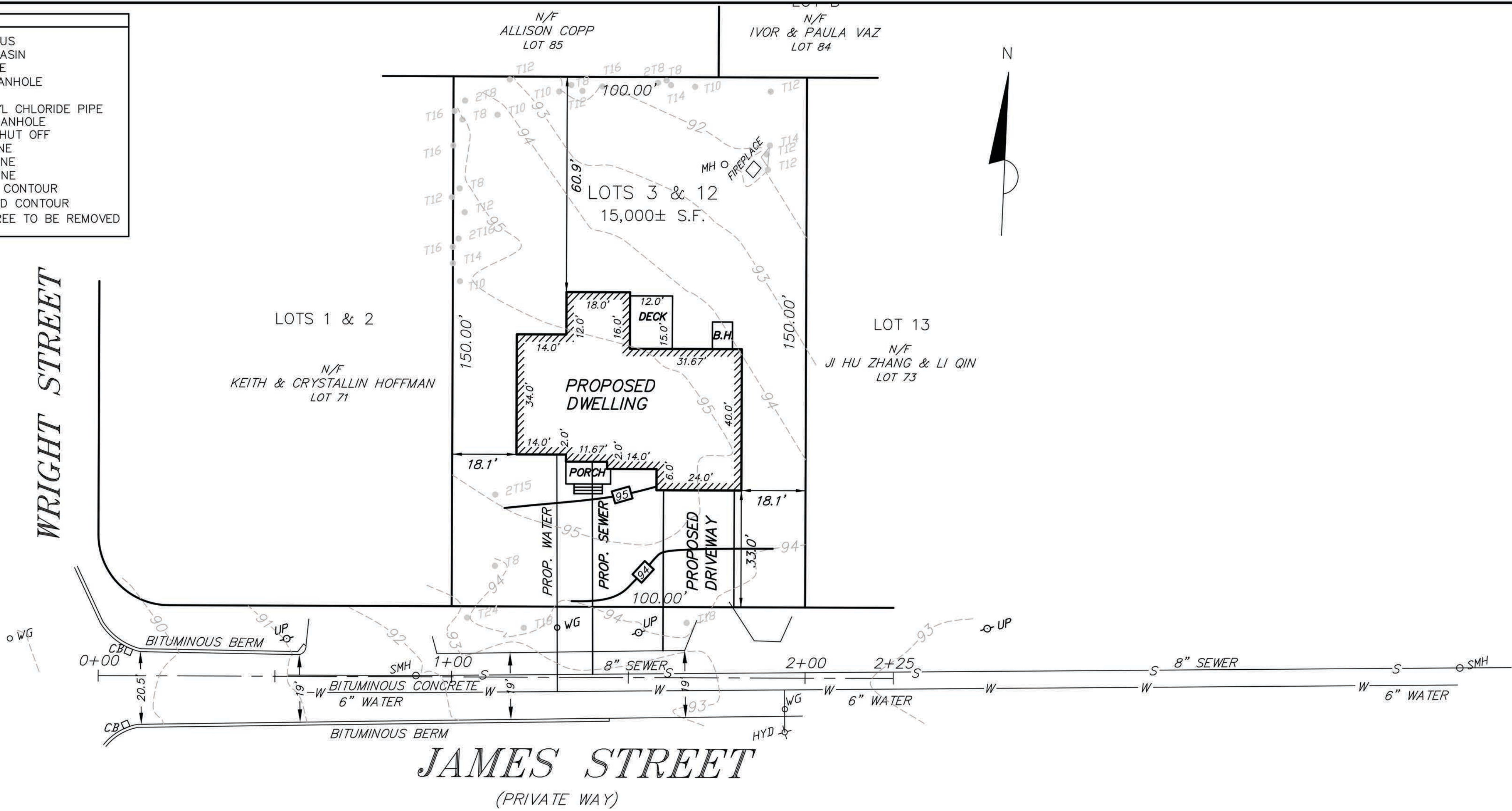
Backup Material

Backup Material

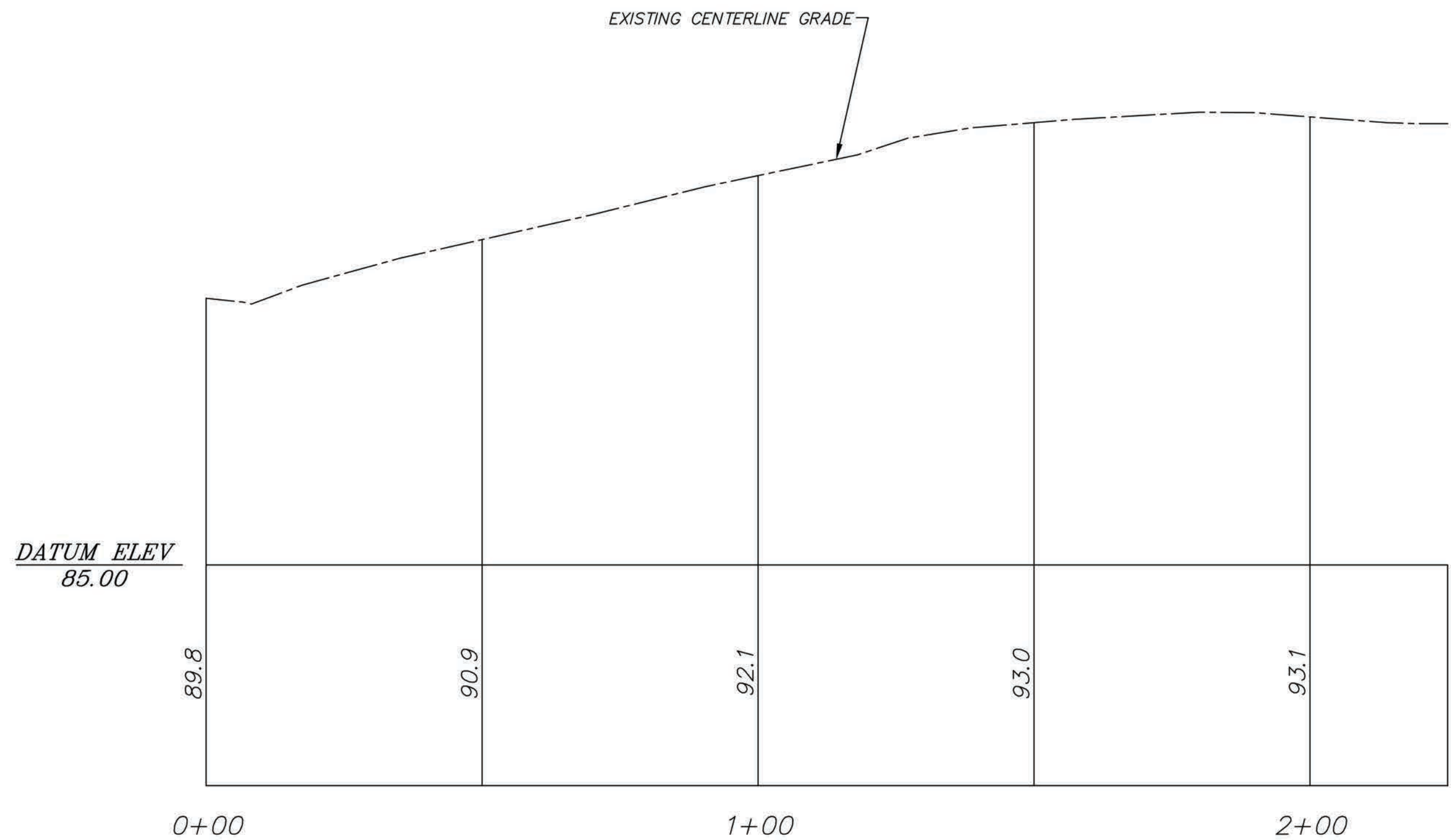
Backup Material



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
100	EXISTING CONTOUR
X	PROPOSED CONTOUR
	EXIST. TREE TO BE REMOVED



PLAN  
SCALE: 1"=20'



PROFILE  
SCALE: 1"=20' HOR.  
1"=2' VER.

Lexington Planning Board

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NOTES:

EXISTING ELEVATIONS AND SITE FEATURES BASED ON FIELD SURVEY BY ROBER SURVEY, 1072A MASSACHUSETTS AVENUE, ARLINGTON, MA 02476.

ZONING DISTRICT: RO

ASSESSORS MAP 90, PARCEL 72

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.

NO IMPROVEMENTS OR UPGRADES PROPOSED TO JAMES STREET, AS THE EXISTING STREET, IN IT'S CURRENT CONDITION, IS OF SATISFACTORY WIDTH, HAS SUITABLE GRADES AND IS ADEQUATELY CONSTRUCTED AND REQUESTING WAIVERS FROM SECTION 176.7.0

**STREET IMPROVEMENT  
PLAN AND PROFILE  
24 JAMES STREET  
IN  
LEXINGTON, MASSACHUSETTS  
(MIDDLESEX COUNTY)**

PREPARED FOR  
**LAMBDA DEVELOPMENT CO.**

SCALE: 1"=20' DATE: SEPT. 4, 2018

FEET 20 0 10 20 40 60

**FREDERICK W. RUSSELL, PE**  
154 ALDRICH ROAD  
WILMINGTON, MA 01887

SHEET No. 1 OF 1





## Lexington Planning Office Summary and Staff Recommendation

### **Unaccepted Street Determination – Lot 90-72, 24 James Street**

Applicable By-Law/Regulation: 176-7.0. Standards for Grade and Construction of Unaccepted Streets Relative to New Dwellings

Application Date: September 6, 2018

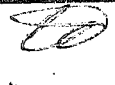


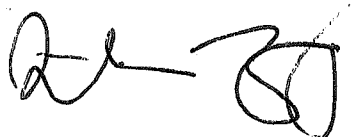
Action Deadline Date: October 21, 2018 (45 Days)

#### Explanation/Summary:

The Planning Board's adequacy determination is required in order for the applicant, Atul Gupta and Shweta Agarwal, to reconstruct a single family home located at 24 James Street. The existing road is paved and in fair condition. The Engineering Office has the following recommendations for the paved way to provide for the needs of vehicular traffic in relation to the proposed use of the land served by the way:

1. This portion of James Street, from the easterly property line of 24 James Street through to the westerly side of the intersection with James Street and Wright Street, should be milled and overlaid with a new top coat of asphalt 1.5" in thickness;
2. The crown of the road should be held or improved from this paving at a 1 ½% or 2% cross slope and hold to the existing gutter line;
3. The granite at the northerly catch basin at the intersection with Wright Street should be repaired. This catch basin will need to be re-bricked and the grate adjusted to allow for proper drainage;
4. Both catch basins at the intersection of James and Wright Streets should be cleaned by vacuum;
5. Any damage caused to the roadway during construction or cuts into James Street necessary for utility connections must be repaired to standards acceptable to the Town's Engineering Office

I have reviewed the proposed plot plan of 24 James St. The unaccepted road "James St" is in a good condition and I agree that it does not require any further improvement.

<u>Name.</u>	<u>Address</u>	<u>Signature.</u>
Umesh and Radha Shelat	34 James St. lexington, MA	
Samuel and Margaret Chen.	38 James St. lexington, MA.	Samuel Chen Margaret Chen
Richard and Ruth Sargent	29 James St. lexington, MA	Richard Sargent Ruth Sargent
Remi and Anna Wijatyk.	25 James St lexington, MA	
Deyin XU	21 James St lexington, MA	
Sundar Balasuryan	15 James St. lexington, MA	
Ji Zhang	28 James St. lexington, MA	

Name

Address

Signature

Lisa and  
David Kling

31 James St.  
lexington MA

Keith and  
Crystallin Hoffman

4 Wright St.  
lexington MA

Venkata Meka

13 Skyview Rd.  
lexington MA

lei Gu

17 Skyview Rd.  
lexington MA

Paula and Ivor  
Vaz

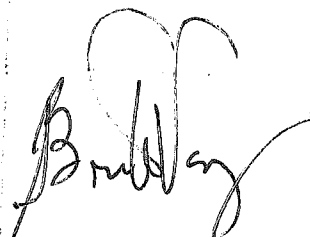
25 Skyview Rd.  
lexington MA

Marcia Mitchell

21 Skyview Rd.  
lexington MA



Venkata G. Meka  
M. Meka



Marcia L. Mitchell



## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

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

55 & 56 Watertown Street (Belmont Country Club): Planned Development (Public Hearing)

#### **PRESENTER:**

#### **ITEM NUMBER:**

#### **SUMMARY:**

This is a continued public hearing to further discuss this item. The applicant, National Development (ND Acquisitions LLC), has submitted a proposal to rezone a 17.7 acre site bisected by Watertown Street. The rezone proposes the construction of a 116 unit independent living facility and a 40 unit assisted living facility on the west side of Watertown Street as well as a memory care facility housing 48 residents along the eastside of Watertown. **Please click here to view plans** of the proposal and other submitted documentation.

#### **SUGGESTED MOTION:**

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

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

9/12/2018

## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

**AGENDA ITEM TITLE:**

Dover Amendment: Potential Site Plan Review Bylaw Article

**PRESENTER:**

**ITEM  
NUMBER:**

**SUMMARY:**

A Board member has requested that the full Board discuss the potential of introducing a bylaw article which would require uses identified under G.L. c. 40A, §3 - "The Dover Amendment" be subject to site plan review.

**SUGGESTED MOTION:**

**FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

9/12/2018

## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

**AGENDA ITEM TITLE:**

Board Member Updates

**PRESENTER:**

**ITEM  
NUMBER:**

**SUMMARY:**

Board and Committee assignments have been finalized and are attached.

**SUGGESTED MOTION:**

**FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

9/12/2018

**ATTACHMENTS:**

Description	Type
 PB Representative/Liaison 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. Corcoran-Ronchetti
Metropolitan Planning Organization	Voting Member	Mr. Kucharsky
Battle Road Scenic Byway Committee	Voting Member	Mr. Canale
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	Mr. Hornig
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	Mr. Creech
Greenways Corridor Committee	Liaison	Mr. Hornig
Lexington Center Committee	Liaison	Mr. Creech
Turning Mill NCD	Voting Member	Mr. Canale
Pierce-Lockwood NCD	Voting Member	Mr. Creech
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		Mr. Creech
Historic Districts Commission		Mr. Canale
Historic Commission		Mr. Canale
Conservation Commission		Ms. Johnson
Zoning Board of Appeals		Ms. Johnson

TALLY: CANALE = 7   CORCORAN-RONCHETTI = 3   CREECH = 7   HORNIG = 4   JOHNSON = 3

## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

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

Upcoming Meetings and Anticipated Schedule

#### **PRESENTER:**

David Kucharsky

#### **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 26, 2018
- October 10, 2018
- October 24, 2018

#### **SUGGESTED MOTION:**

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

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

9/12/2018

## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

**AGENDA ITEM TITLE:**

Minutes

**PRESENTER:**

**ITEM  
NUMBER:**

**SUMMARY:**

Drafts of the following meeting minutes will be reviewed by the Planning Board:

- August 16, 2018

**SUGGESTED MOTION:**

**FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

9/12/2018