



Town of Lexington

PLANNING BOARD

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Robert D. Peters, Chair
Michael Schanbacher, Vice Chair
Melanie Thompson, Clerk
Robert Creech, Member
Charles Hornig, Member
Michael Leon, Associate Member

DECISION OF THE LEXINGTON PLANNING BOARD ON A MINOR MODIFICATION OF SITE SENSITIVE RESIDENTIAL DEVELOPMENT SPECIAL PERMIT 69 PLEASANT STREET – LINC COLE LANE

FKA Assessor's Map 14 & Lot 57

New lots Map 14, Lots 57A, 57B, 57C, 57D, 57E, 57F, 57G, 57H, 57K, 57J

February 1, 2023

The Lexington Planning Board at a meeting on February 1, 2023 voted to **approve** the Minor Modification to the Site Sensitive Residential Development Special Permit originally approved on September 7, 2022 to subdivide the lot at 69 Pleasant Street to create nine new homes on a new common drive named Linc Cole Lane. The modification proposes to amend the language in condition of approval #16 in the special permit.

APPLICANT: Sheldon Corporation
121 Marrett Road
Lexington, MA 02420

PROPERTY OWNERS: Nominee Trust Cataldo
121 Marrett Road
Lexington, MA 02420

PROPERTY LOCUS: FKA 69 Pleasant St. (Map 14, Lot 57)
Linc Cole Lane
Lexington, MA 02420
Assessor's Map 14 and Lots 57A, 57B, 57C, 57D, 57E, 57F, 57G, 57H, 57K, 57J

BACKGROUND AND PROJECT SUMMARY

The Applicant applied for a minor modification to the previously approved 2022 Site Sensitive Residential Development Special Permit which was originally granted by the Planning Board on September 7, 2022. The purpose of this minor modification is to modify the language of condition of approval #16 which prohibits any vehicles from arriving and parking on the site before the designated construction hours.

The only modification associated with this request is to amend condition#16 to allow workers to arrive on the property in vehicles prior to the construction start time at 7:00 am. The prohibition on vehicle idling and construction work hours are to remain.

STATEMENT OF FINDINGS

After having reviewed all the plans and reports filed by the Applicant, the Lexington Planning Board has determined that the Application complies with the requirements of the Zoning Bylaw, the Planning Board makes the following procedural findings and project findings:

FINDINGS:

1. The Planning Board finds this request to be a minor modification to the September 2022 special permit approval because it does not materially change the original approval.
2. Lexington Planning Board members Charles Hornig, Robert Peters, Michael Schanbacher, Robert Creech, and Melanie Thompson deliberated on the Application at a duly authorized meeting on February 1, 2023.

DECISION

At a meeting on February 1, 2023, the Planning Board evaluated the request in relation to the above findings, and did this day by a vote of five (5) in favor and none (0) opposed, voted to **approve** the Minor Modification as described above and as outlined in the letter from Mr. Cataldo to remove the words “no vehicles are to arrive at the construction site before the designated construction hours” so that the revised condition #16 shall read as follows:

16. No equipment on-site shall be started and allowed to warm up prior to the start of the allowed construction hours or hours outlined in the Lexington Noise Control Bylaw. No vehicles standing or idling is permitted on the project site or adjacent streets prior to the start of the construction hours. Oversized deliveries of construction materials shall occur before or after peak traffic hours.

RECORD OF VOTE

The following members of the Planning Board voted to approve the Minor Modification to the Site Sensitive Special Permit: Charles Hornig, Robert Peters, Michael Schanbacher, Robert Creech, and Melanie Thompson.

The following members of the Planning Board voted to deny the Minor Modification Request: None.