

AGENDA

Lexington Planning Board

Wednesday, June 11, 2025

Remote on Zoom: [https://www.lexingtonma.gov/377/Access-](https://www.lexingtonma.gov/377/Access-Virtual-Meetings)

Virtual-Meetings

6:00 PM

Development Administration

1. **12 Summer Street - Approval Not Required (ANR)**
ANR Plan to create two new non-buildable parcels from the two parcels at 12 Summer Street.
2. **287 & 295 Waltham Street - Special Residential Development**
Public hearing for site plan review for a special residential development (continued from April 10 & May 28 (continued without discussion on May 28))

Board Administration

1. **Public Hearing for Amendments to Planning Board's Zoning Regulations**
Public hearing to amend various sections of the Planning Board's Zoning Regulations Chapter 176
2. **Board Member & Staff Updates**
3. **Review of Draft Meeting Minutes: 5/7 & 5/28**
4. **Upcoming Meetings**
Wednesdays 6/25, 7/16, 8/13, 8/27

Adjourn

1. **Adjourn – The meeting will continue until all items are finished. The estimated adjournment time is 8:00 pm.**

Zoom Details

1. **Zoom Details - <https://www.lexingtonma.gov/377/Access-Virtual-Meetings>**
Topic: Planning's Zoom Meeting
Time: Jun 11, 2025 06:00 PM Eastern Time (US and Canada)
Join Zoom Meeting
[https://lexingtonma.zoom.us/j/84899388099?](https://lexingtonma.zoom.us/j/84899388099?pwd=iyLQ5UEIIIIGcpIGs5MTdFwCJYUUFjW.1)
[pwd=iyLQ5UEIIIIGcpIGs5MTdFwCJYUUFjW.1](https://lexingtonma.zoom.us/j/84899388099?pwd=iyLQ5UEIIIIGcpIGs5MTdFwCJYUUFjW.1)

Meeting ID: 848 9938 8099

Passcode: 897417



Meeting broadcast by LexMedia

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

12 Summer Street - Approval Not Required (ANR)

PRESENTER:

Staff and Applicant

ITEM NUMBER:

SUMMARY:

ANR Plan to create non-buildable parcels. Two non-buildable parcels shown as lot 20 and 21 are to be conveyed to the abutter.

Application material here:

<https://lexingtonma.portal.opengov.com/records/98617>

Aerial View on MapGEO

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

6/11/2025

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Cover Letter	Cover Memo
<input type="checkbox"/> ANR Plan	Exhibit

STAMSKI AND MCNARY, INC.

1000 Main Street
Acton, Massachusetts 01720
(978) 263-8585, FAX (978) 263-9883

PRINCIPALS

JOSEPH MARCH, P.E., P.L.S.
GEORGE DIMAKARAKOS, P.E.

ASSOCIATE

JONATHAN BOLLEN, P.L.S.

November 25, 2024

Lexington Planning Board
1625 Massachusetts Avenue
Lexington, MA 02420

RE: ANR Plan 12 Summer Street

Members of the Board,

We have prepared an Approval not Required under the Subdivision Control Law plan for the property at 12 Summer Street. The plan divides lots 16 and 17, as shown on land court plan 23315 D, into lots 18, 19, 20, and 21. Title to lots 20 and 21 is to be transferred to the owner of the abutting property. No new lots available for the site of a building are created by this plan.

Sincerely,

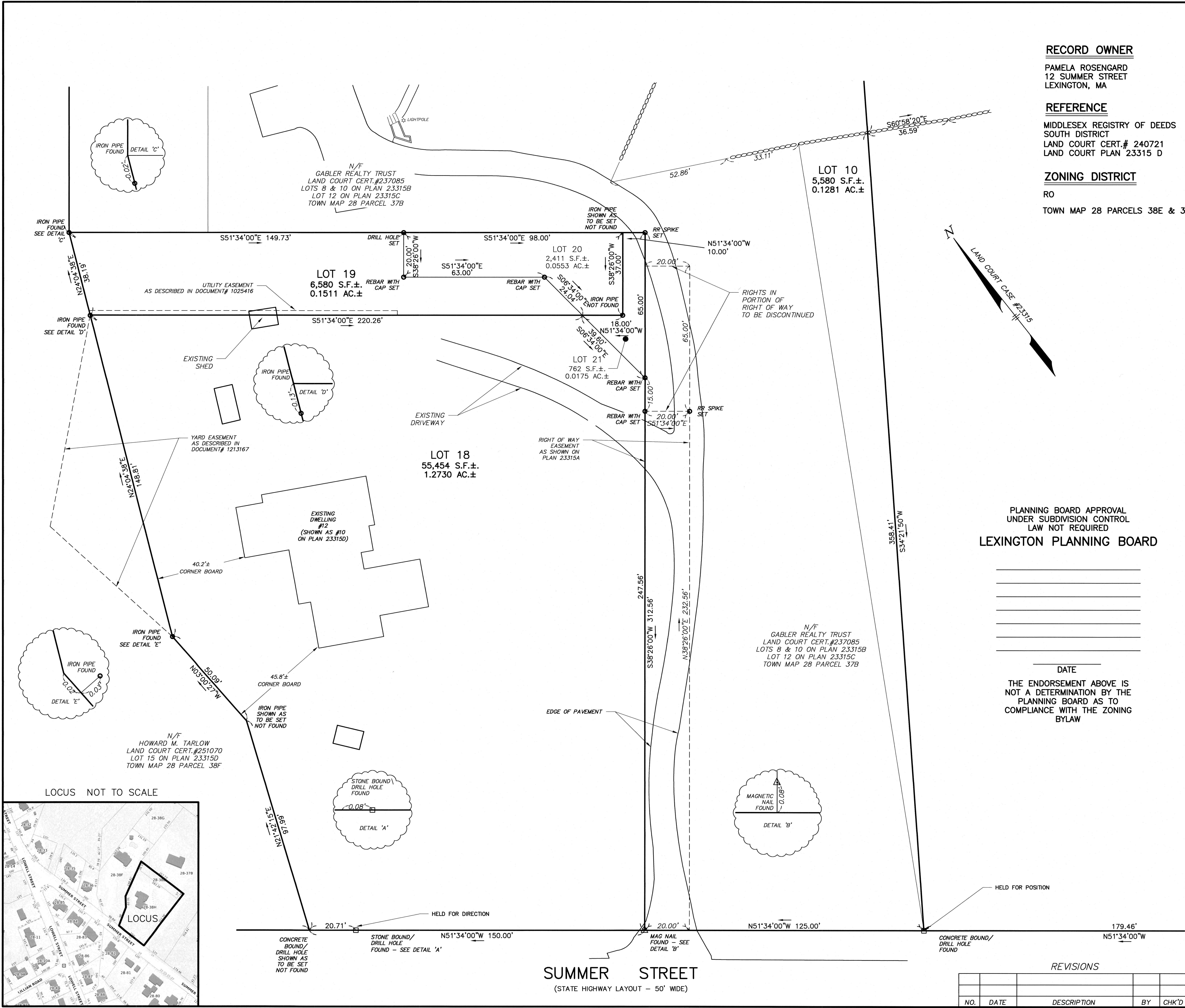
Stamski and McNary, Inc.



Jonathan D. Bollen, P.L.S.



Joseph March, P.E., P.L.S.



NOTES:

- 1.) ALL TRAVERSE LINES WERE MEASURED WITH AN ELECTRONIC MEASURING INSTRUMENT. (ACCURACY = 2mm + 2ppm)
- 2.) PRECISION = 1 : 26,027 CLOSURE ERROR = 0.0374 ERROR DIRECTION = N63°35'40"W
- 3.) THE MONUMENTS SHOW ON THIS PLAN WERE FOUND, AS SHOWN, ON SEPTEMBER 26, 2023 AND OCTOBER 8, 2024.
- 4.) IN ACCORDANCE WITH SECTION 2.1.3.4.7 OF THE 2006 LAND COURT MANUAL OF INSTRUCTIONS A COMPARISON WAS MADE BETWEEN MEASUREMENTS OF A BASELINE OF 451.74' MEASURED WITH THE SAME INSTRUMENT USED IN THE SURVEY AND MEASURED WITH A STEEL TAPE AND THE TWO MEASUREMENTS WERE IN AGREEMENT WITH EACH OTHER.
- 5.) IN ACCORDANCE WITH SECTION 2.1.3.4.8 OF THE 2006 LAND COURT MANUAL OF INSTRUCTIONS SECONDARY MEASUREMENTS WERE MADE TO VERIFY THE PRIMARY MEASUREMENTS.

"I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON SEPTEMBER 26, 2023

DATE 12/3/24
REGISTERED PROFESSIONAL LAND SURVEYOR

"I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY."

DATE 12/3/24
REGISTERED PROFESSIONAL LAND SURVEYOR

RECORD OWNER

PAMELA ROSENGARD
12 SUMMER STREET
LEXINGTON, MA

REFERENCE

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
LAND COURT CERT.# 240721
LAND COURT PLAN 23315 D

ZONING DISTRICT

RO
TOWN MAP 28 PARCELS 38E & 38H

PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL
LAW NOT REQUIRED
LEXINGTON PLANNING BOARD

DATE
THE ENDORSEMENT ABOVE IS
NOT A DETERMINATION BY THE
PLANNING BOARD AS TO
COMPLIANCE WITH THE ZONING
BYLAW

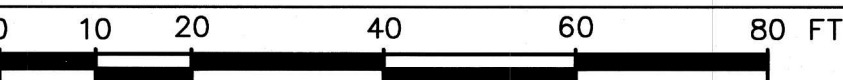
NOTES:

- 1) PARCELS 19, 20, & 21 CANNOT BE USED FOR THE SITE FOR A BUILDING, THEY ARE SHOWN FOR CONVEYANCE PURPOSES ONLY.

PLAN OF LAND
LOCATED IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)
No. 12 SUMMER STREET
BEING A DIVISION OF LOTS 16 & 17
SHOWN ON LAND COURT PLAN 23315-D
(CREATING 4 LOTS)

SCALE: 1" = 20' DATE: NOVEMBER 20, 2024

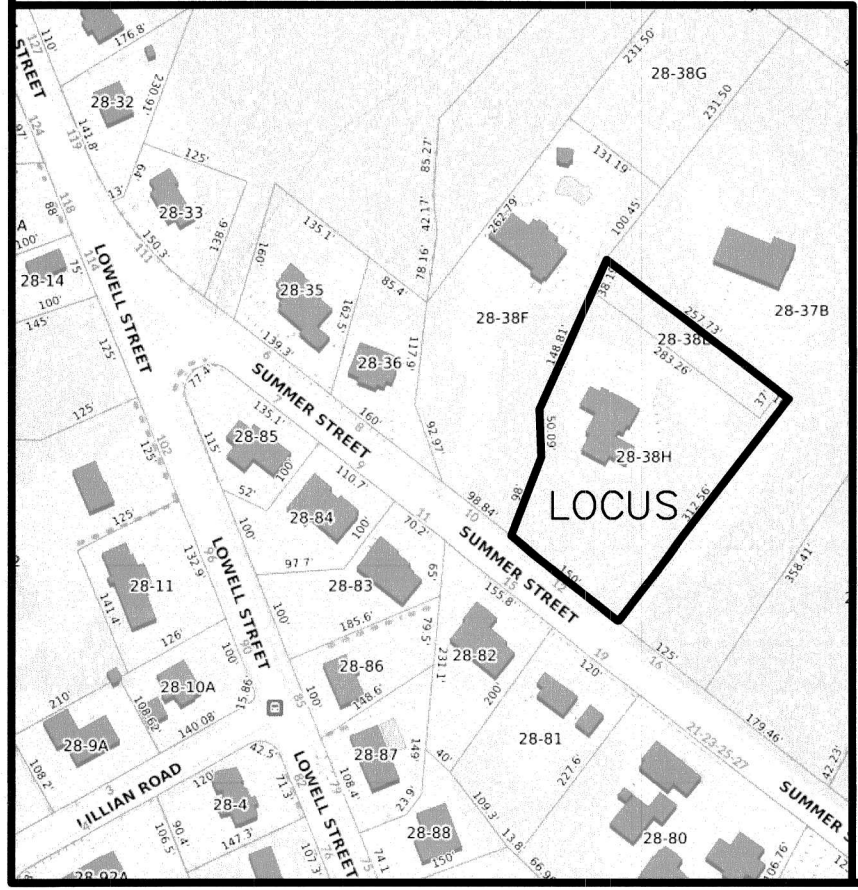
PREPARED BY
STAMSKI AND McNARY, INC
1000 MAIN STREET ACTON, MA
ENGINEERING - PLANNING - SURVEYING
RESPONSIBLE SURVEYOR - JOSEPH MARCH No. 36384
PHONE: (978) 263-8585



(6253.LC.ANR.WKSHEET.dwg) 12 Summer Street SM-6253



REVISIONS				
NO.	DATE	DESCRIPTION	BY	CHK'D



AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

287 & 295 Waltham Street - Special Residential Development

PRESENTER:

Applicant: Lex Terrace LLC

ITEM NUMBER:

SUMMARY:

The applicant will present updated architectural plans since the April 10 meeting. Civil and landscape plans are forthcoming for a future meeting. The applicant will update the Board on progress since the April 10 meeting.

Material may be viewed (click file attachments): <https://lexingtonma.portal.opengov.com/records/100633>

Staff will provide comments and board members will discuss. The Chair will re-open the hearing for public comments. At the end of the discussion, the Board will continue the public hearing to a future meeting date.

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

6/11/2025

ATTACHMENTS:

Description	Type
 Architectural Plans	Exhibit

Lex Terrace Development

287 - 295 Waltham Street, Lexington, MA 02421

Summary:

(Note: Colors in all renderings are computer generated. They may not exactly represent eventual building colors or texture. Additional information will be provided prior to building department approval.)

Lex Terrace is a residential development in the heart of Lexington. It will provide fifteen apartments to a city that will benefit from much needed housing.

The development will have five separate buildings. Three of the buildings will have townhouses, with each building having three independent housing units. Two of the building units will be multifamily housing, with ground floor of each being handicap accessible. All buildings will be sprinklered.

Each townhouse unit will have a covered garage, an open air car parking space, space for two, covered, bicycles per townhouse, and a basement with a greenhouse and composting capability within each townhouse.

Other provisions include guest parking spaces as well as provision for handicap parking.

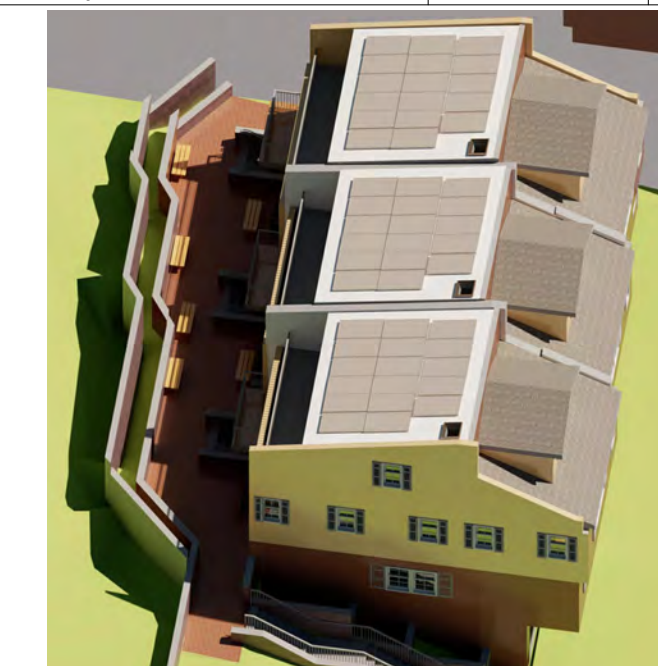
The buildings are being built with energy efficiency and sustainability in mind, and in conformance with local and state building codes and statutes.



View Above: Buildings B & C with three housing units each. The grading shown are tentative. For accurate grading information see site plan.

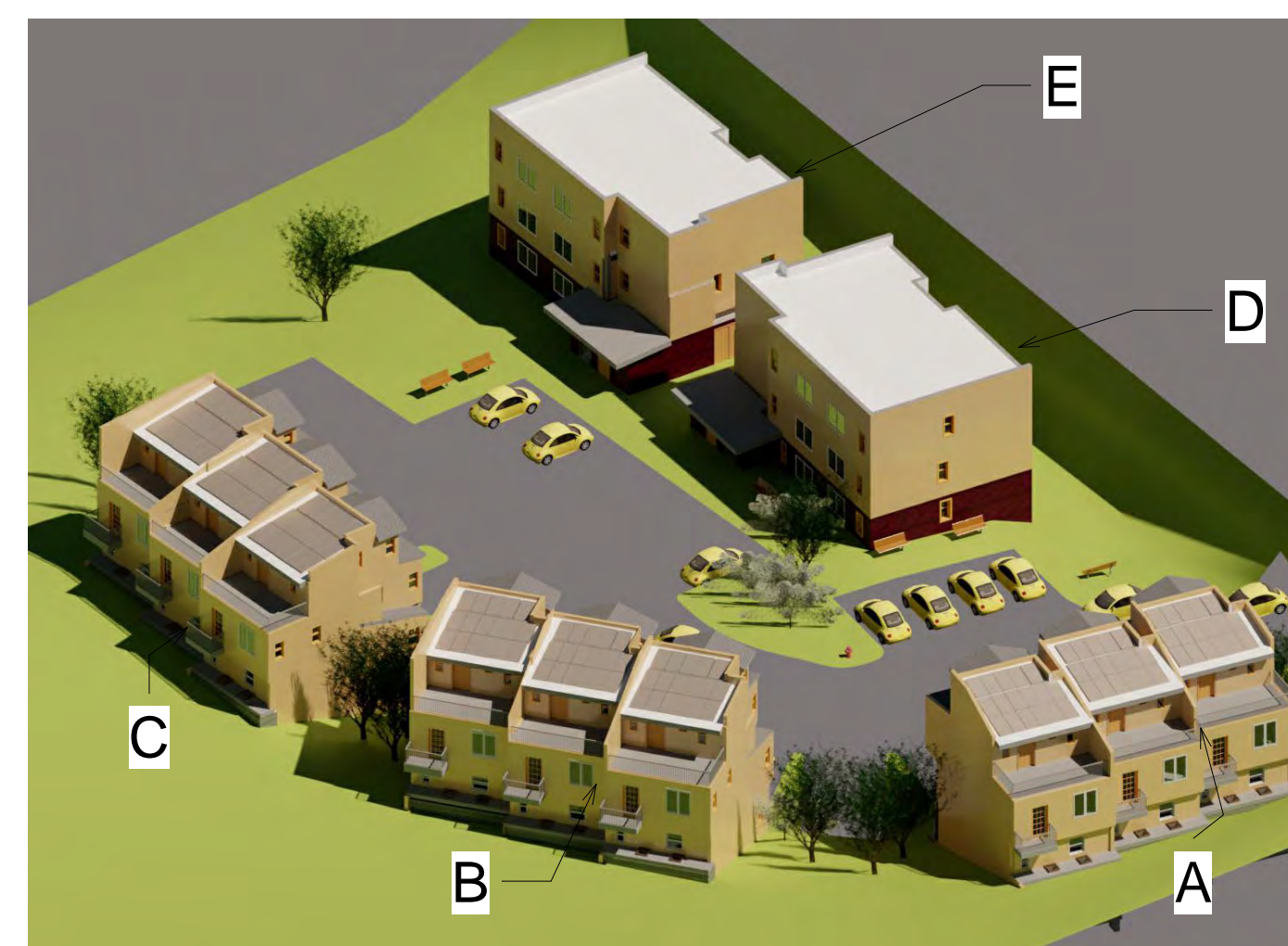
Consultants:

Civil Engineer	HVAC & Plumbing
Mike Novak Patriot Engineering	Anup Khatra, P.E. Akal Engineering, Inc.
Fire protection	Landscape
Alex Riley, P.E. Jigsaw Lifesafety	Gary Larson



Rear Walkway and Access to Second Egress

Other Views Below



Bird's Eye view of Five Buildings



Rear Walkway and Access to Second Egress - Typical Building A, B & C

Sheet List				
Sheet Number	Sheet Name	Sheet Issue Date	Revision #	Included
A101	Cover Sheet	01/12/2025		
A102	Townhouse - Key Features	01/12/2025		
A103	Building - Townhouse Views	01/12/2025		
A104	Building "A" Option 1	05/04/25		
A105	Sections & GFA Building "A"	01/12/2025		
A106	Building A - Garage & First	01/12/2025		
A107	Building A - Second & Third Floor	01/12/2025		
A108	Building A, B, & C Rear Walkway - Option 1	01/12/2025		
A109	Building B Garage & First Plan	01/12/2025		
A110	Building B Second & Third Floor	01/12/2025		
A111	Building B Area Plan	01/12/2025		
A112	Building C Garage & First Plan	01/12/2025		
A113	Building C - Second & Third Floor	01/12/2025		
A114	Building C Area Plan	01/12/2025		
A121	Building "D" Ground & Second Floor	01/12/2025		
A122	Building "D" - Third floor & GFA Calc	01/12/2025		
A123	Building "D" - Elevation, Section, & Views	01/12/2025		
A124	Building "E" - Ground & Second Floor	01/12/2025		
A125	Building "E" - Third Floor & GFA Calculation	01/12/2025		
A126	Building "D" and "E" - Views	01/12/2025		
A-301	BUILDING SECTIONS Building "A"	04/25/25		
A-302	BUILDING SECTIONS, Elevation	04/25/25		
A-303	ROOF DETAILS	04/25/25		
A-304	PARTY WALL DETAILS	04/25/25		
A-401	WINDOW SCHEDULE AND DETAILS	04/25/25		
A-402	Not Included	04/25/25		
A-900	Building A - Plan, Section (Summary)	04/25/25		
S-101	FOUNDATION DETAILS	04/25/25		
SO-101	Site Plan	04/25/25		
SO-102	Site Views	04/25/25		
SO-103	Site - Additional Views	04/25/25		
SO-104	Site - Open Area Calculation	04/25/25		
SO-105	Site Plan - Option 1	04/25/25		

Do Not Scale Drawings

Lex Terrace Development

287-295 Waltham Street, Lexington, MA 02421

Consultant: Architect
Company: EcoHabitat, Inc.
Contact: Javed Sultan, RA
Address: 66 Middle Street, Lexington, MA 02421
Phone: (781) 315 1105
Email: Sultanj2012@gmail.com

www.ecohab2.com

Notes:

Drawings SO-01 thru SO-04 are preliminary and tentative, preliminary and not for construction. They have been developed by the architect for discussion purposes.

They have not been viewed, reviewed or vetted by either the civil engineer and/ or the landscape architect. Architect assumes all responsibility for these ideas and presentation.

Note:

Schematics (Revised 05-27-2025)
Not For Construction

[illegible]

Owner:

Lex Terrace, LLC

9 Bushnell Drive
Lexington, MA 02421

Cover Sheet

Project Number	ECO-135
Date	05/29/2025
Drawn By	NS
Checked By	JS

A101

Scale	As indicated
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Lex Terrace Development

Single family and Multifamily Housing
Key Features

- Nine single family housing units as townhouse development
- Sustainable design
- Two multi-family buildings, with three apartments in each
- Solar PV's on the roof to supplement grid electricity
- Facilities for car and bike parking
- Each townhouse with an enclosed Garage.
- Exterior Walls: Base, from grade to sill level, with with veneer brick, on reinforced concrete foundation wall. Above sill level, fibrecement, hardi plank or equivalent, on wood frame structure. Fire resistant assembly. tSolar .
- Battery powerpack, for storage of solar pv electricity, and to reduce use of grid electricity during peak hours.

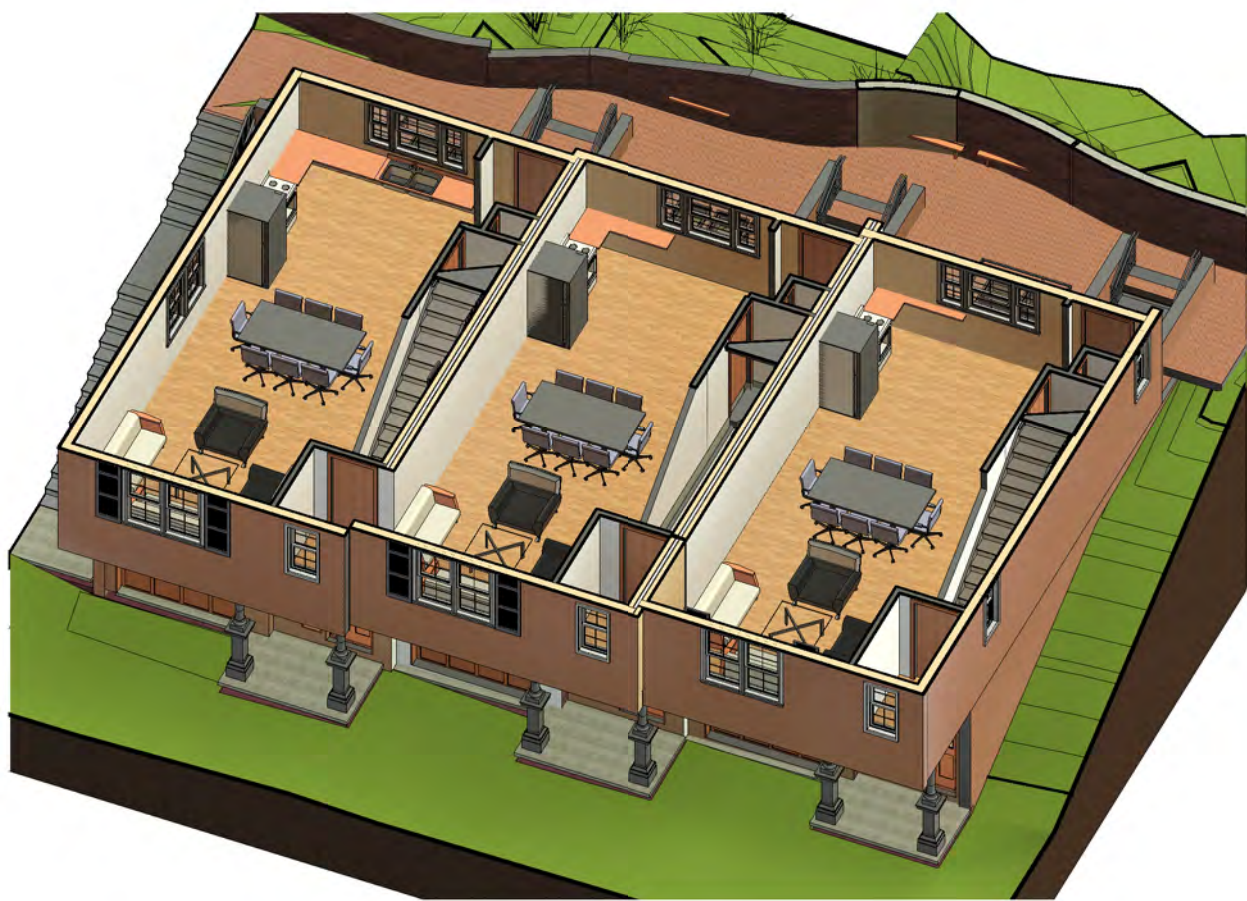
LEX Terrace GFA Calculation

	Garage Lvl (sf)	First Floor (sf)	Second Floor (sf)	Third Floor (sf)	Total (sf)	Max Allowed* (sf)
Building A	1,571	2,047	2,052	1,260	6,930	7,030
Building B	1,571	2,047	2,052	1,260	6,930	7,030
Building C	1,571	2,047	2,052	1,260	6,930	7,030
Building D	-	1,728	1,594	1,594	4,916	7,030
Building E	-	1,728	1,594	1,594	4,916	7,030
Total					30,622	31,400

Max Allowed * = By Lexington Zoning By-Laws



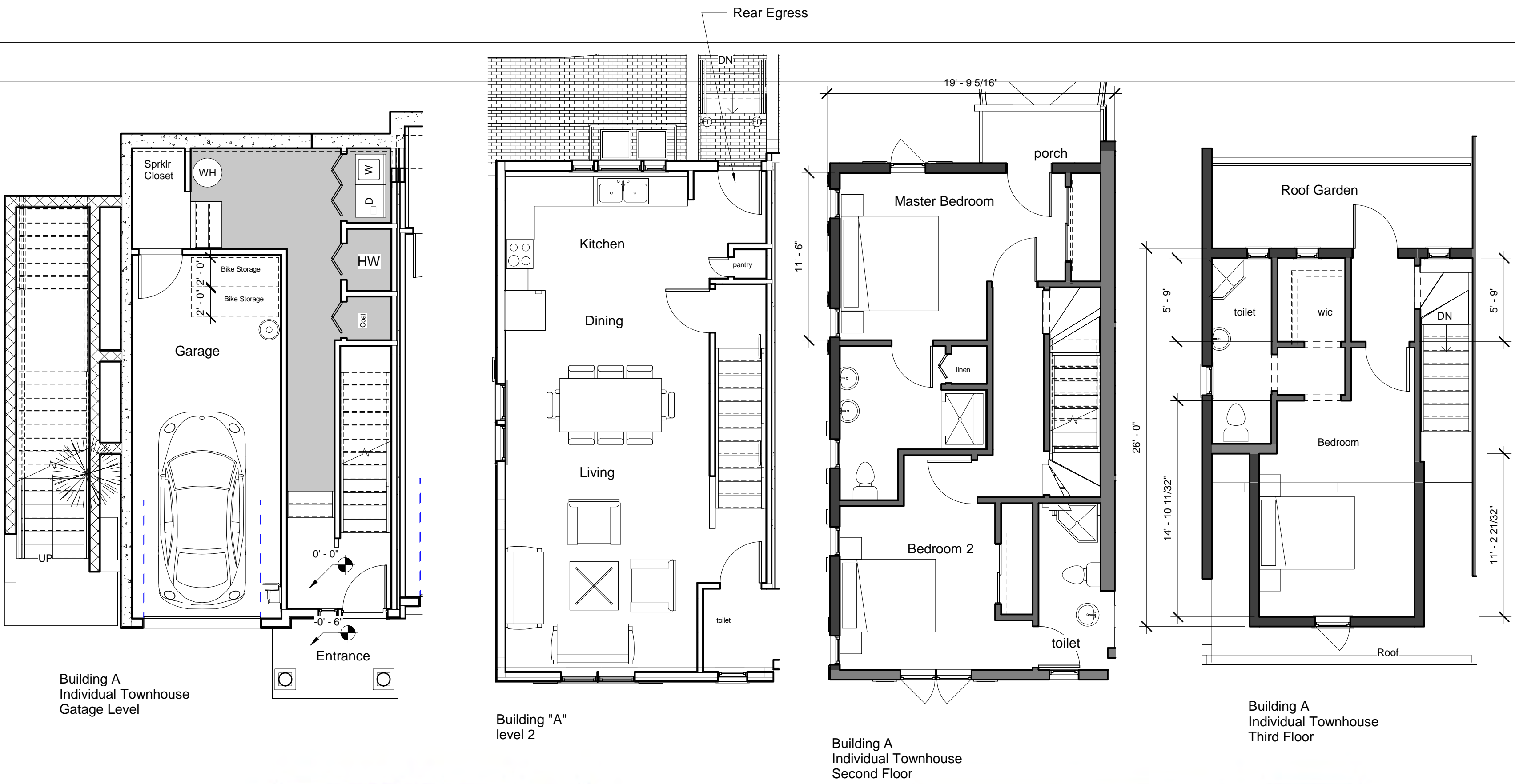
Building "A" - Front View



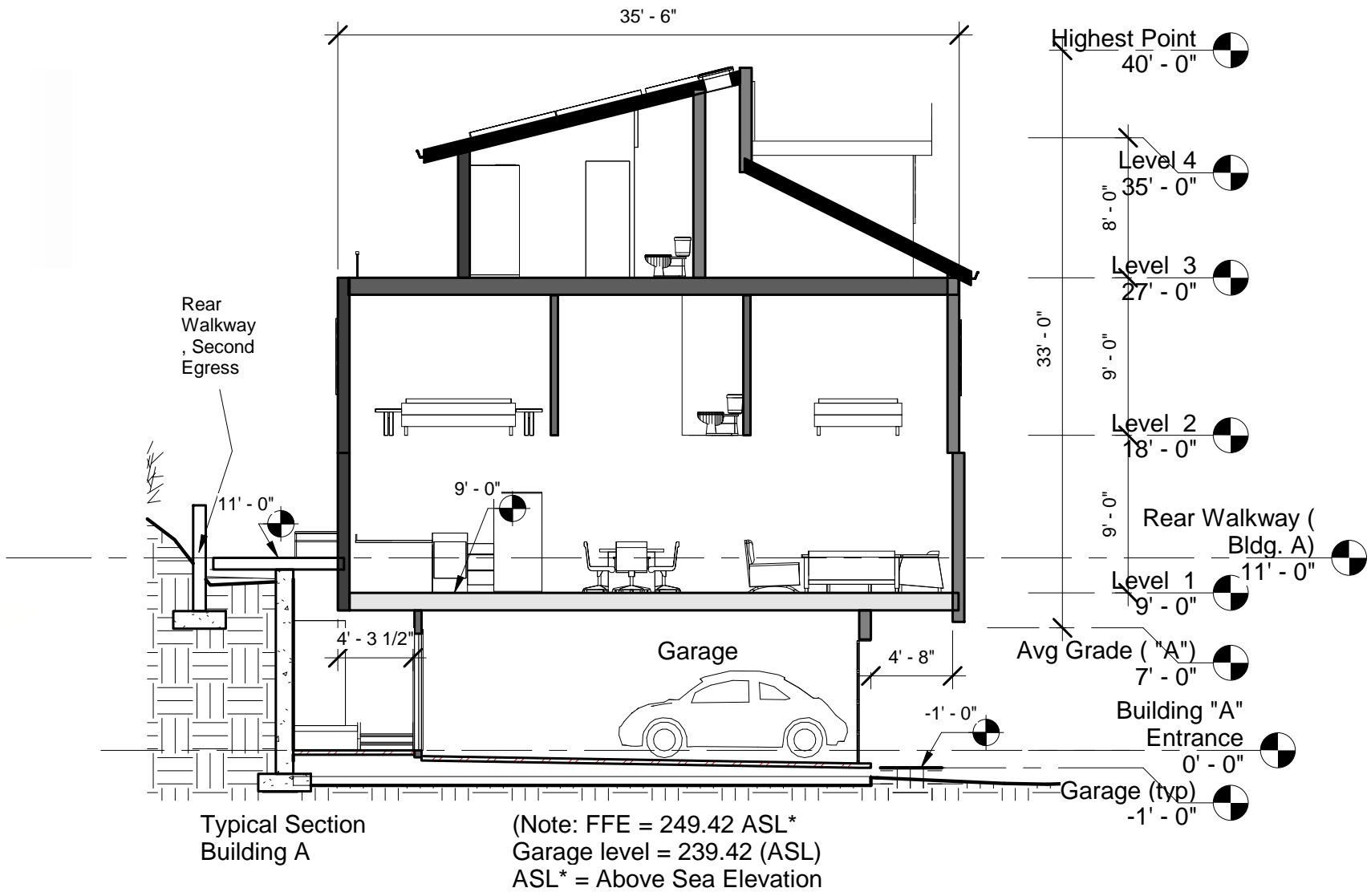
Cutout View - First Floor
Building "A" Three Townhouses - Side by Side



Building "A" - Entrance View



Building "A" - Rear Egress (Second Egress - Townhouses) - Bird's eye View (V1)
(v1 = View 1)



Do Not Scale Drawings

Lex Terrace Development

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Not For Construction

No.	Description	Date

Owner:

Lex Terrace, LLC

9 Bushnell Drive
Lexington, MA 02421

Townhouse - Key
Features

Project Number	ECO-135
Date	05/29/2025
Drawn By	NS
Checked By	JS

A102

Scale As indicated

Lex Terrace Development



Building "A" - Orthographic View - North Facade
(Site Grading Not Shown)



Building "A" Rear Walkway with Rear Egress and Canopy.
Typical for Buildings A, B, & C



Building "A" - Rear View
(Site Grading Not Shown)



Side Entrance - Building "A"



Rear Egress View - Building "A"



Building "A" Front Elevation

Do Not Scale Drawings

Lex Terrace Development

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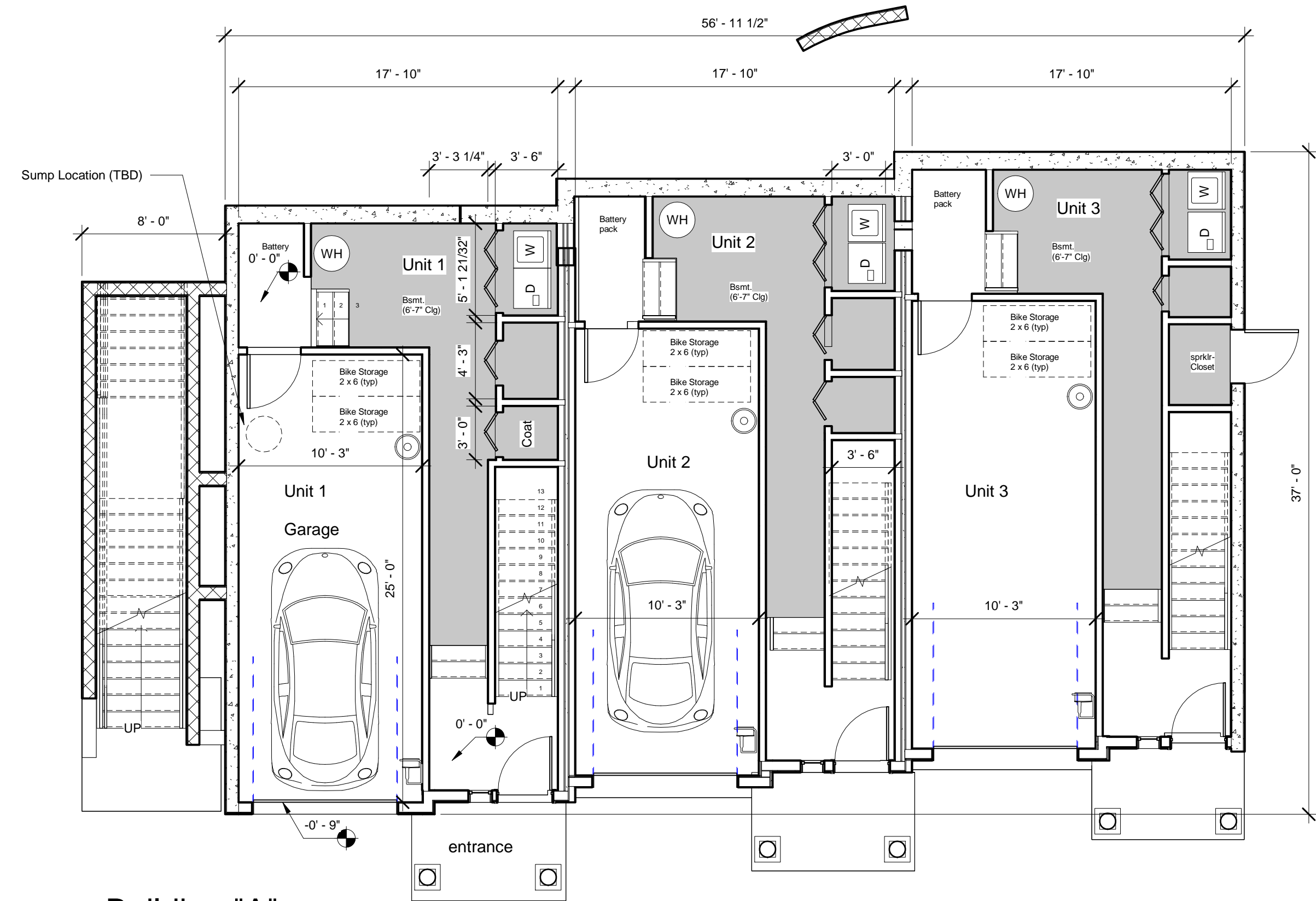
Building - Townhouse Views

Project Number	ECO-135
Date	05/29/2025
Drawn By	Author
Checked By	Checker

A103

Scale

Lex Terrace Development



Building "A"

Basement
Building A = 2,136 sf
Crawl Area = -564 sf
GFA = 1,572 sf



Front Perspective
Building "A"



Rear Walkway - Second Egress
Building A



Side Elevation (East View)
Building A

Do Not Scale Drawings

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Owner:

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9 Bushnell Drive
Lexington, MA 02421

Building "A" Option 1

Project Number	ECO-135
Date	05/29/2025
Drawn By	Author
Checked By	Checker

A104

Scale 3/16" = 1'-0"

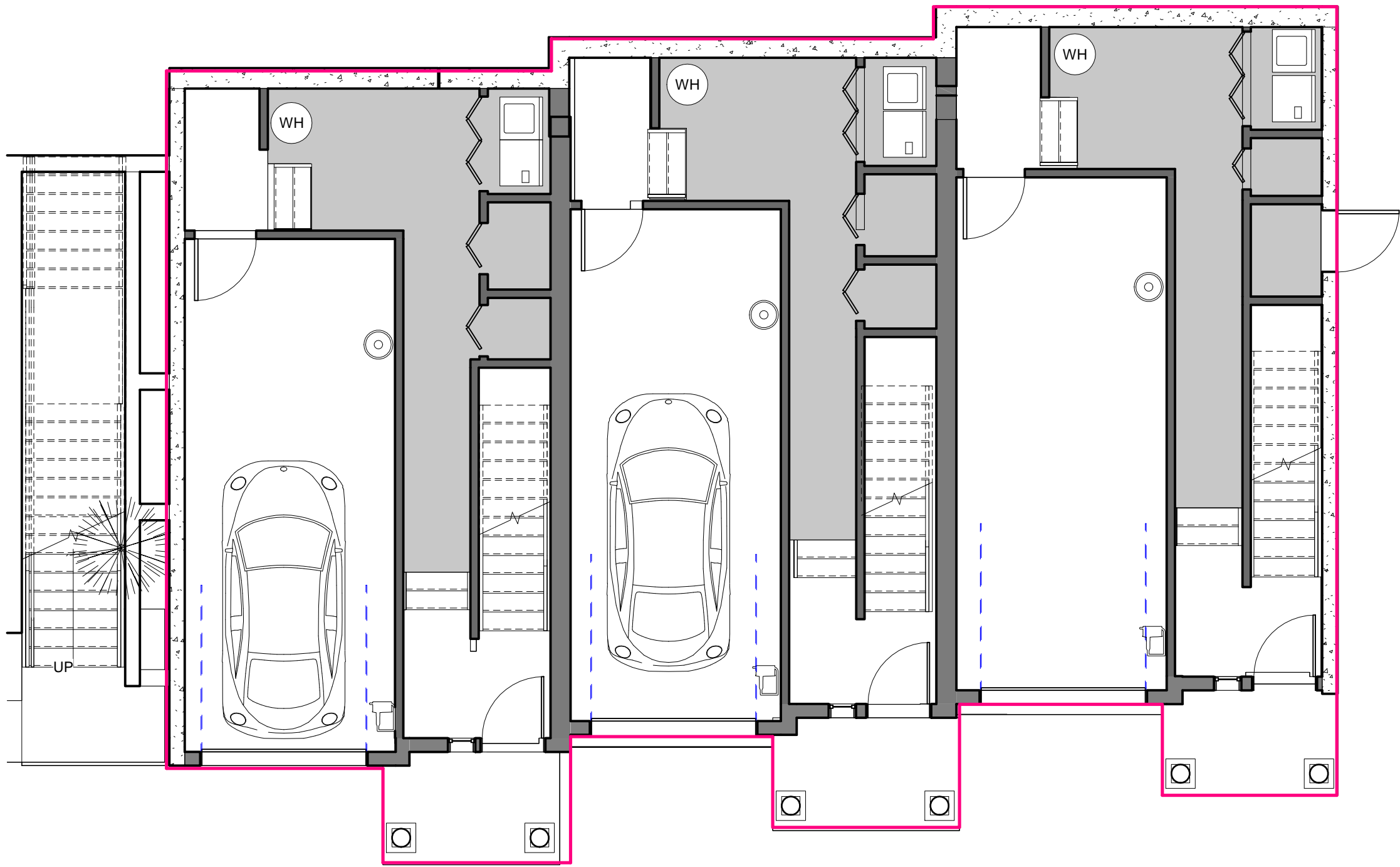
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Lex Terrace Development

LEX Terrace GFA Calculation

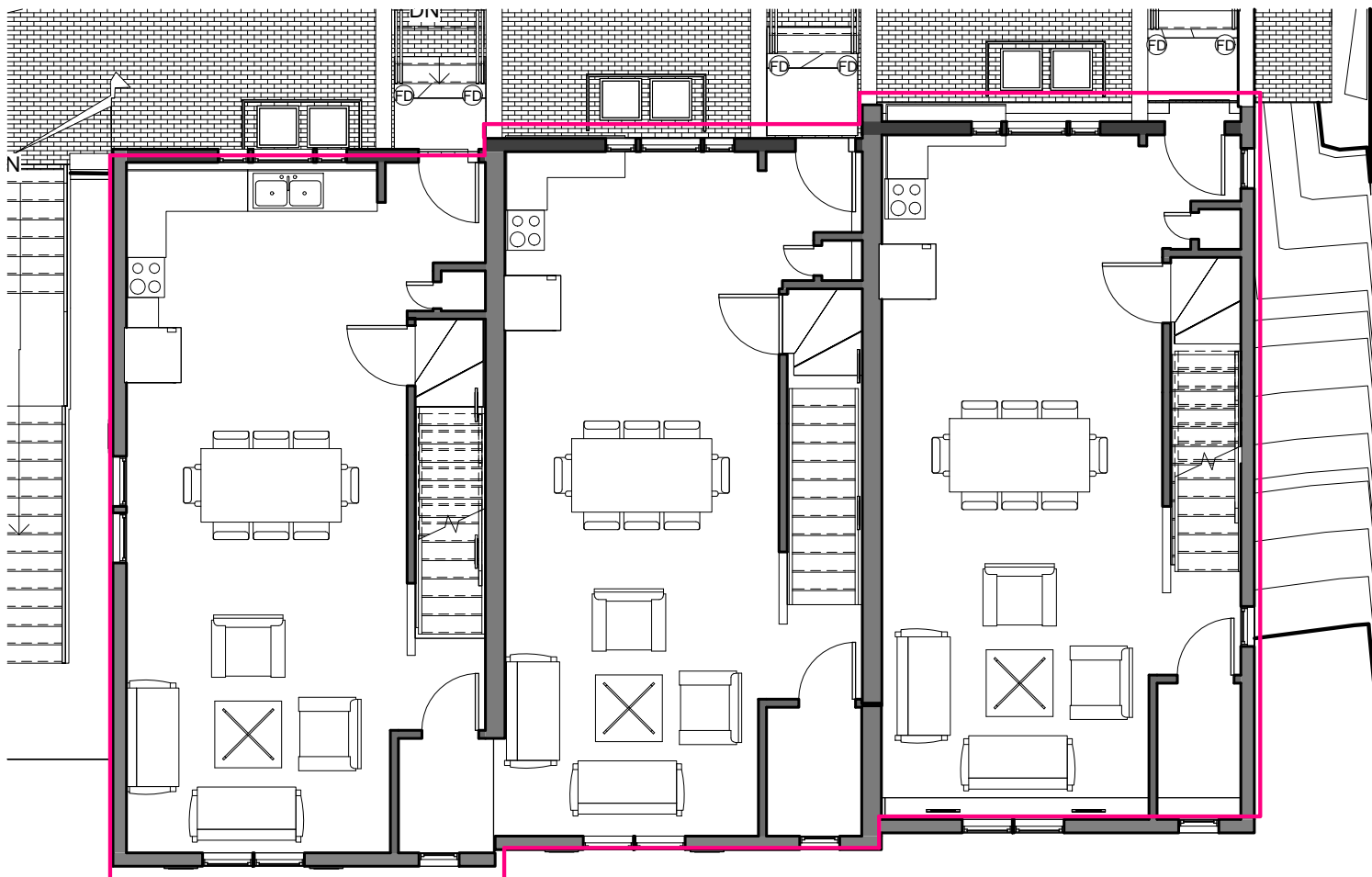
	Garage Lvl (sf)	First Floor (sf)	Second Floor (sf)	Third Floor (sf)	Total (sf)	Max Allowed* (sf)
Building A	1,571	2,047	2,052	1,260	6,930	7,030
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Building D	-	1,728	1,594	1,594	4,916	7,030
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Total					30,622	31,400

Max Allowed * = By Lexington Zoning By-Laws

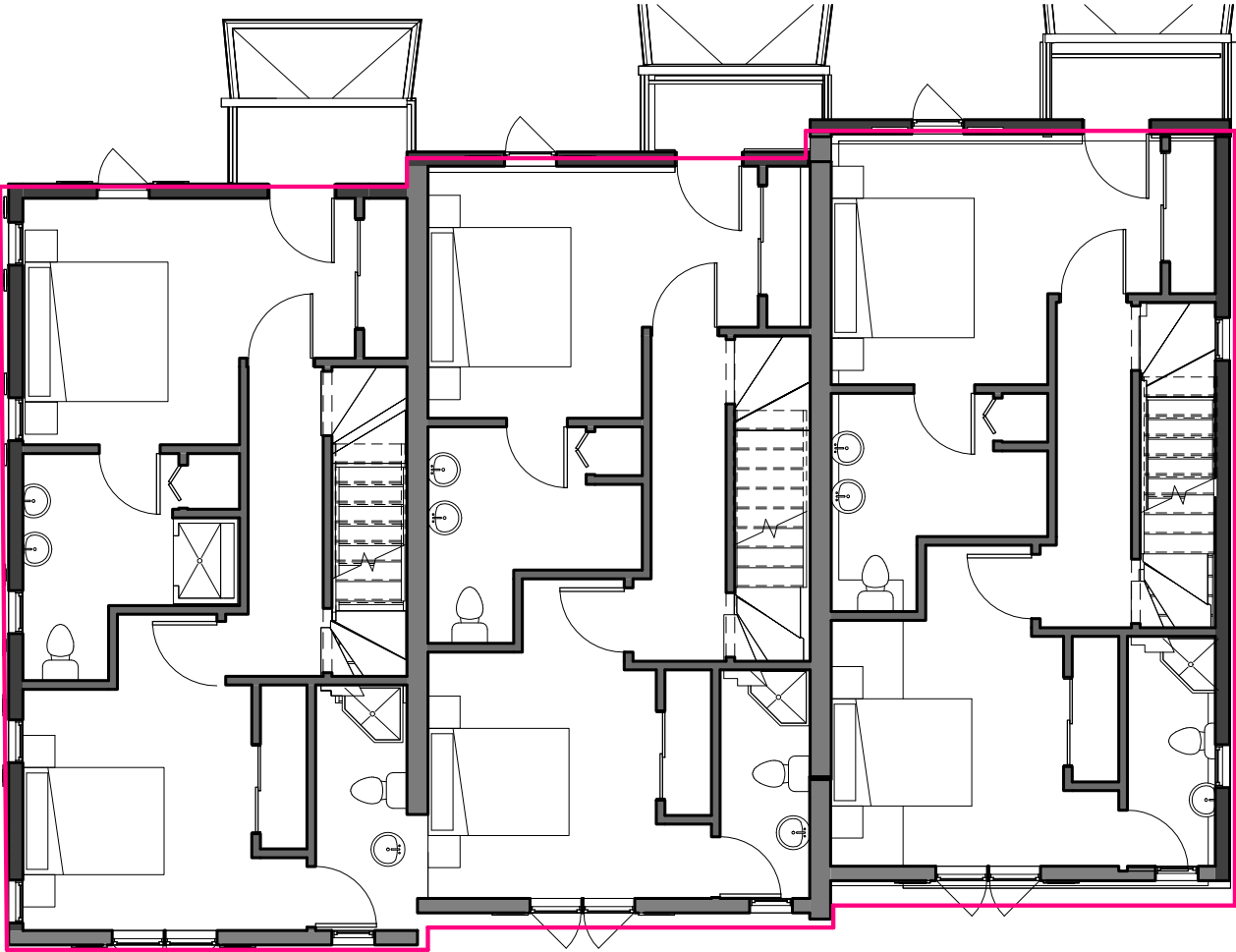


Garage Floor (Basement)
Level 0
Building "A"

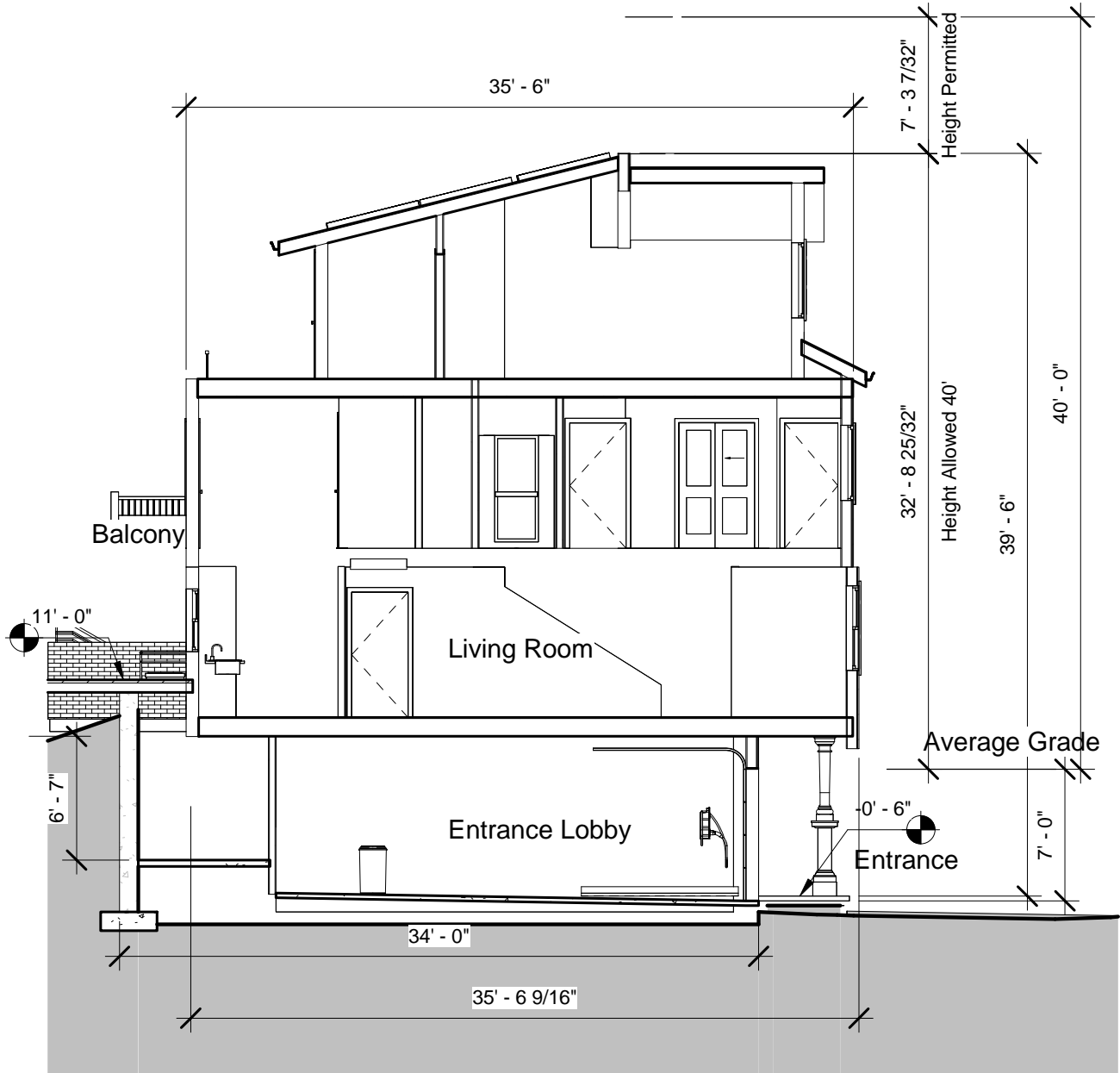
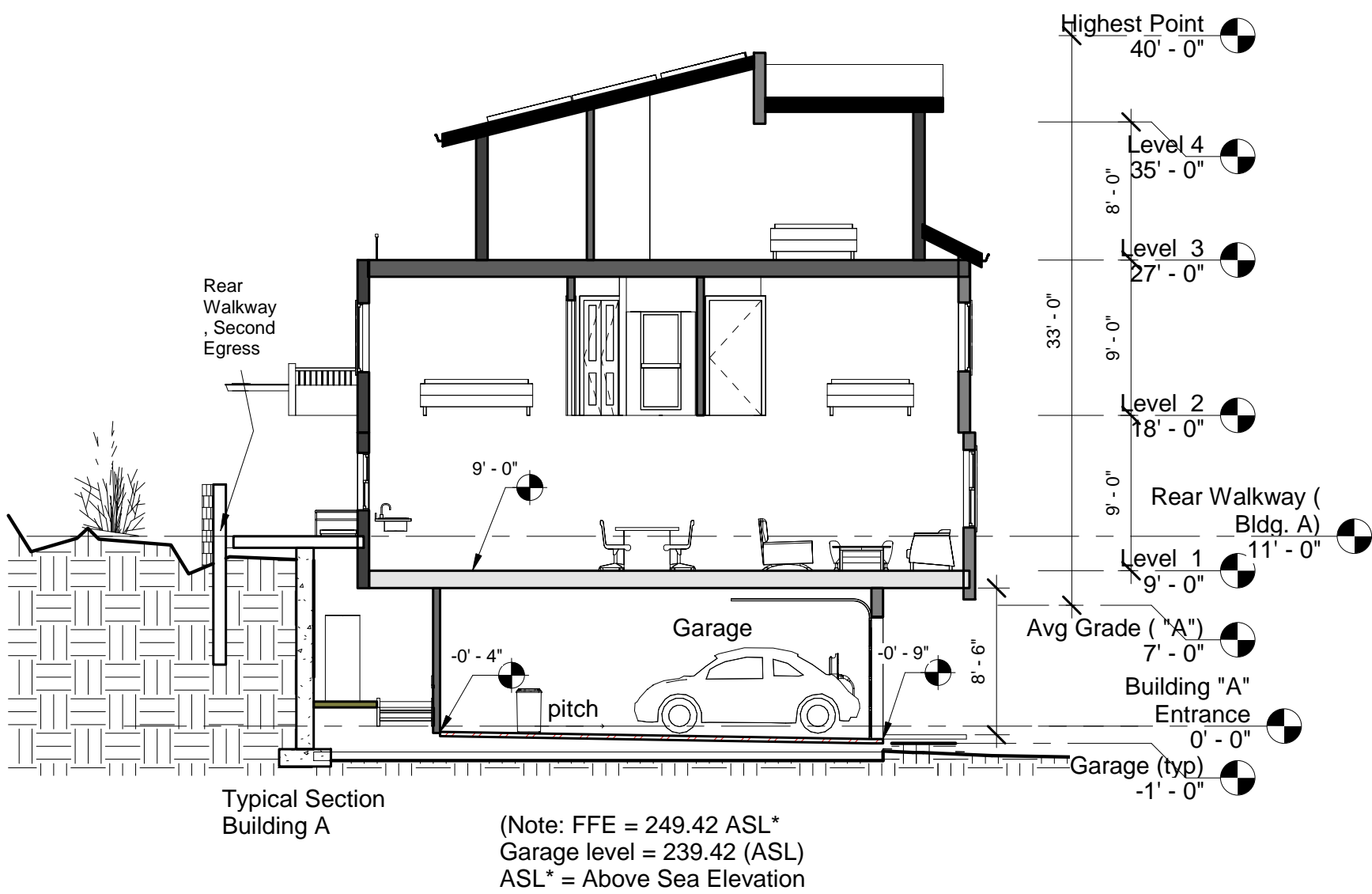
Gross
Crawl Space
GFA
2,065 sf
-565 sf
1,510 sf



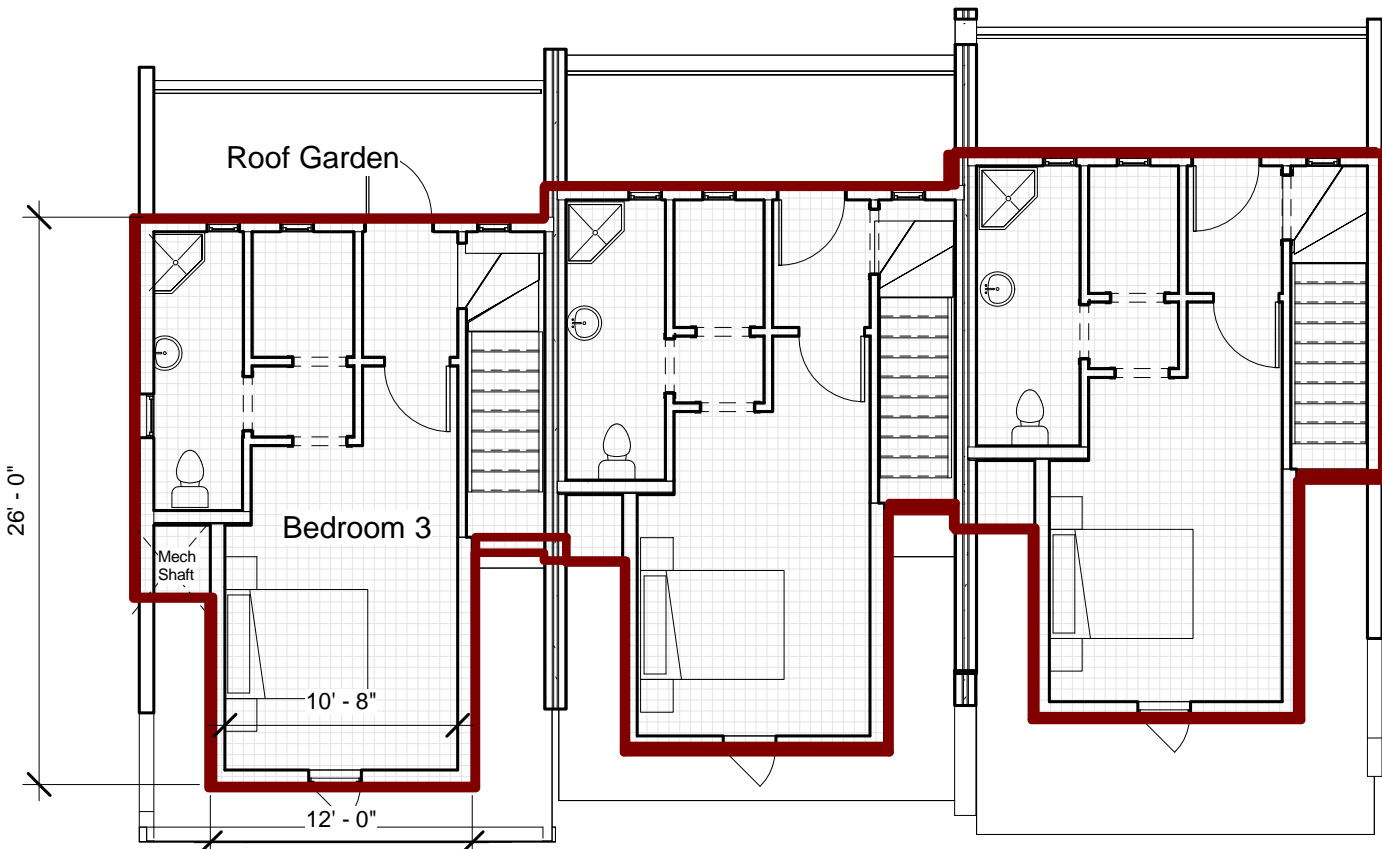
Level 1
GFA 2,050 sf



Level 2
GFA 2,084 sf



Typical Section
Building A



Third Floor (L3)
Building "A"
GFA Calc = 1,270 sf

Do Not Scale Drawings

Lex Terrace Development

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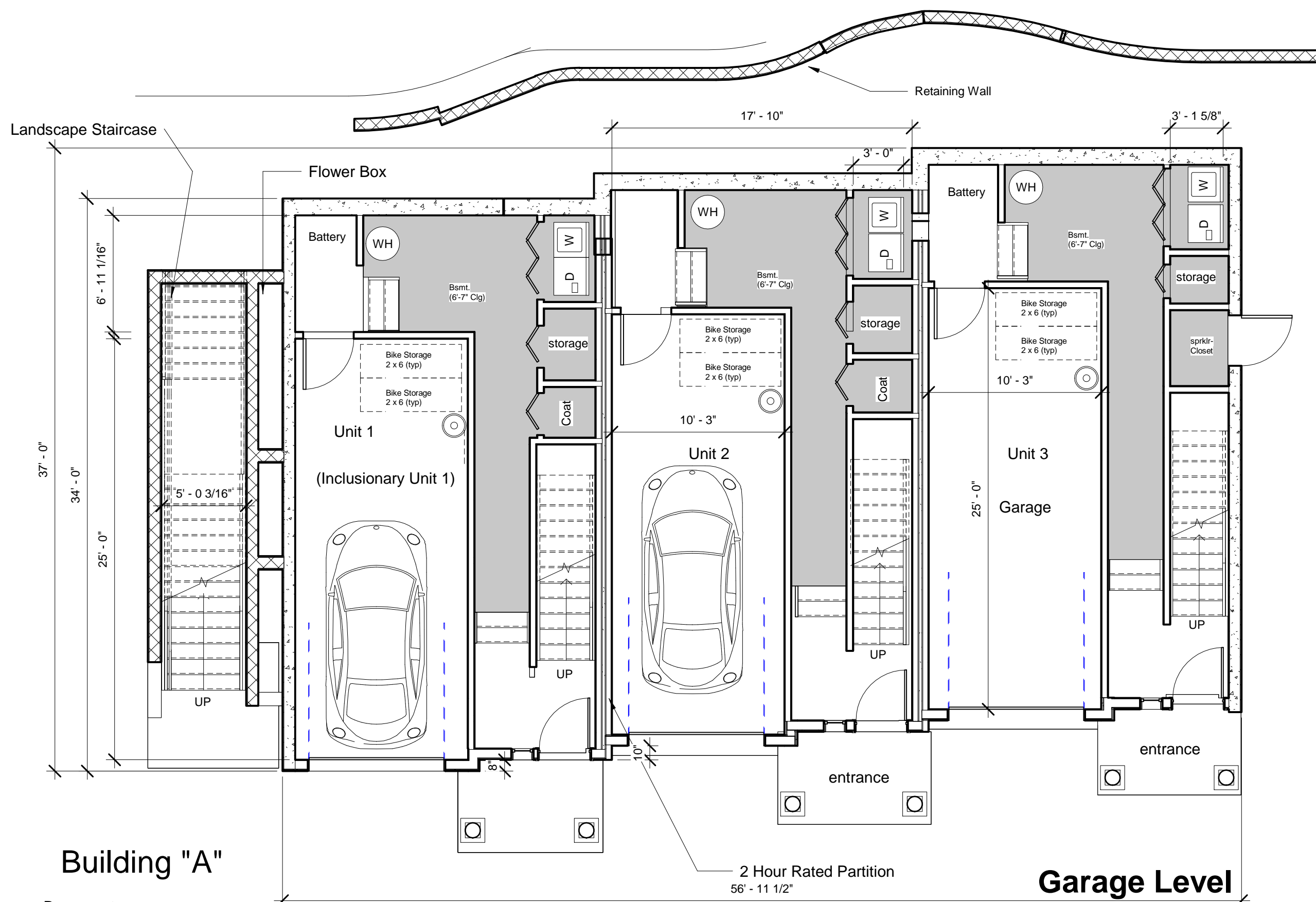
9 Bushnell Drive
Lexington, MA 02421

Sections & GFA
Building "A"

Project Number	ECO-135
Date	05/29/2025
Drawn By	Author
Checked By	Checker

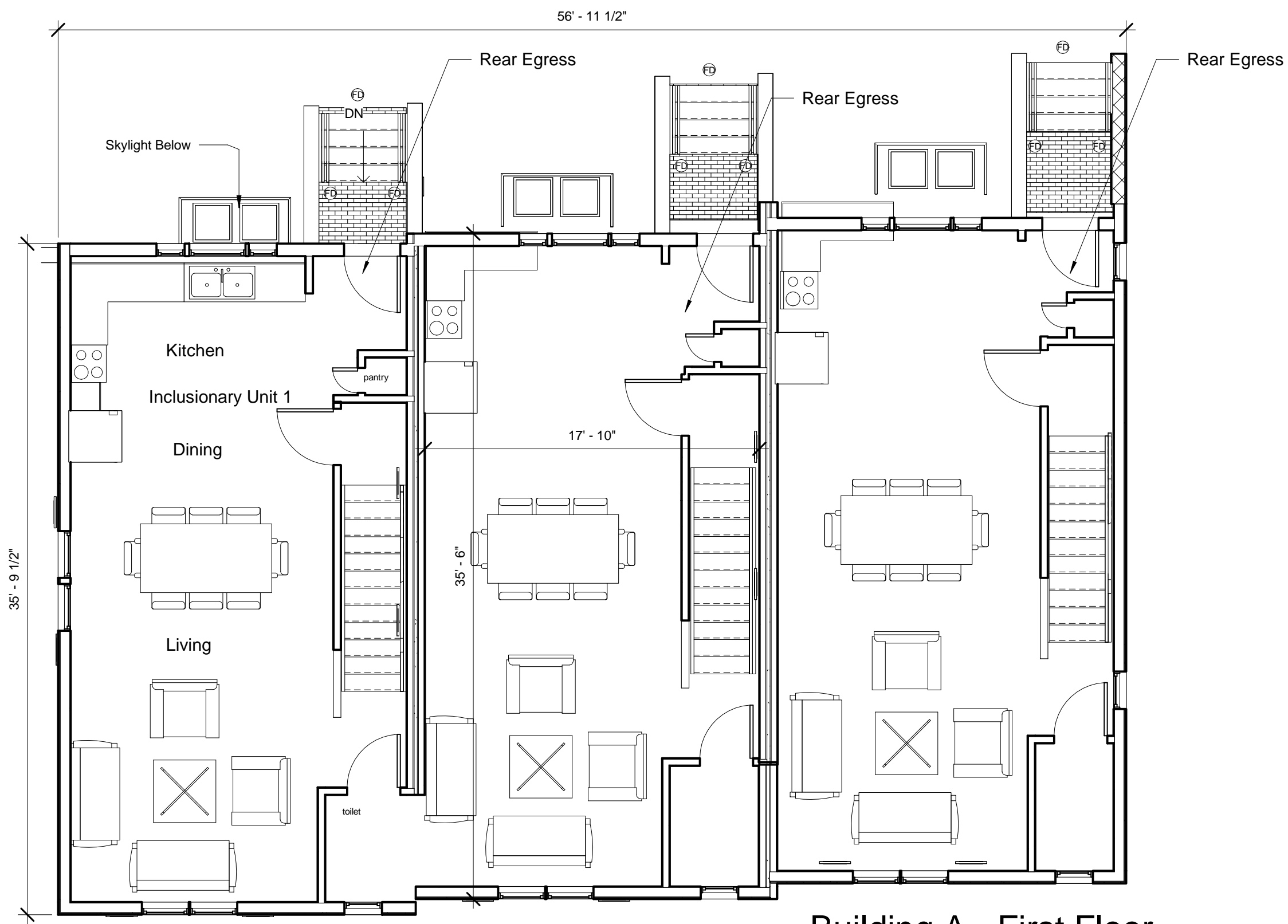
A105
Scale As indicated

Lex Terrace Development



Building "A"

Basement
Building A = 2,102 sf
Crawl Area = -546 sf
GFA = 1,556 sf



Building A - First Floor



First Floor - Cutout View



Do Not Scale Drawings

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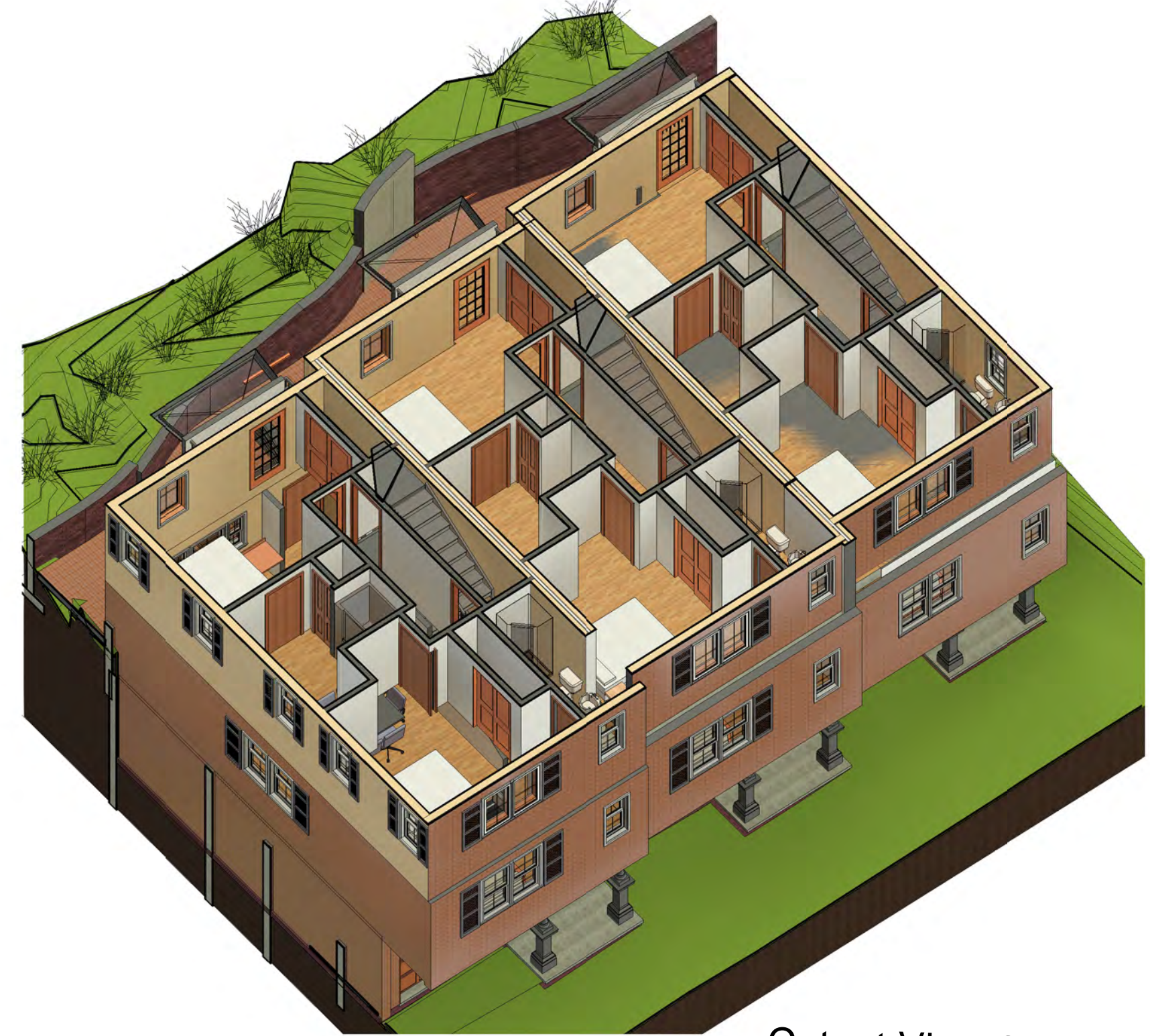
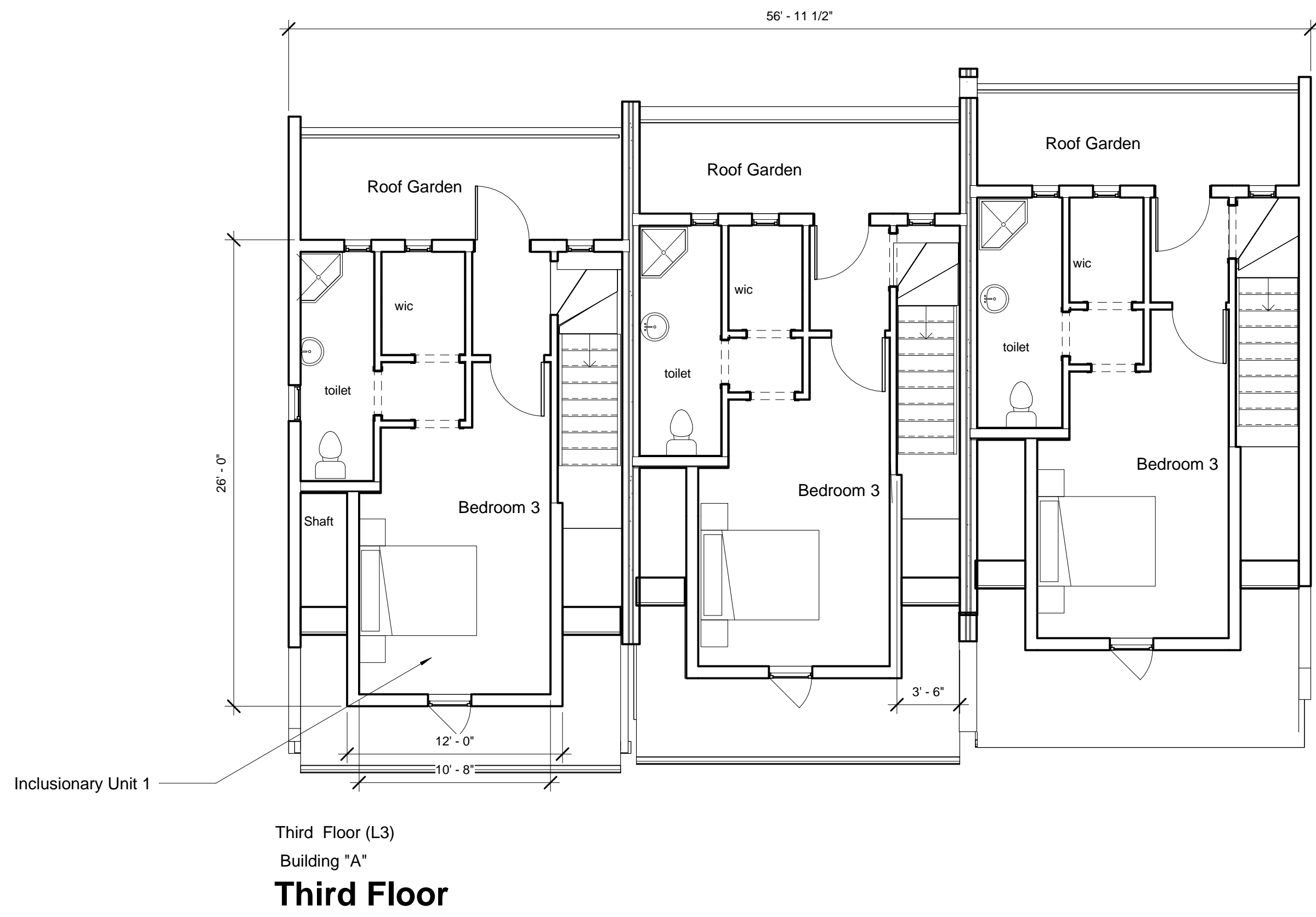
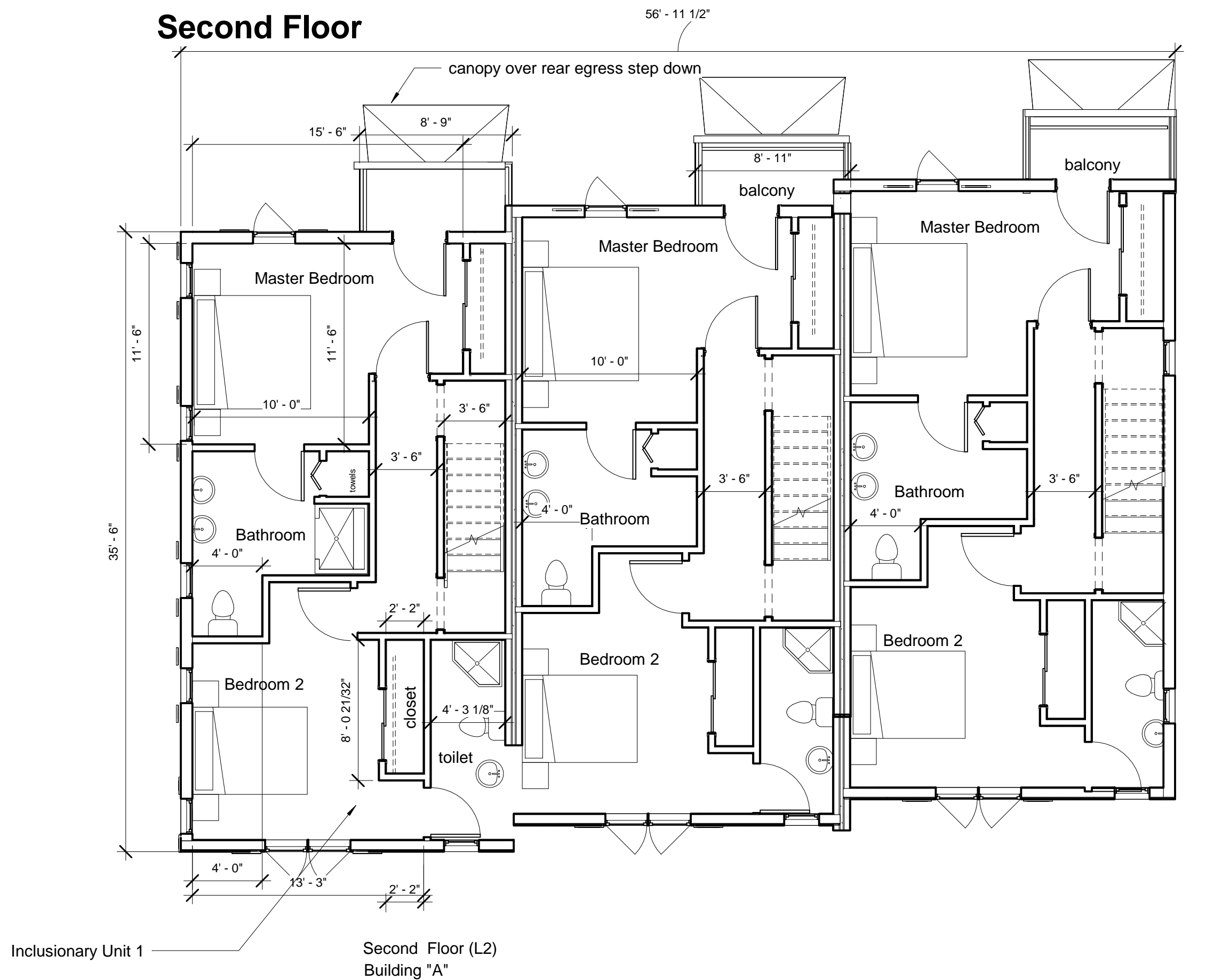
Building A - Garage & First

Project Number	ECO-135
Date	05/29/2025
Drawn By	Author
Checked By	Checker

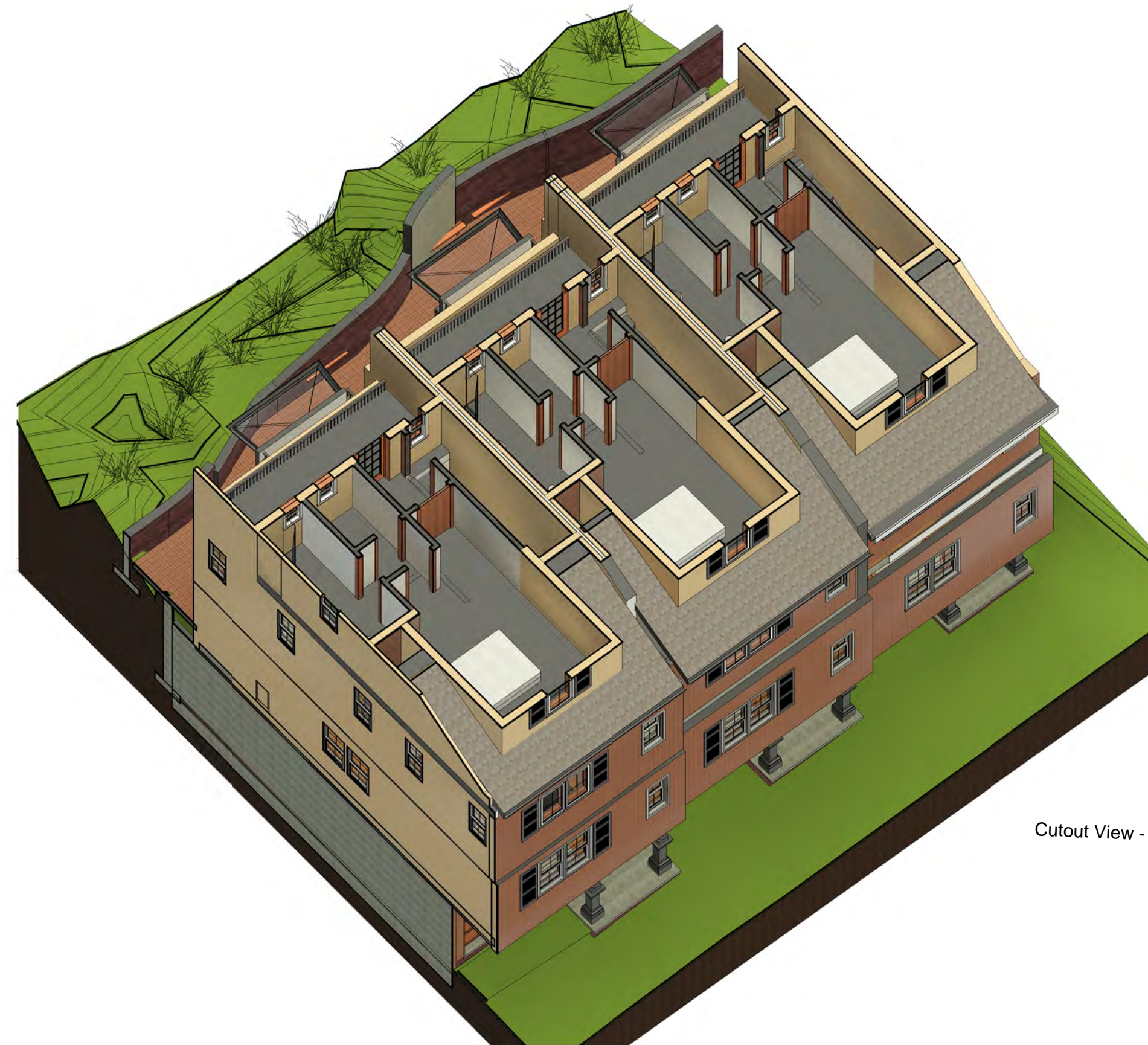
A106
Scale 3/16" = 1'-0"

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Lex Terrace Development



Cutout View 2nd Floor



Cutout View - 3rd Floor

Do Not Scale Drawings

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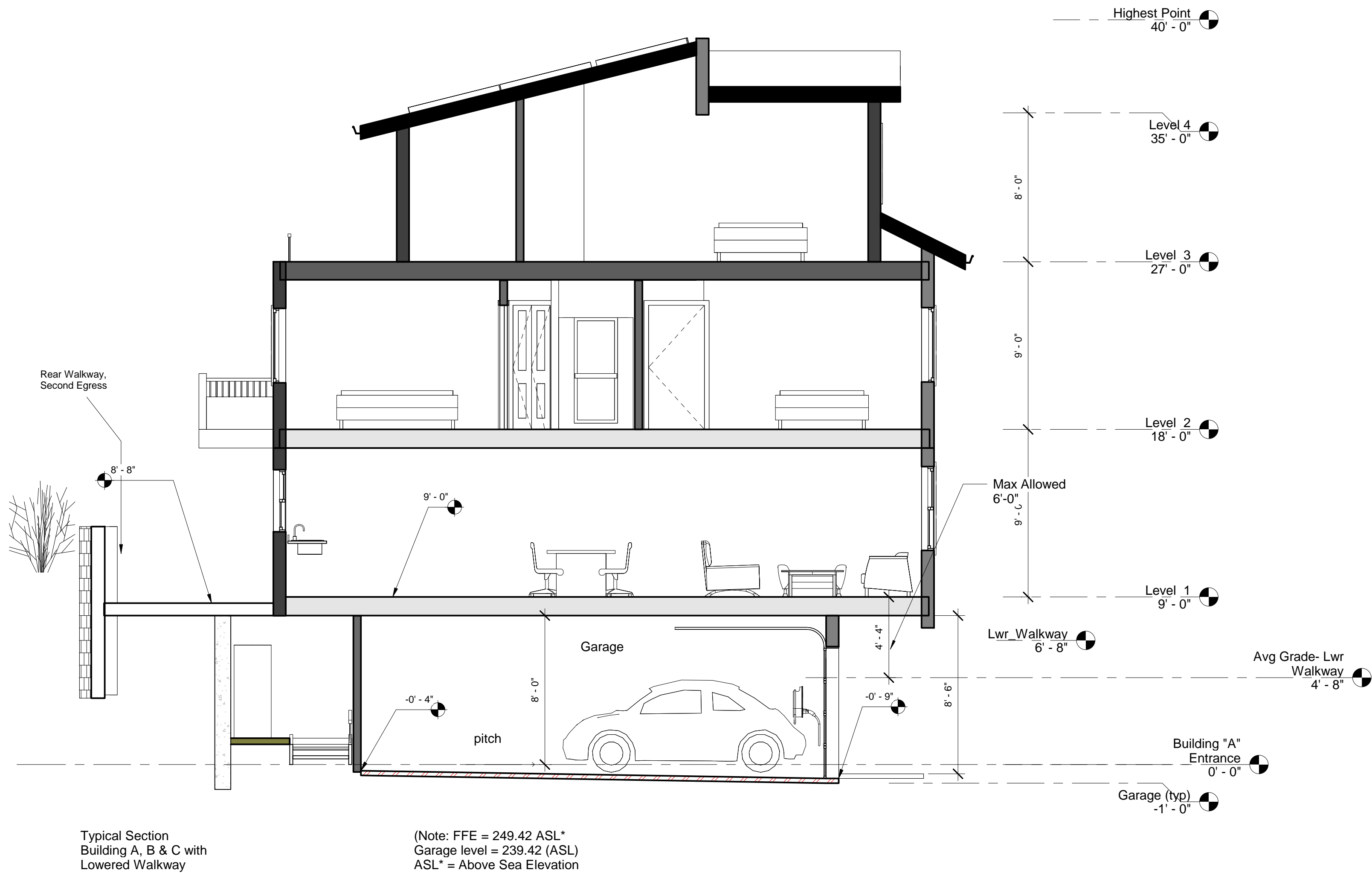
Building A - Second & Third Floor

Project Number	ECO-135
Date	05/29/2025
Drawn By	Author
Checked By	Checker

A107

Scale 3/16" = 1'-0"

Lex Terrace Development



Do Not Scale Drawings

Lex Terrace Development

287-295 Waltham Street, Lexington, MA 02421

Consultant: Architect
Company: EcoHabitat, Inc.
Contact: Javed Sultan, RA
Address: 66 Middle Street, Lexington, MA 02421
Phone: (781) 315 1105
Email: Sultanj2012@gmail.com
www.ecohab2.com

Notes:

This is an option, that the architect is investigating.

At this point It has not been reviewed or vetted by the civil engineer. In this option we will lower the rear walkway, to below the first floor so we can avoid a step down when we use the secondary egress on the first floor.

We anticipate the average natural grade (ANG) to drop to around 4 feet 6 inches from seven feet.

The allowable limit for the Basement to be considered a Basement is a maximum height difference of 6 feet from the average natural grade. The ANG will need to be confirmed by the licensed land surveyor.

Note:

Schematics (Revised 05-27-2025)
Not For Construction

No.	Description	Date

Owner:

Lex Terrace, LLC

9 Bushnell Drive
Lexington, MA 02421

Building A - Rear
Walkway - Option 1

Project Number	ECO-135
Date	05/27/2025
Drawn By	Author
Checked By	Checker

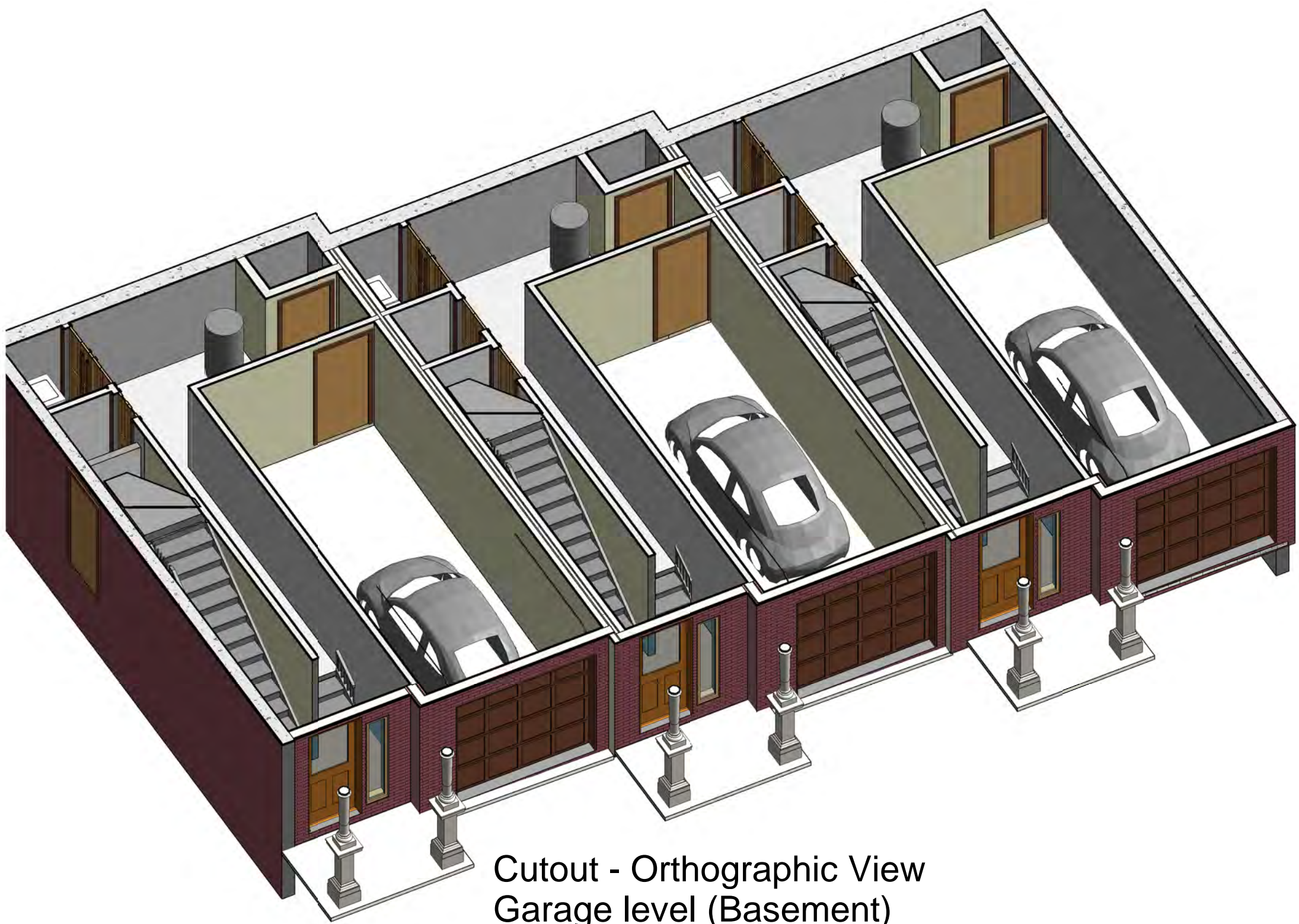
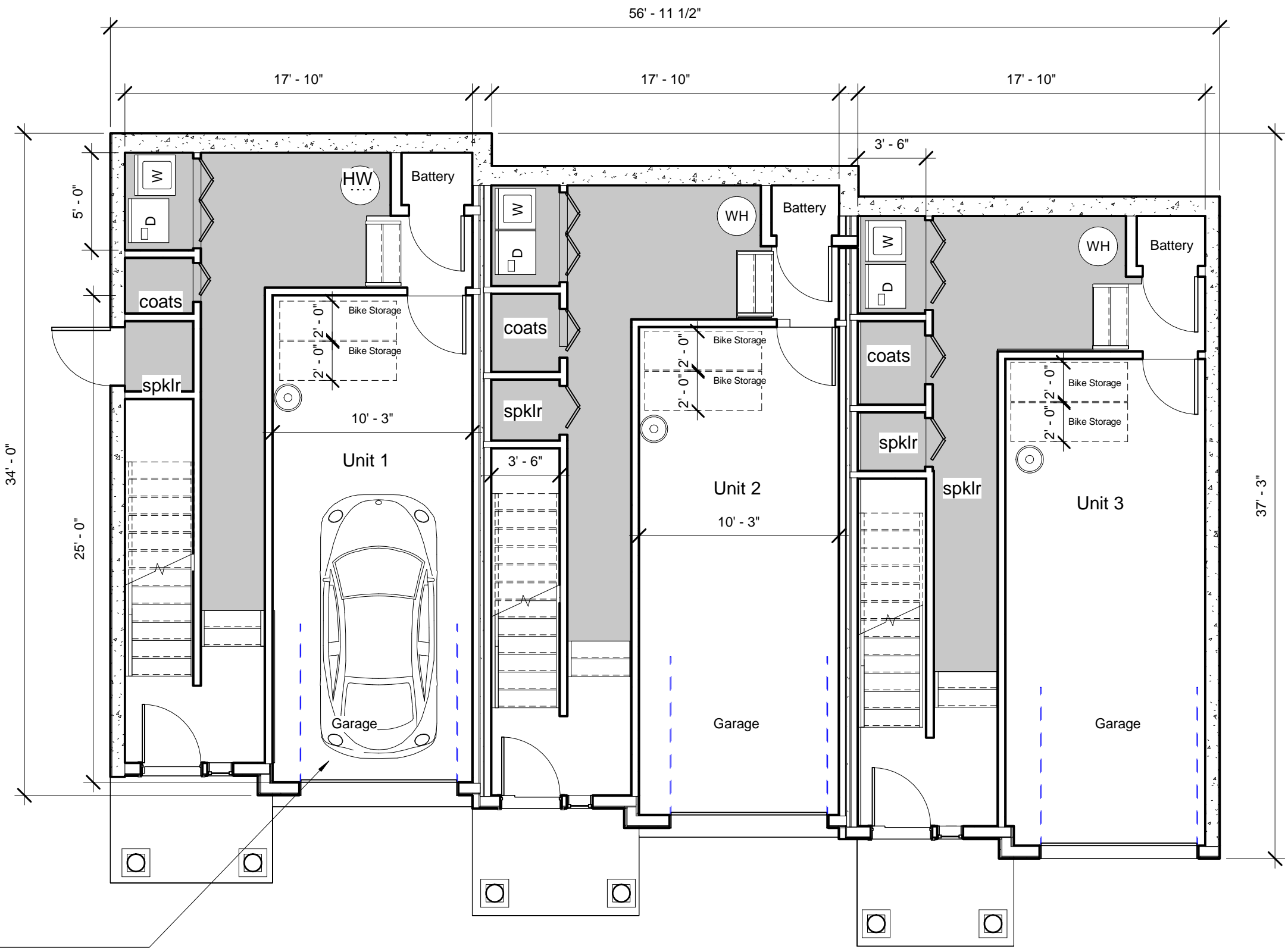
A108

Scale 1/4" = 1'-0"

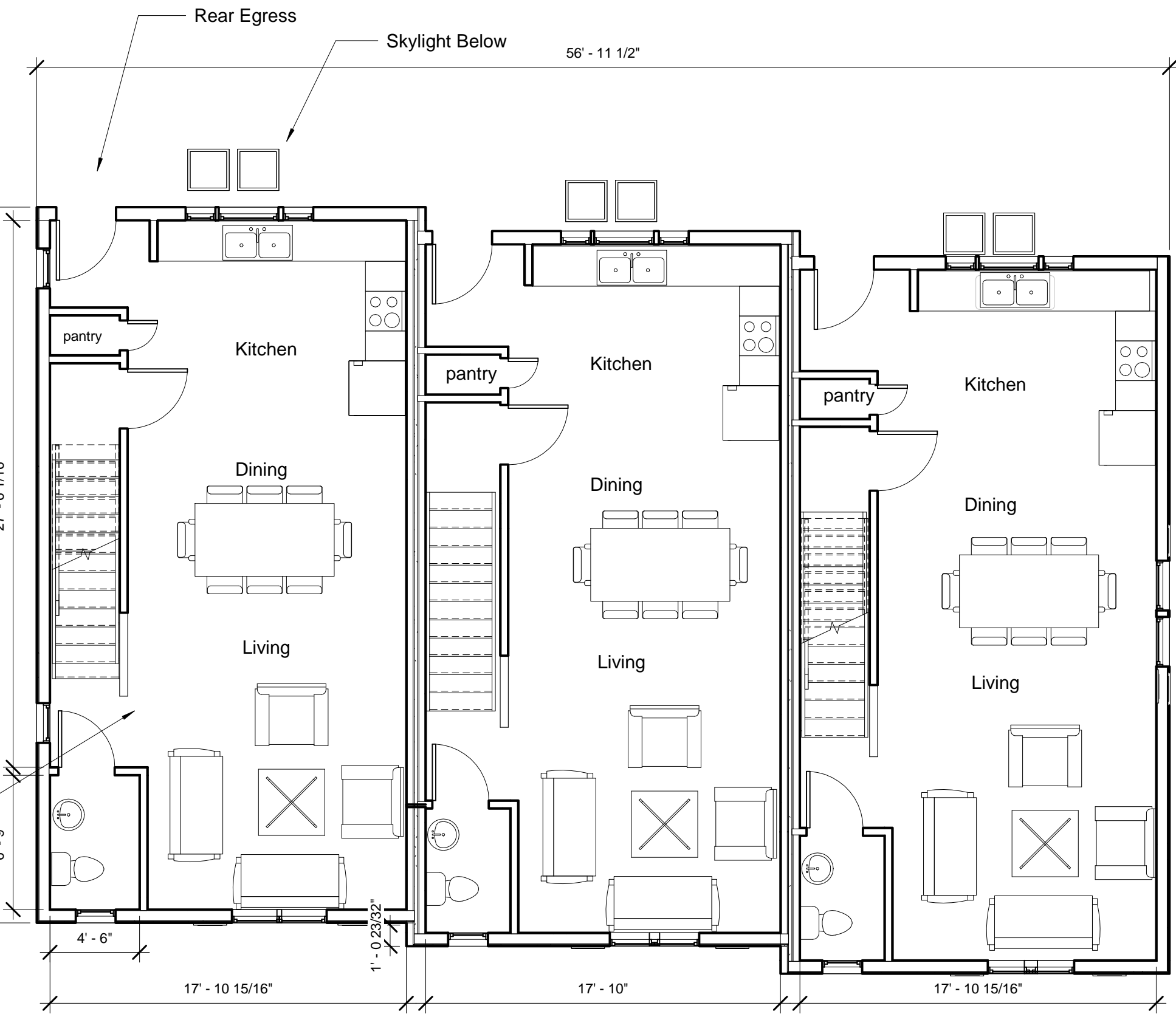
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Lex Terrace Development

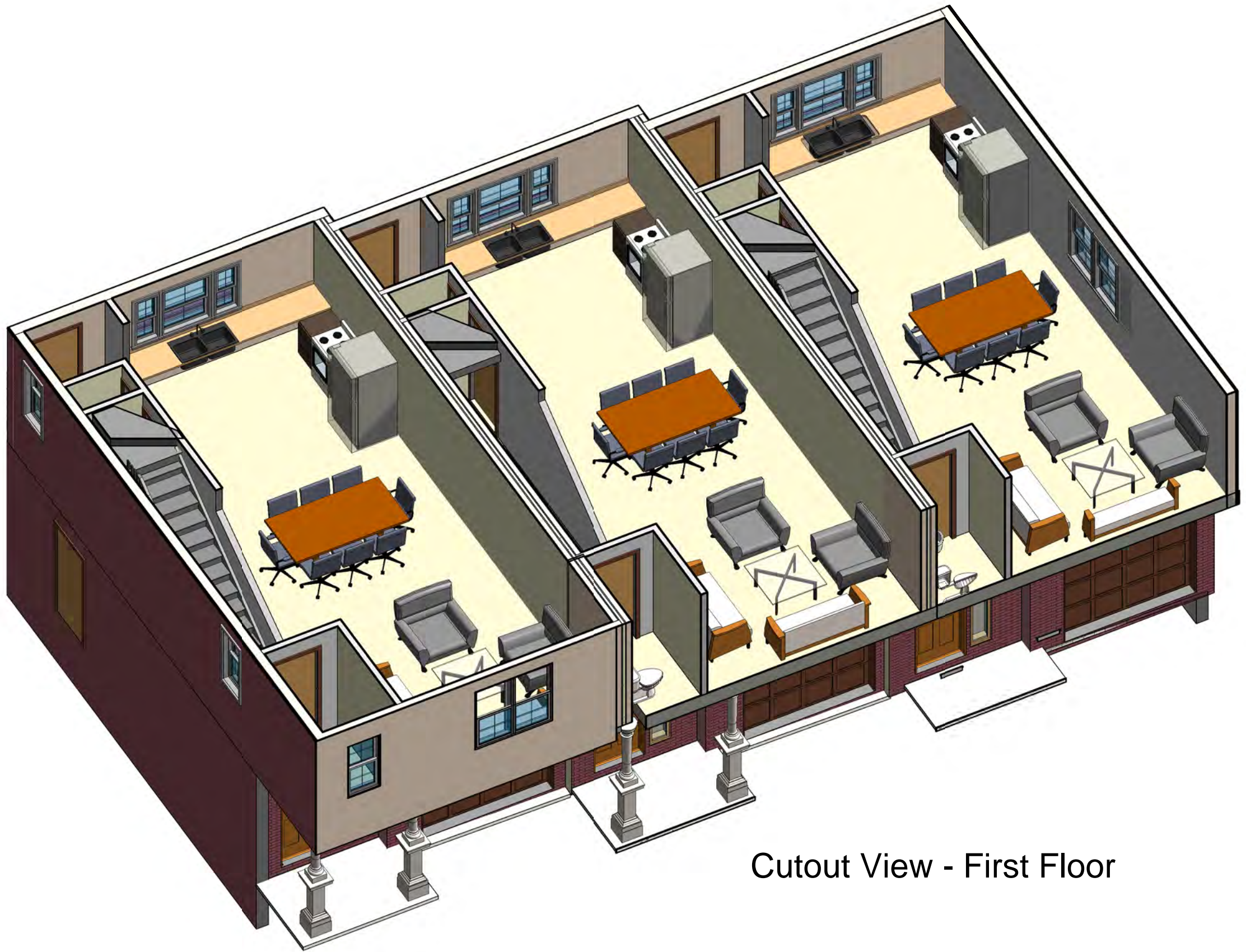
Garage Level - Building B



Cutout - Orthographic View
Garage level (Basement)



First Floor - Building B



Cutout View - First Floor

Do Not Scale Drawings

Lex Terrace Development

287-295 Waltham Street, Lexington, MA 02421

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Notes:

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Note:
Schematics (Revised 05-27-2025)
Not For Construction

No.	Description	Date

Owner:
Lex Terrace, LLC

9 Bushnell Drive
Lexington, MA 02421

Building B Garage &
First Plan

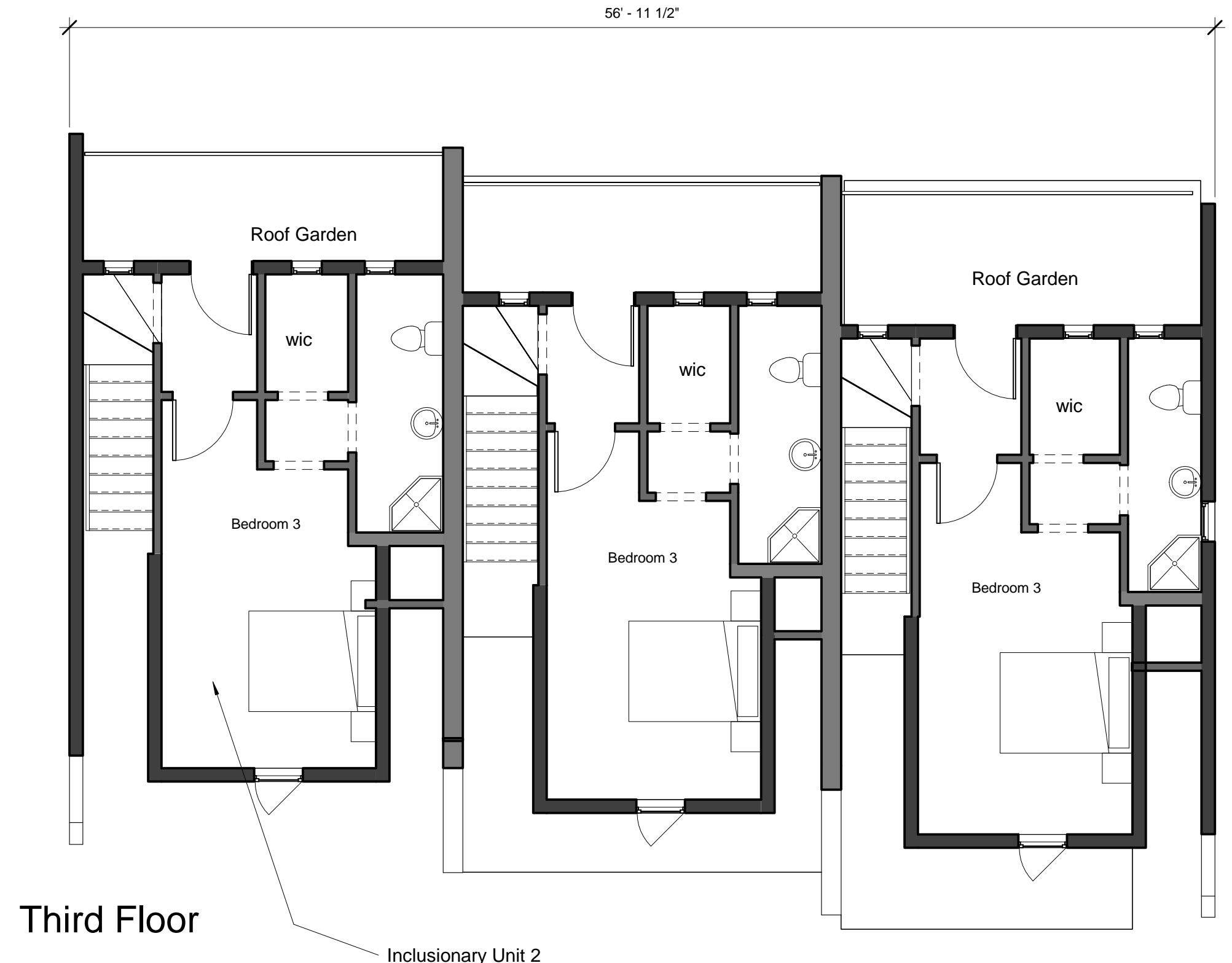
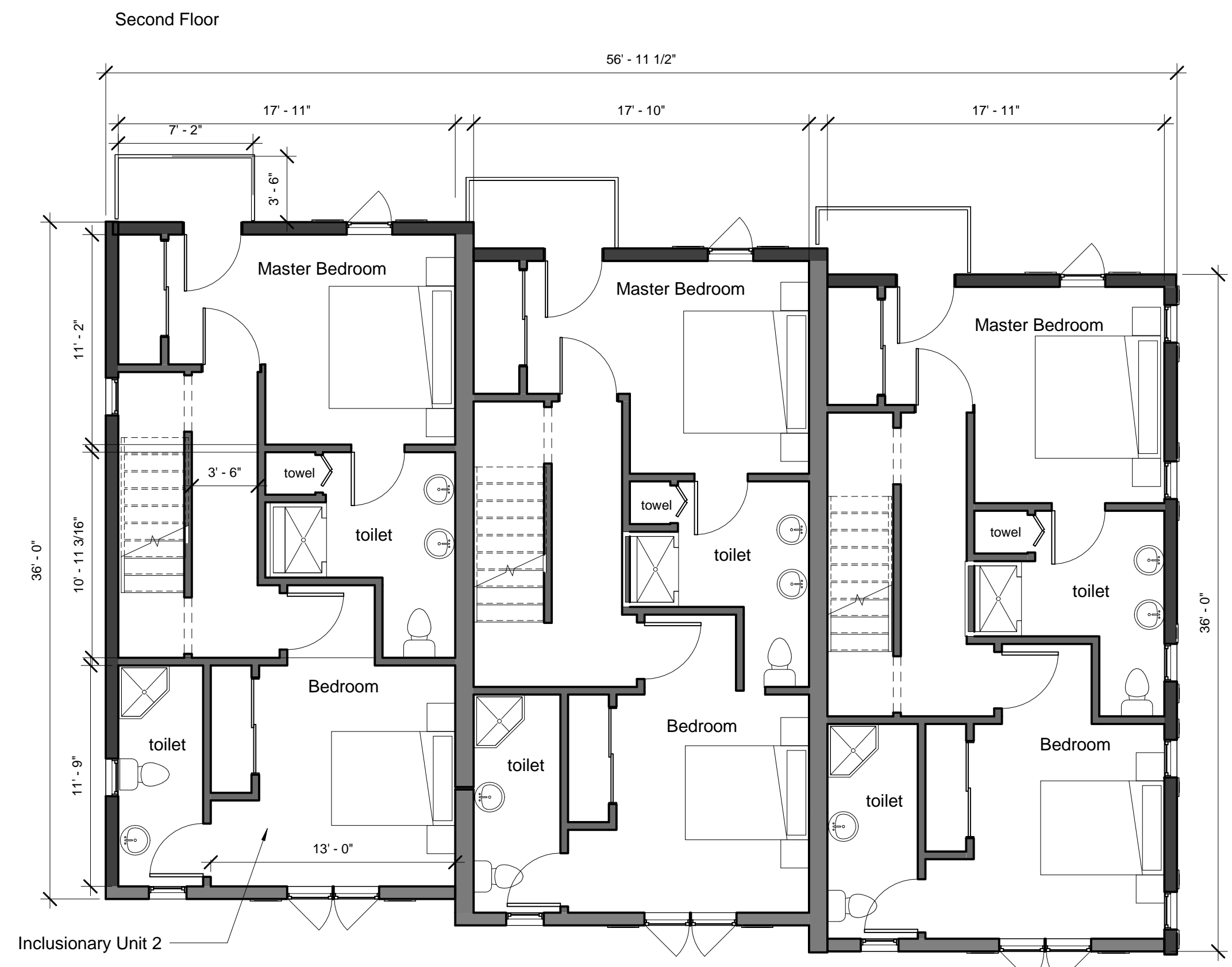
Project Number	ECO-135
Date	05/29/2025
Drawn By	Author
Checked By	Checker

A109

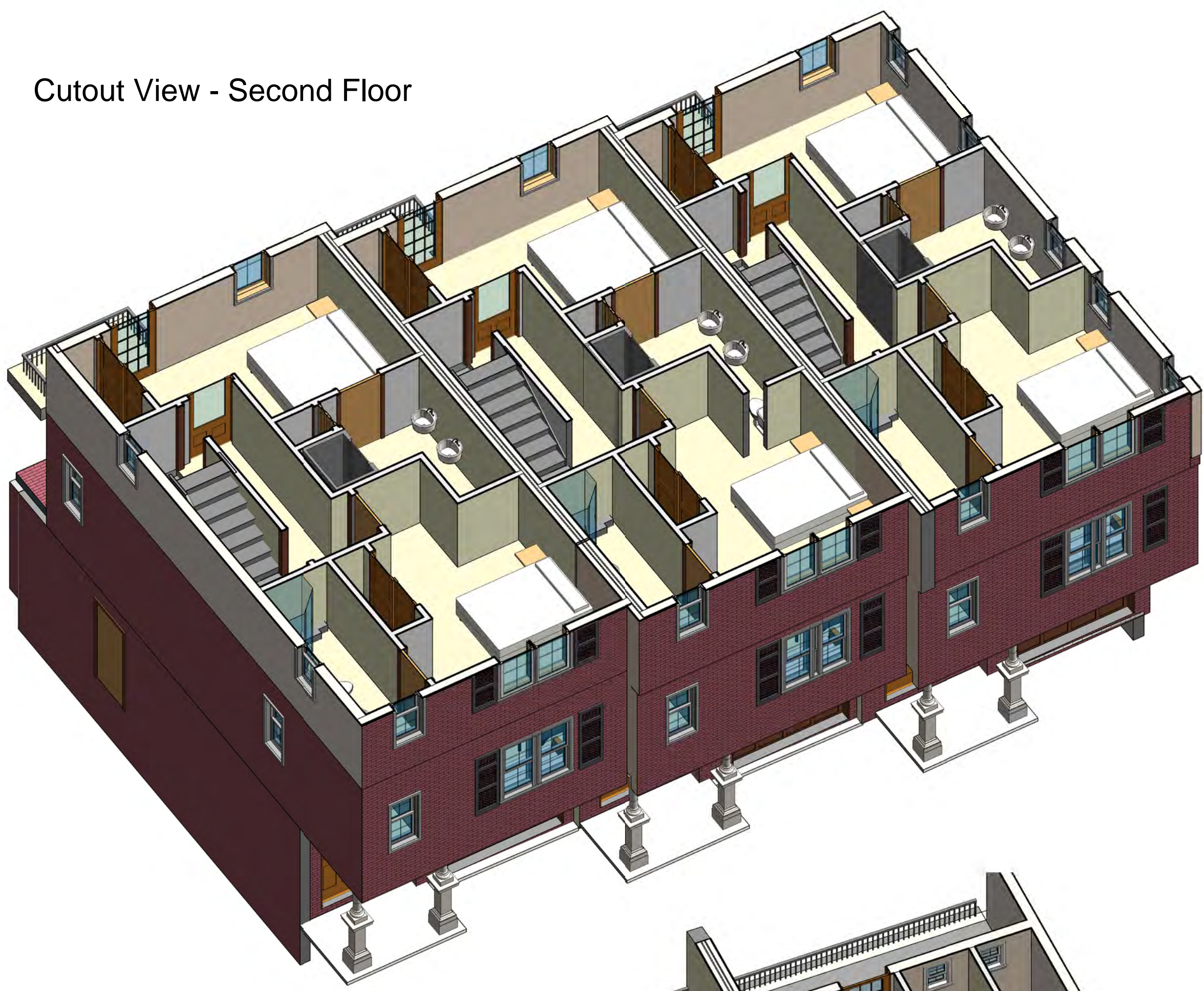
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6/1/2025 9:57:05 PM

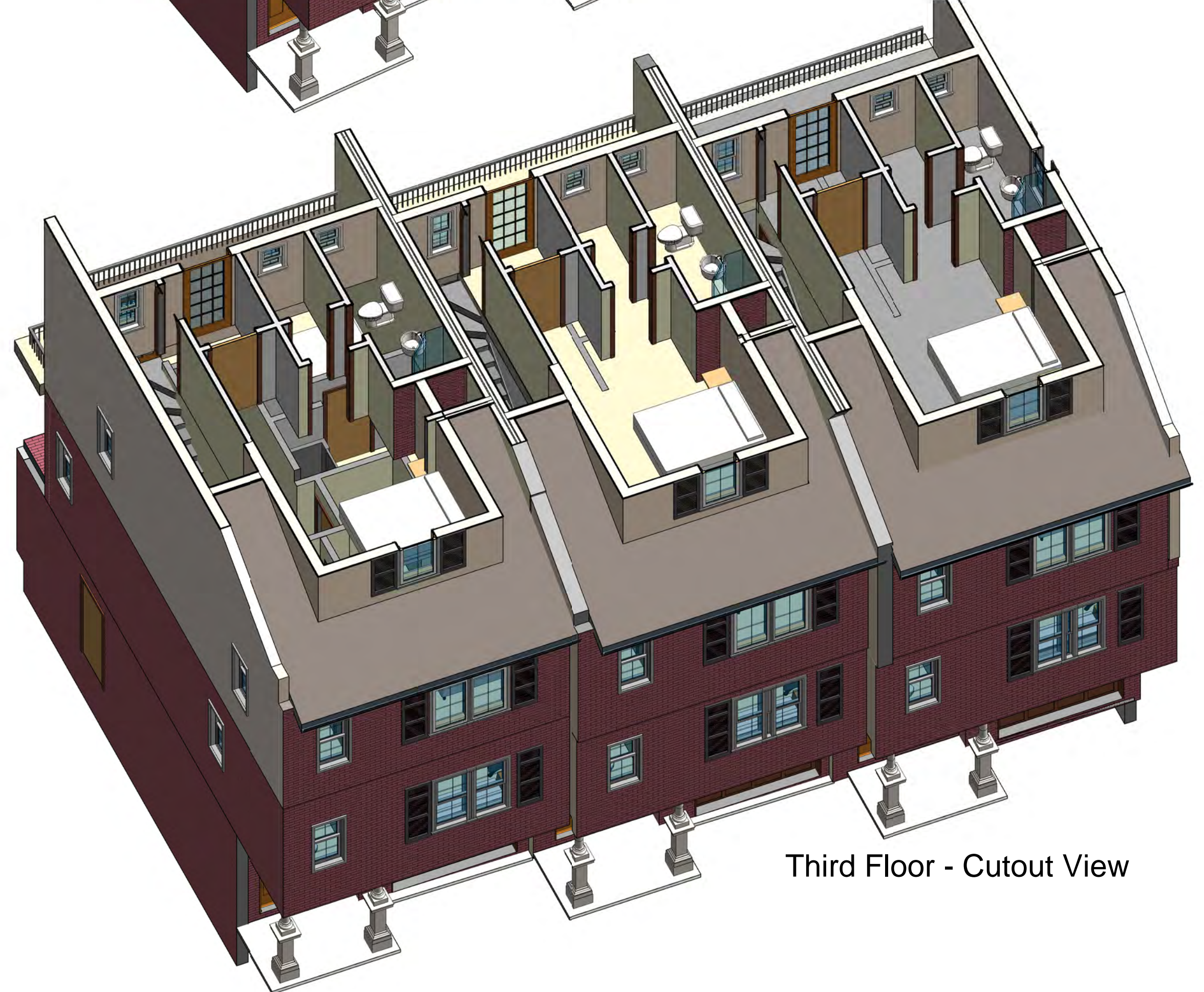
Lex Terrace Development



Cutout View - Second Floor



Third Floor - Cutout View



Cutout - Orthographic View - Third Floor

Do Not Scale Drawings

Lex Terrace Development

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Note:
Schematics (Revised 05-27-2025)
Not For Construction

No.	Description	Date

Owner:
Lex Terrace, LLC

*9 Bushnell Drive
Lexington, MA 02421*

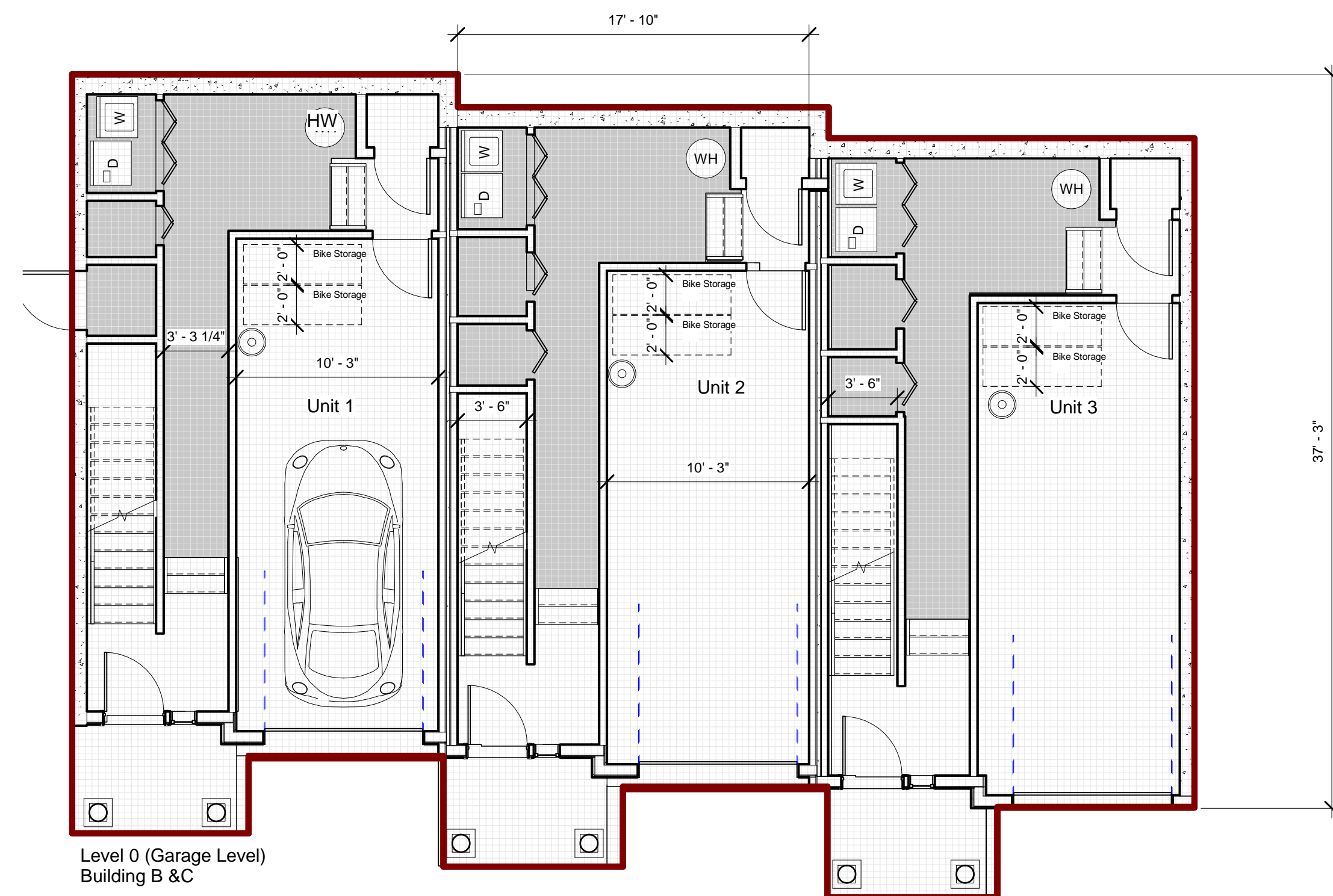
Building B Second & Third Floor

Project Number	ECO-135
Date	05/29/2025
Drawn By	Author
Checked By	Checker

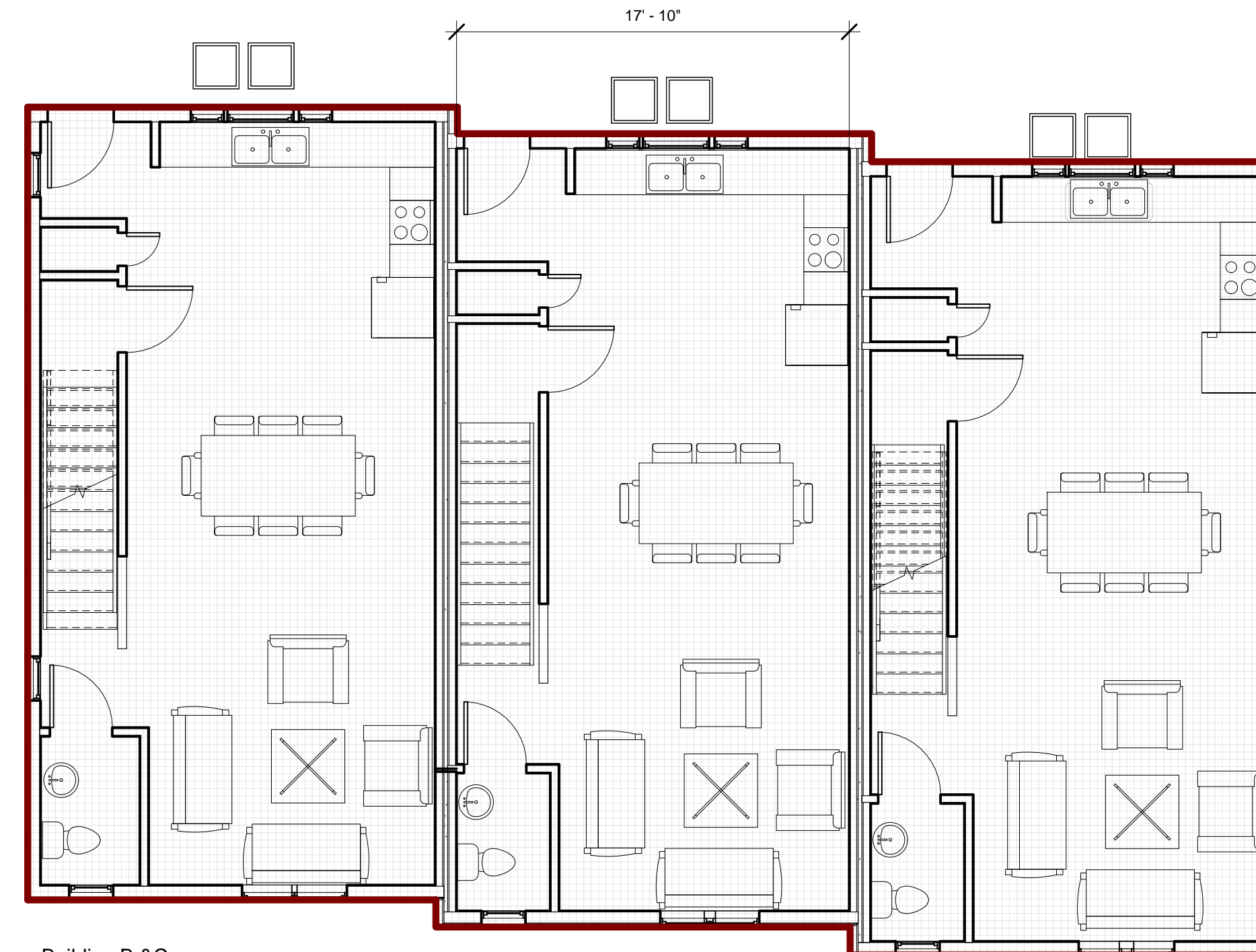
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6/1/2025 9:57:08 PM

Lex Terrace Development



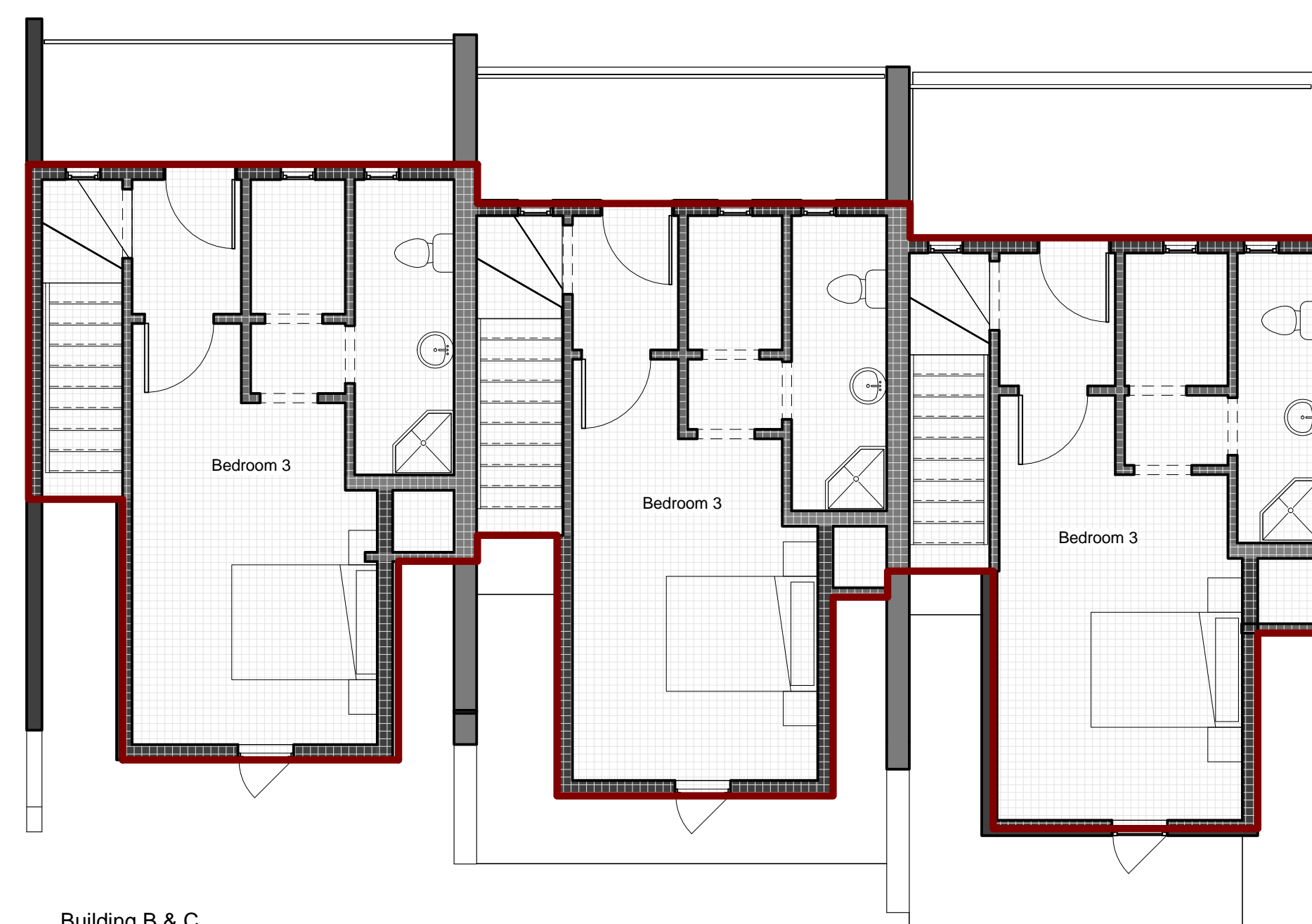
Level 0 (Garage Level)
Building B & C
GFA = 2,072 sf
Crawl Space = 501 sf
Net GFA = 1,571 sf



Building B & C
Level 1
GFA = 2,047



Building B & C
Level 2
GFA = 2,052 sf



Building B & C
Level 3
GFA = 1,260

Do Not Scale Drawings

Lex Terrace Development

287-295 Waltham Street, Lexington, MA 02421

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Note:

Schematics (Revised 05-27-2025)
Not For Construction

[illegible]

Owner:

Lex Terrace, LLC

9 Bushnell Drive
Lexington, MA 02421

Building B Area Plan

Project Number	ECO-135
Date	05/29/2025
Drawn By	Author
Checked By	Checker

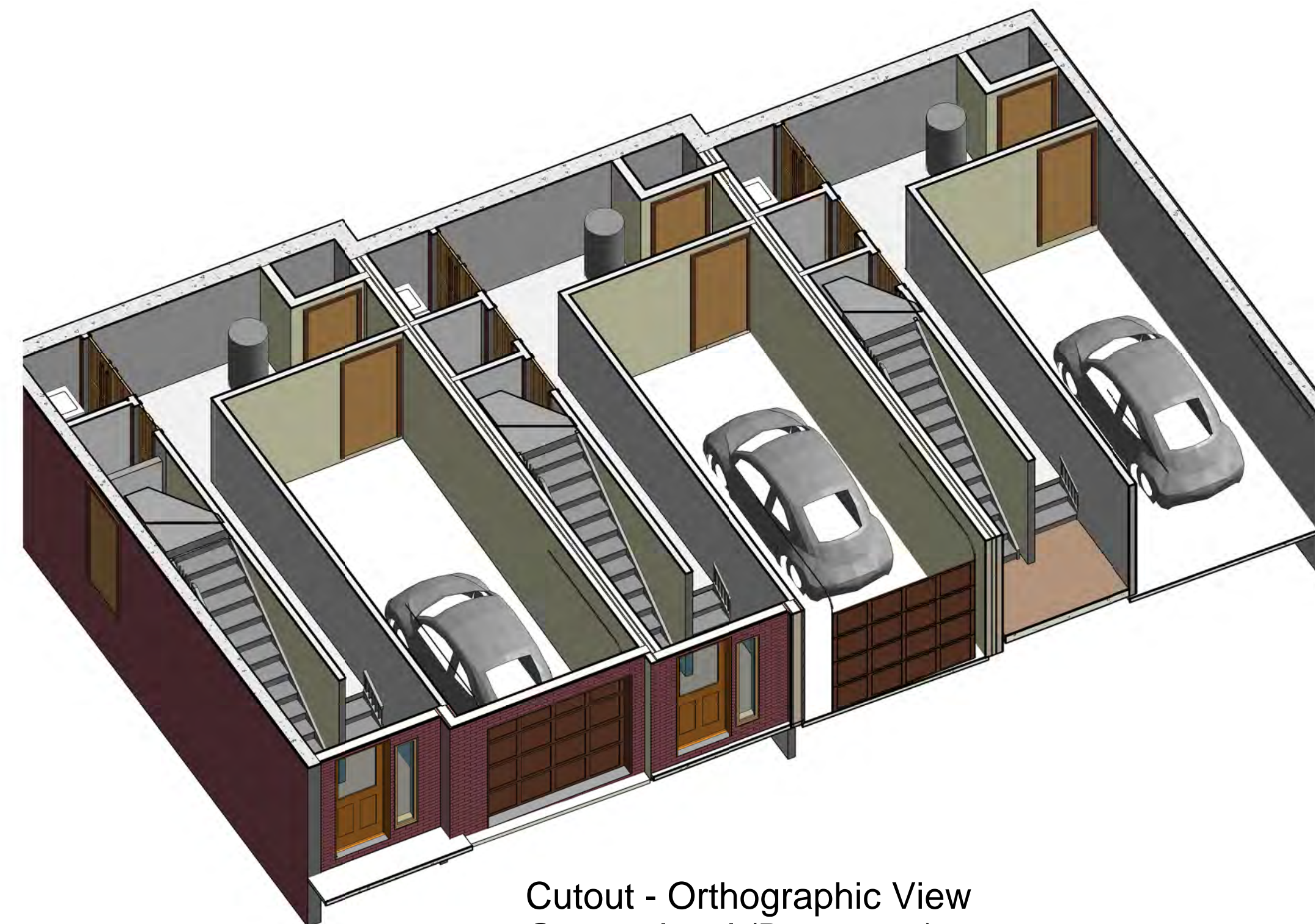
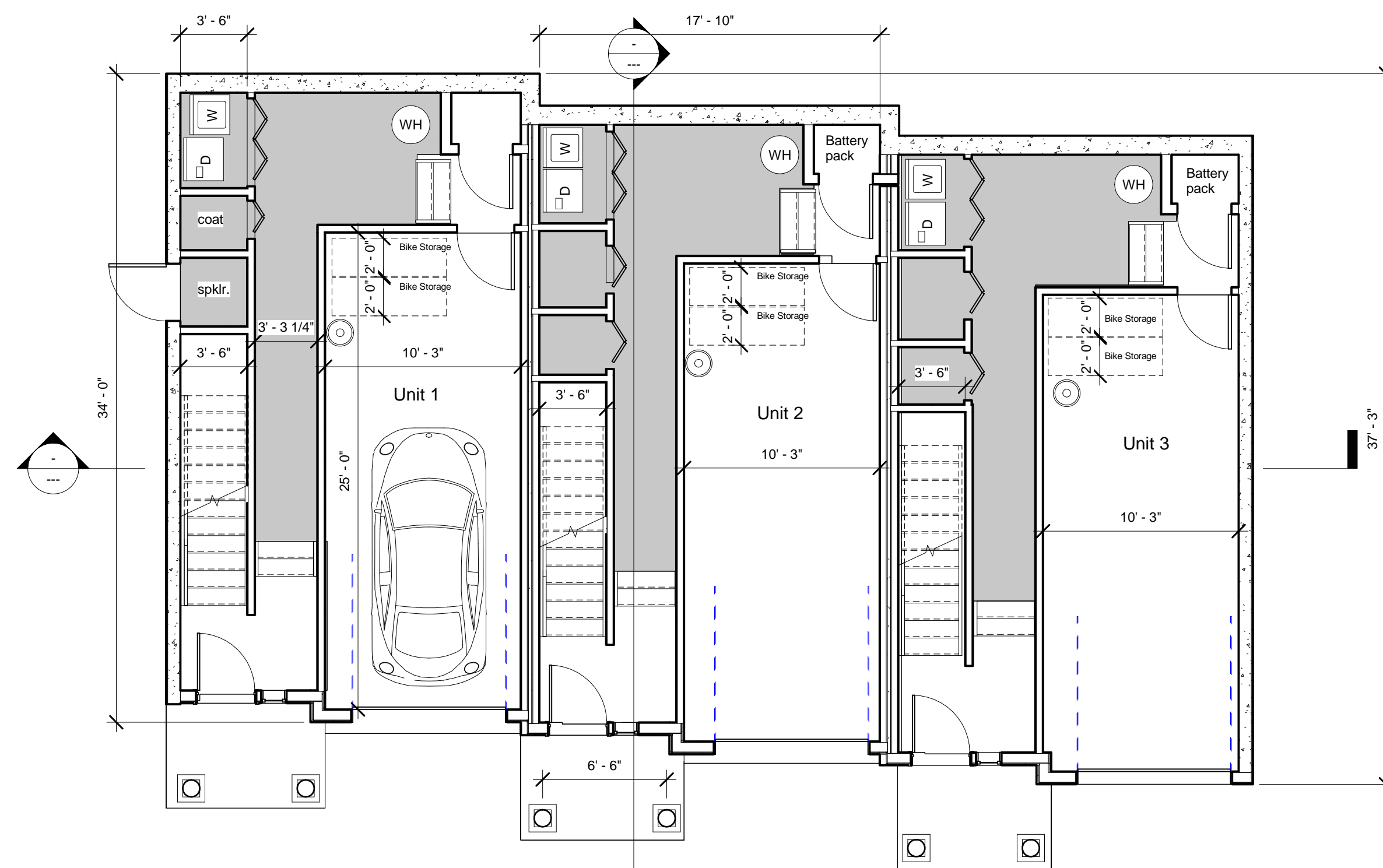
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Scale	3/16" = 1'-0"
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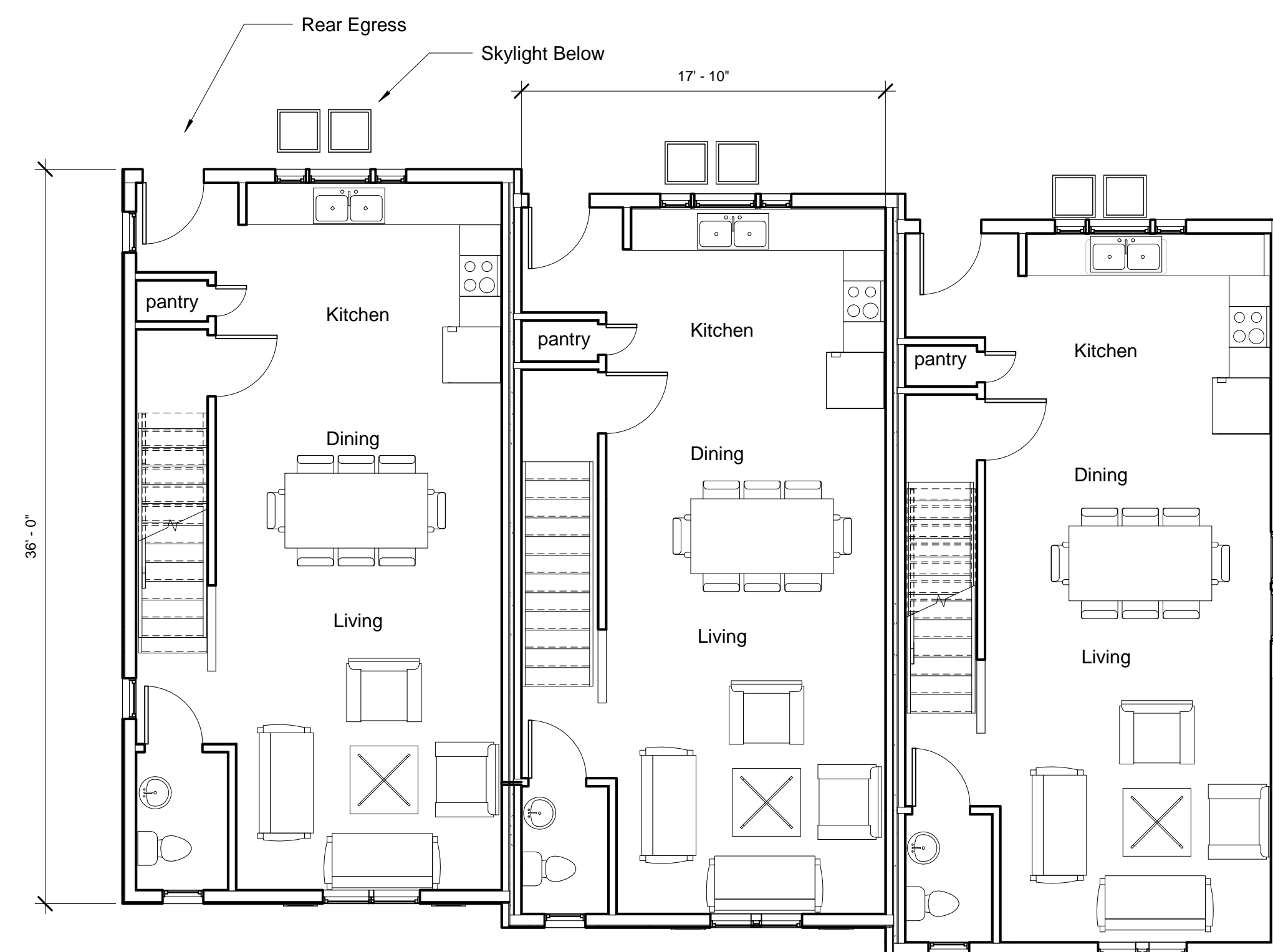
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Lex Terrace Development

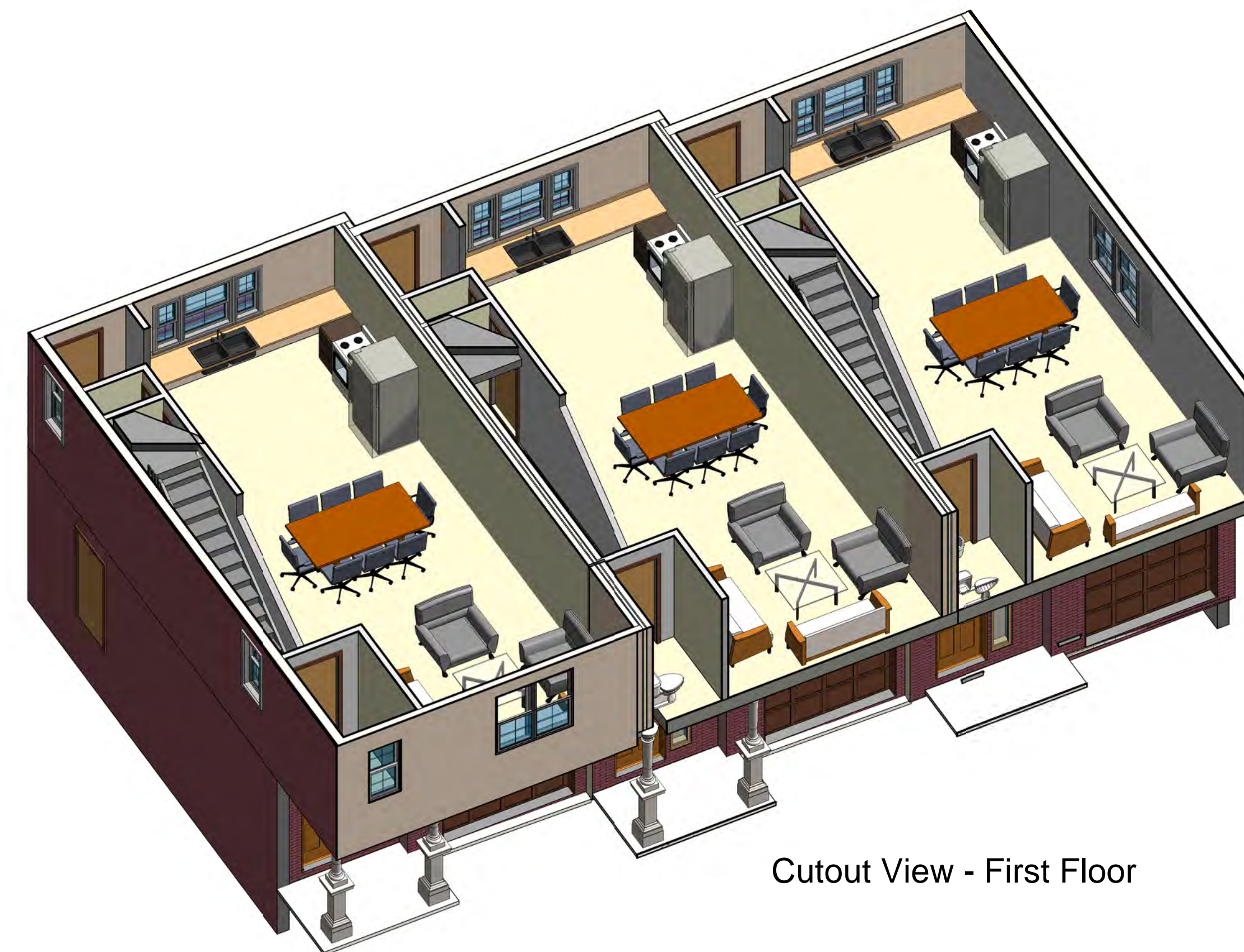
Garage Level - Building C



Cutout - Orthographic View
Garage level (Basement)



First Floor
Building C



Cutout View - First Floor

Do Not Scale Drawings

Lex Terrace Development

287-295 Waltham Street, Lexington, MA 02421

Consultant: Architect
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www.ecohab2.com

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Note:

Schematics (Revised 05-27-2025)
Not For Construction

[illegible]

Owner:

Lex Terrace, LLC

9 Bushnell Drive
Lexington, MA 02421

Building C Garage & First Plan

Project Number	ECO-135
Date	05/29/2025
Drawn By	Author
Checked By	Checker

A112

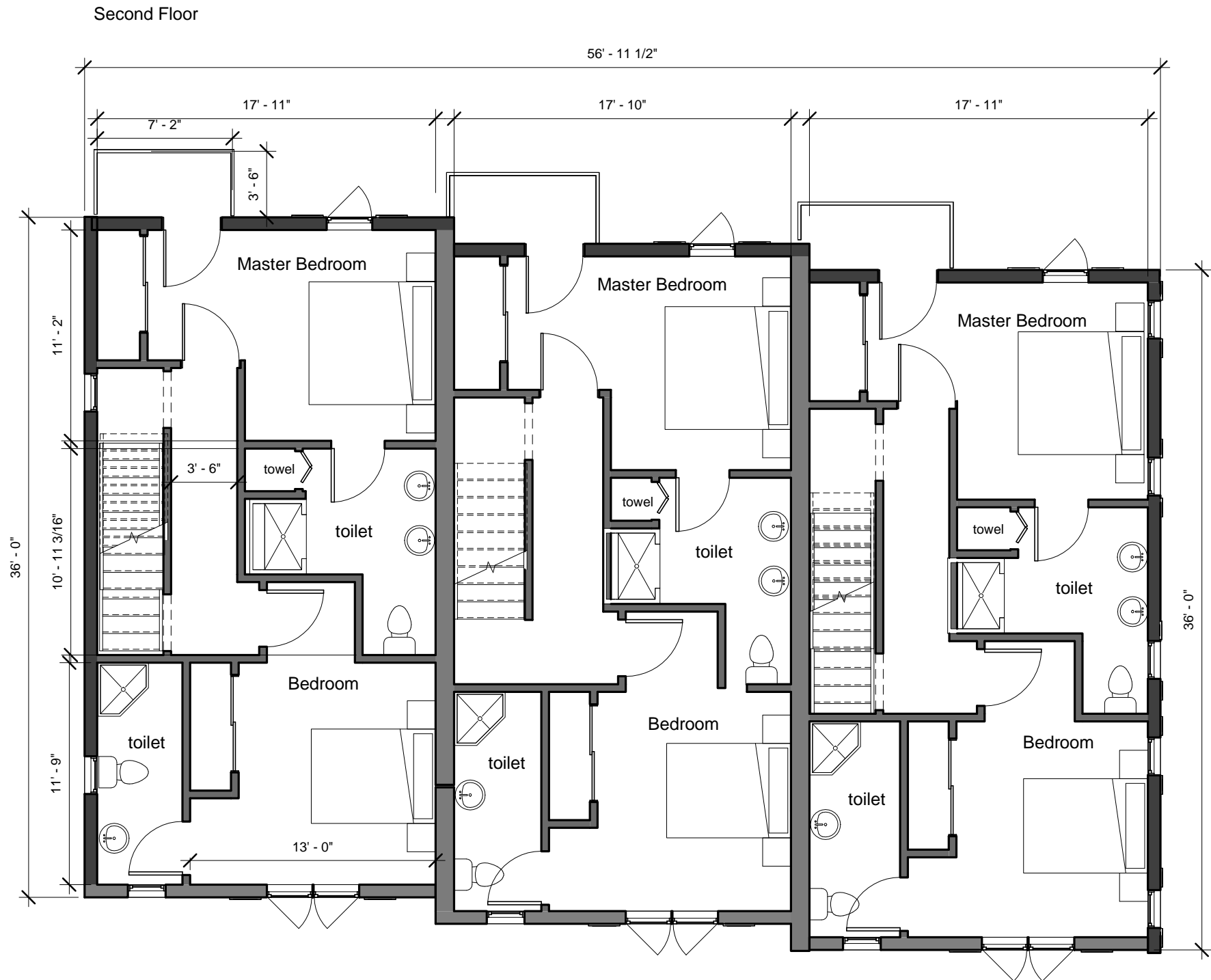
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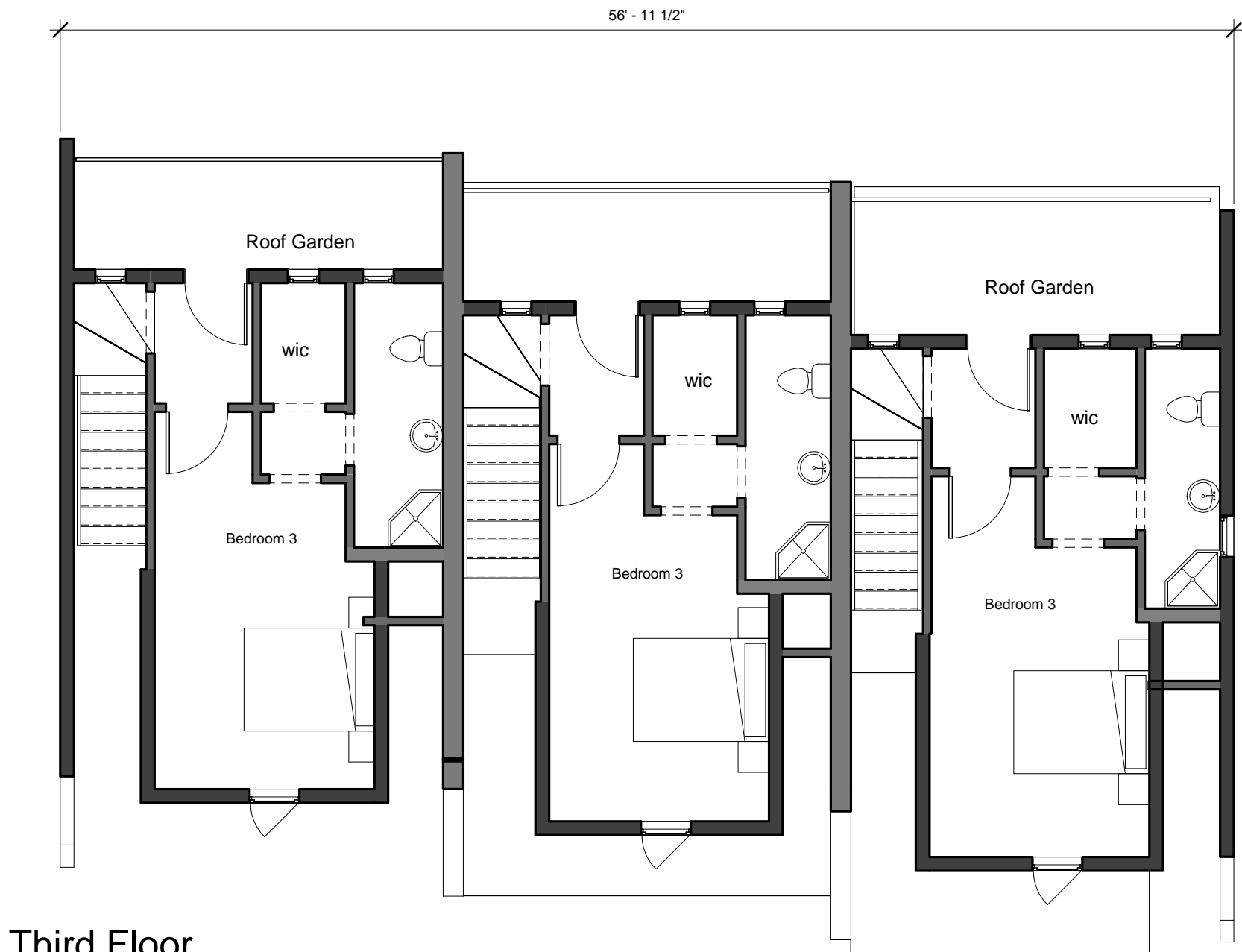
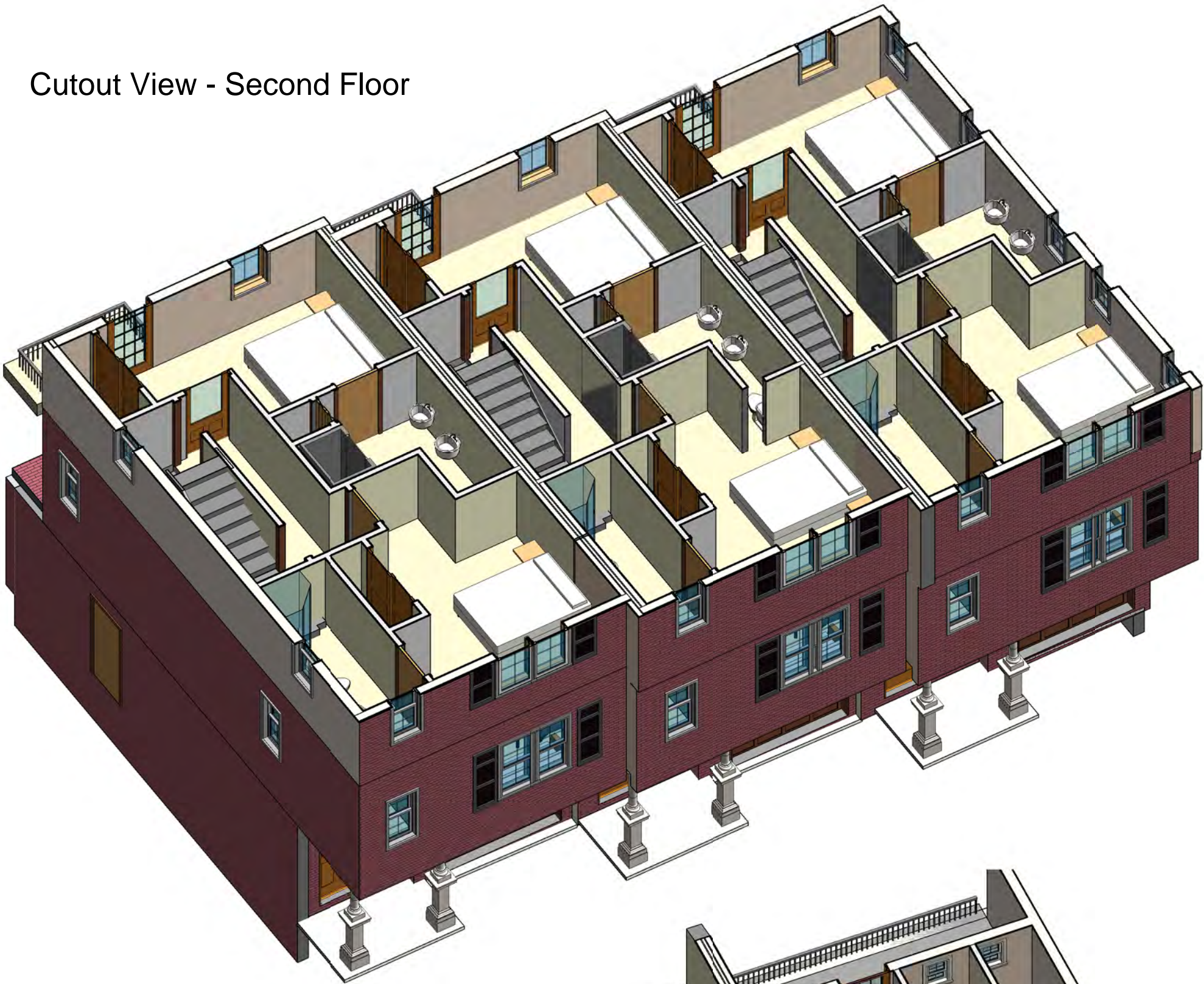
Second Floor
Building B

Cutout - Orthographic View - Second Floor

Lex Terrace Development



Cutout View - Second Floor



Third Floor - Cutout View



Cutout - Orthographic View - Third Floor

Do Not Scale Drawings

Lex Terrace Development

287-295 Waltham Street, Lexington, MA 02421

Consultant: Architect
Company: Ecohabitat, Inc.
Contact: Javed Sultan, RA
Address: 66 Middle Street, Lexington, MA 02421
Phone: (781) 315 1105
Email: Sultanj2012@gmail.com
www.ecohab2.com

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Note:

Schematics (Revised 05-27-2025)
Not For Construction

No.	Description	Date

Owner:

Lex Terrace, LLC

9 Bushnell Drive
Lexington, MA 02421

Building C - Second & Third Floor

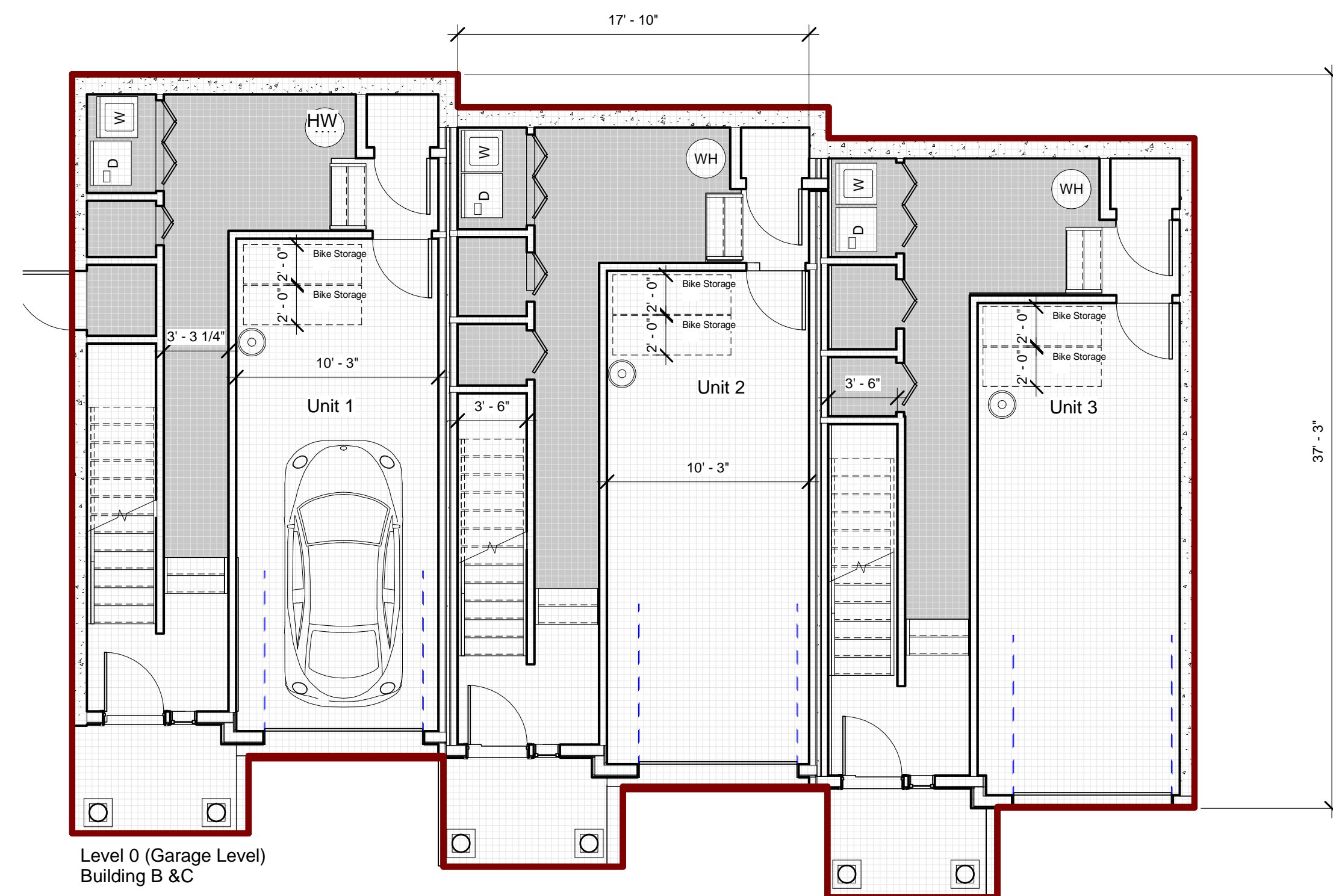
Project Number	ECO-135
Date	05/29/2025
Drawn By	Author
Checked By	Checker

A113

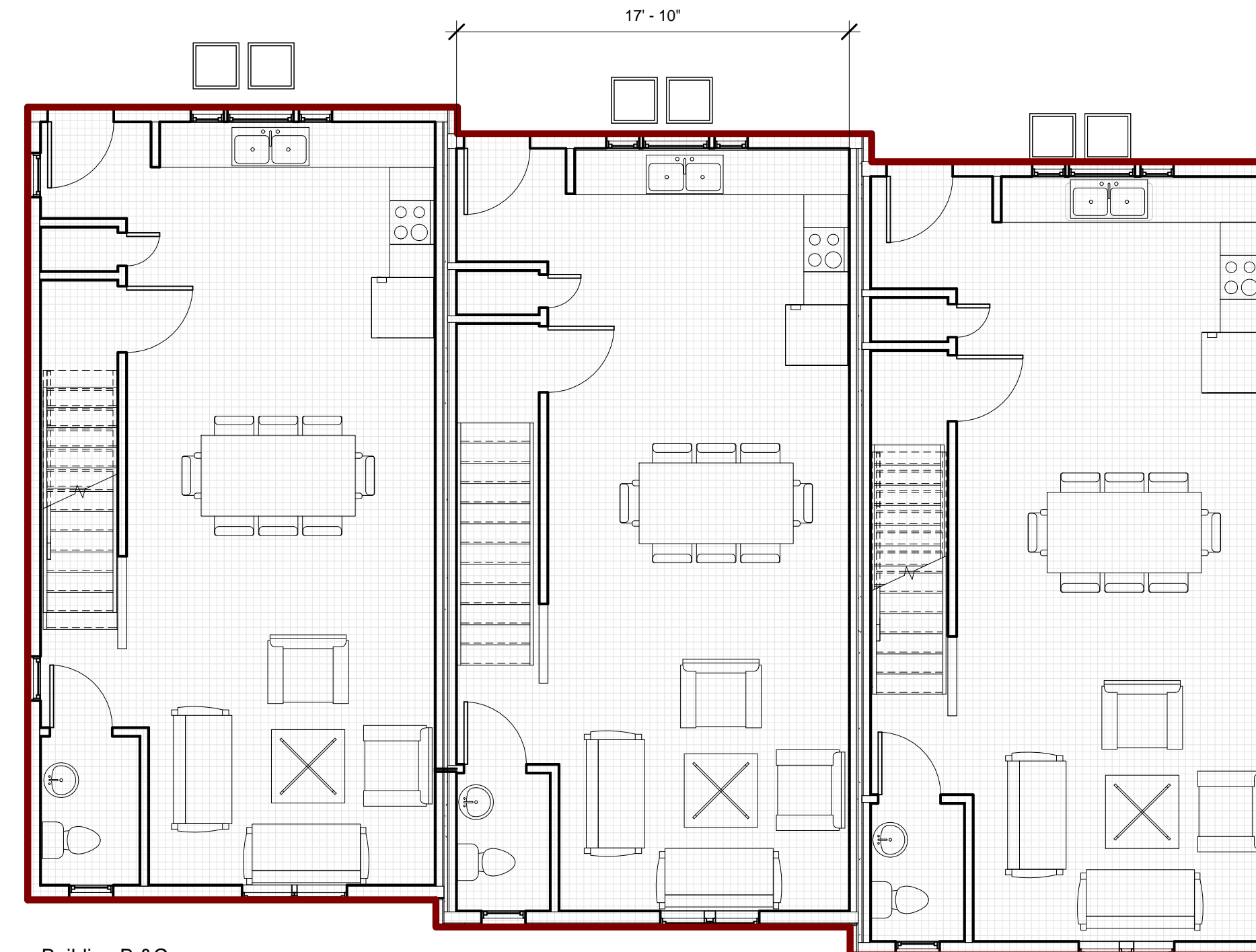
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6/1/2025 9:57:14 PM

Lex Terrace Development



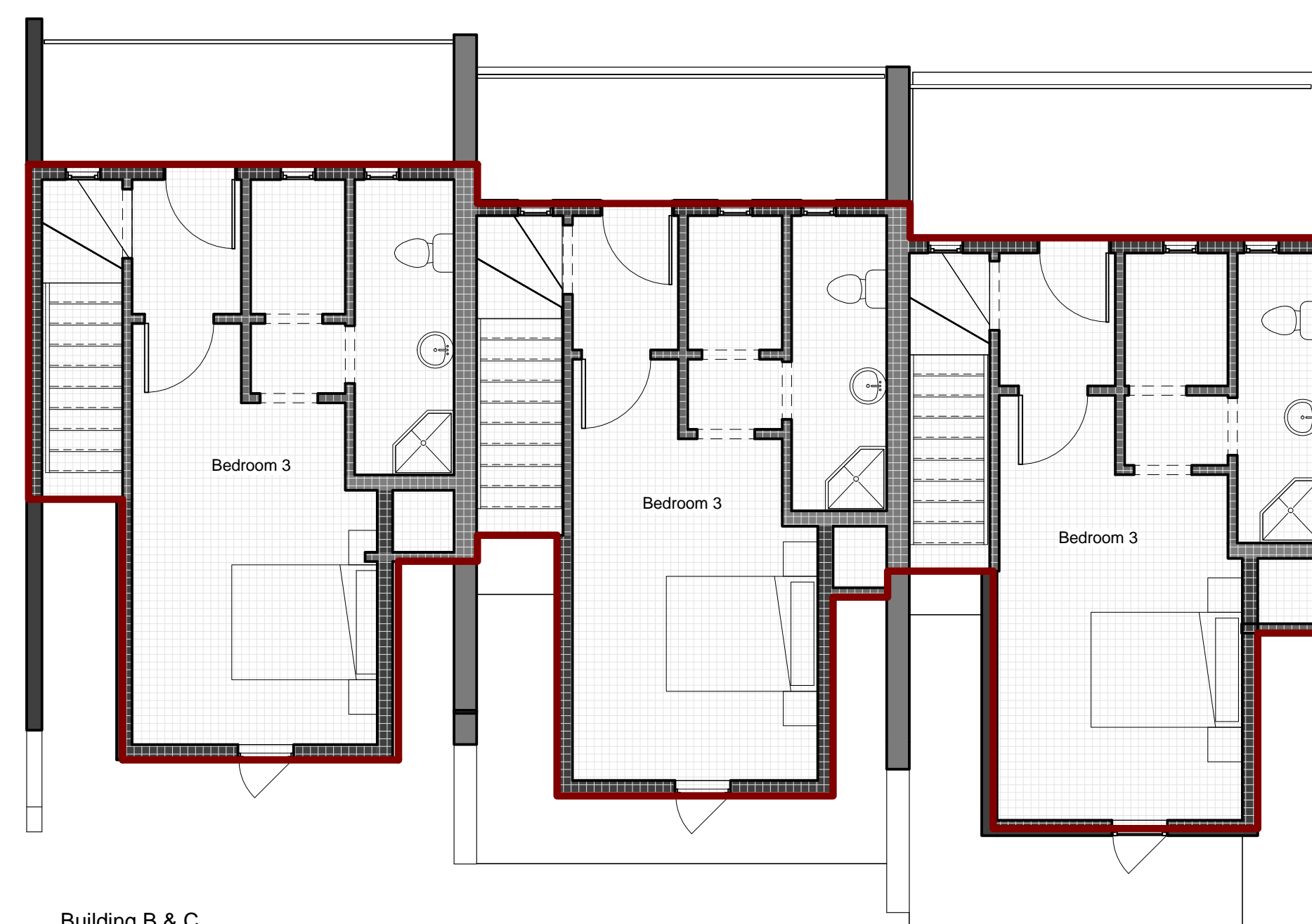
Level 0 (Garage Level)
Building B & C
GFA = 2,072 sf
Crawl Space = 501 sf
Net GFA = 1,571 sf



Building B & C
Level 1
GFA = 2,047



Building B & C
Level 2
GFA = 2,052 sf



Building B & C
Level 3
GFA = 1,260

Do Not Scale Drawings

Lex Terrace Development

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Note:

Schematics (Revised 05-27-2025)
Not For Construction

[illegible]

Owner:

Lex Terrace, LLC

9 Bushnell Drive
Lexington, MA 02421

Building C Area Plan

Project Number	ECO-135
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Date	05/29/2025
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Drawn By	Author
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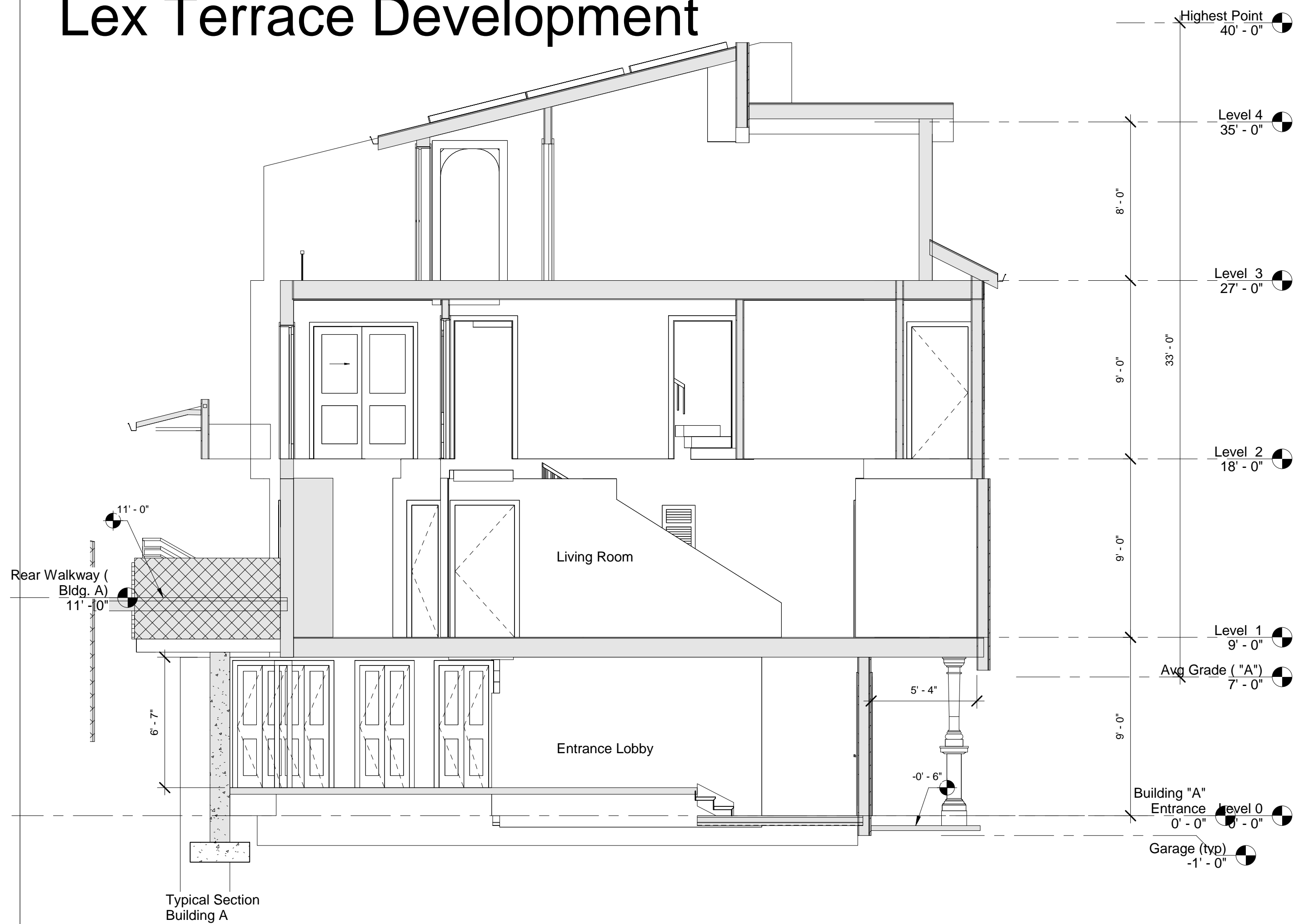
Checked By	Checker
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A114

Scale	3/16" = 1'-0"
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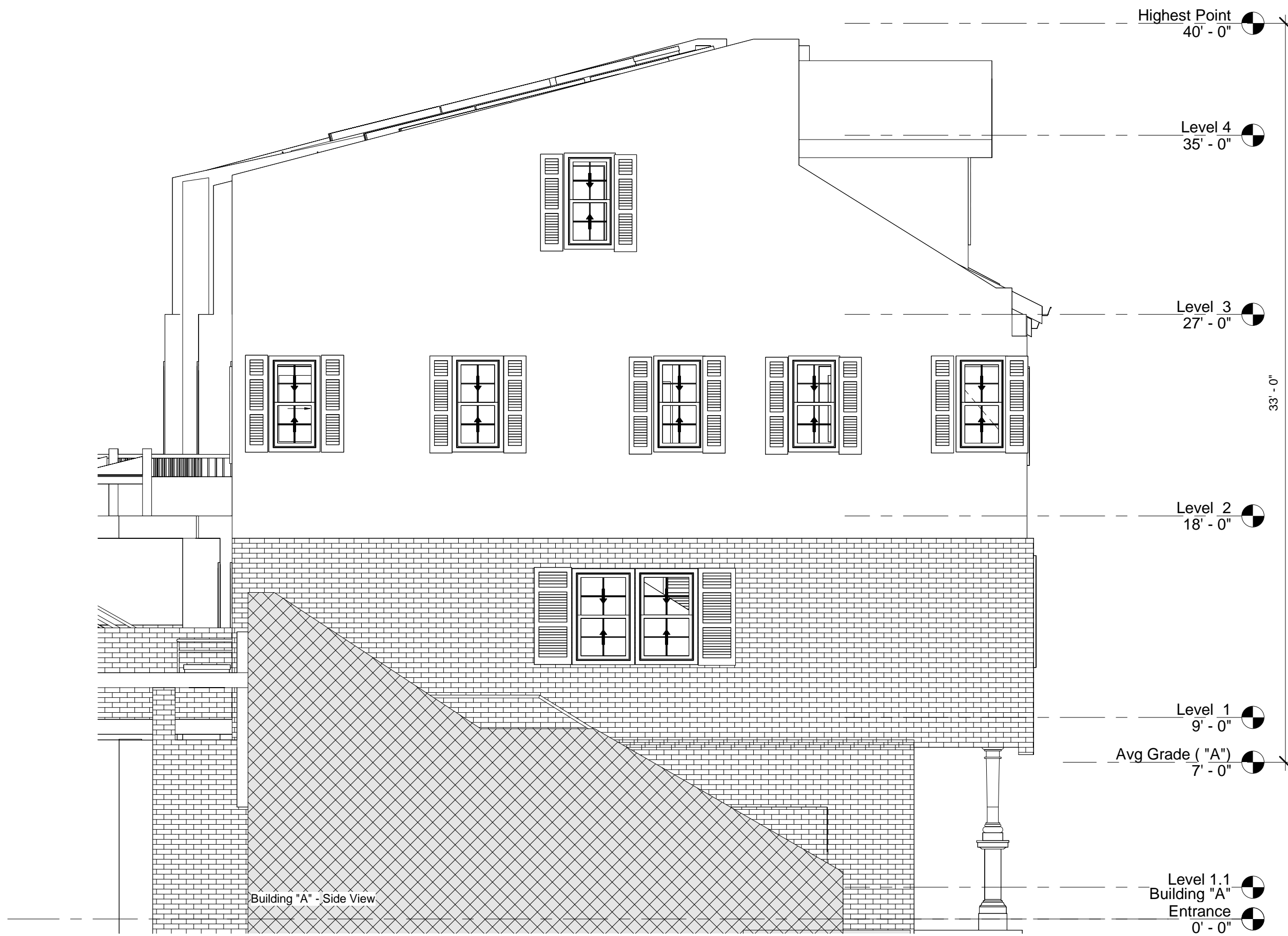
Lex Terrace Development



East Side - Bird's Eye View



Building "A" - East Side View



Do Not Scale Drawings

Lex Terrace Development

287-295 Waltham Street, Lexington, MA 02421

Consultant: Architect
Company: EcoHabitat, Inc.
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Email: Sultanj2012@gmail.com

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Notes

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Note.

Schematics (Revised 05-27-2025)
Not For Construction

[illegible]

Owner

Lex Terrace, LLC

9 Bushnell Drive
Lexington, MA 02421

BUILDING SECTIONS

Building "A"

Project Number ECO-135

Date 05/29/2025

Drawn By	Author
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Checked By	Checker
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A-301

Scale $1/4" = 1'-0"$

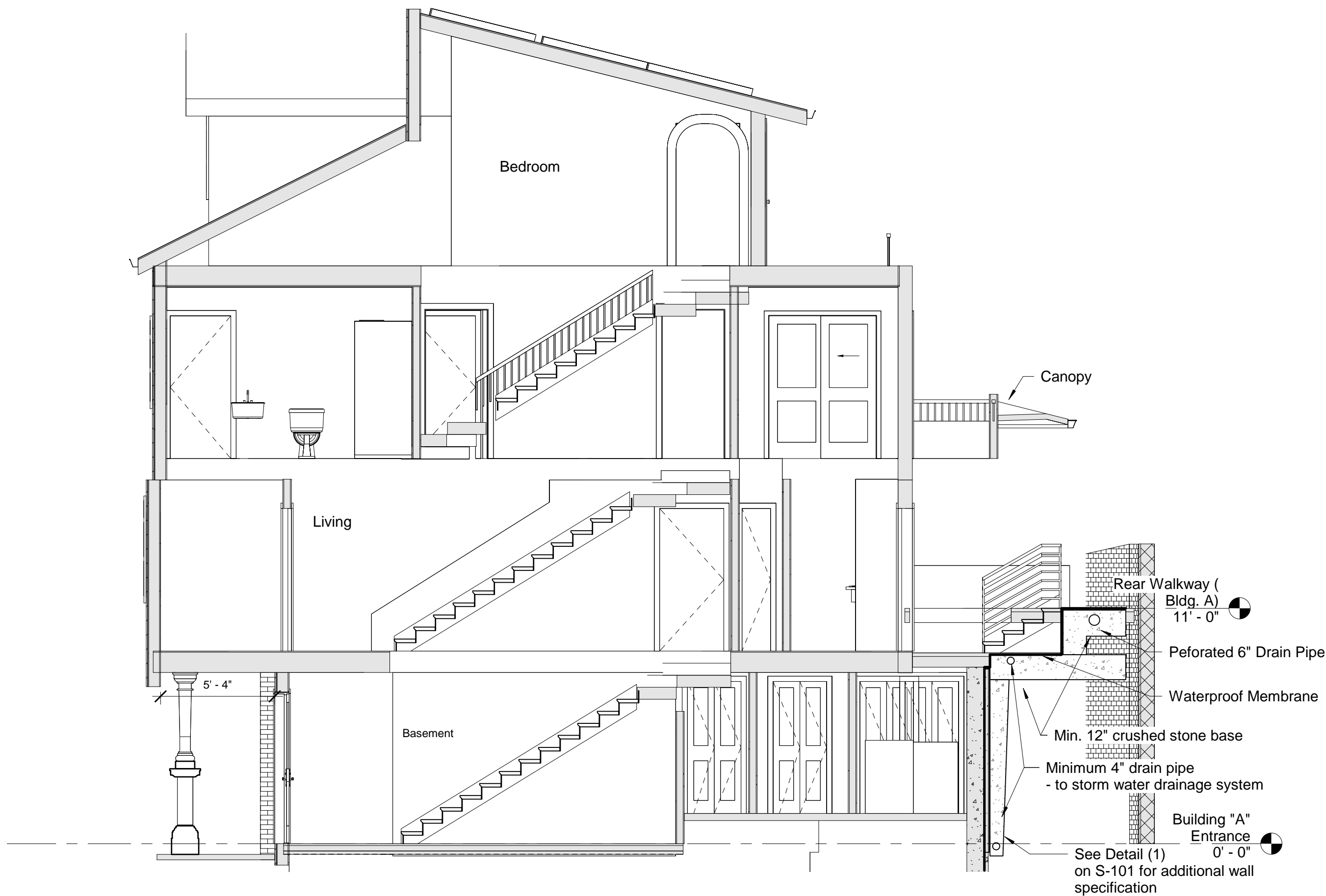
Lex Terrace Development



Building "A" - Rear View with Second Egress and canopy
Also Typical for B & C.



Front Elevation Building B & C



Typical Section Building A, B, & C

1 BUILDING SECTION
1/4" = 1'-0"



Building "A" Cross Section. Also typical for B & C

2 BUILDING SECTION
3/16" = 1'-0"

Do Not Scale Drawings

Lex Terrace Development

287-295 Waltham Street, Lexington, MA 02421

Consultant: Architect
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www.ecohab2.com

Notes:

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Note:
Schematics (Revised 05-27-2025)
Not For Construction

No.	Description	Date

Owner:

Lex Terrace, LLC

9 Bushnell Drive
Lexington, MA 02421

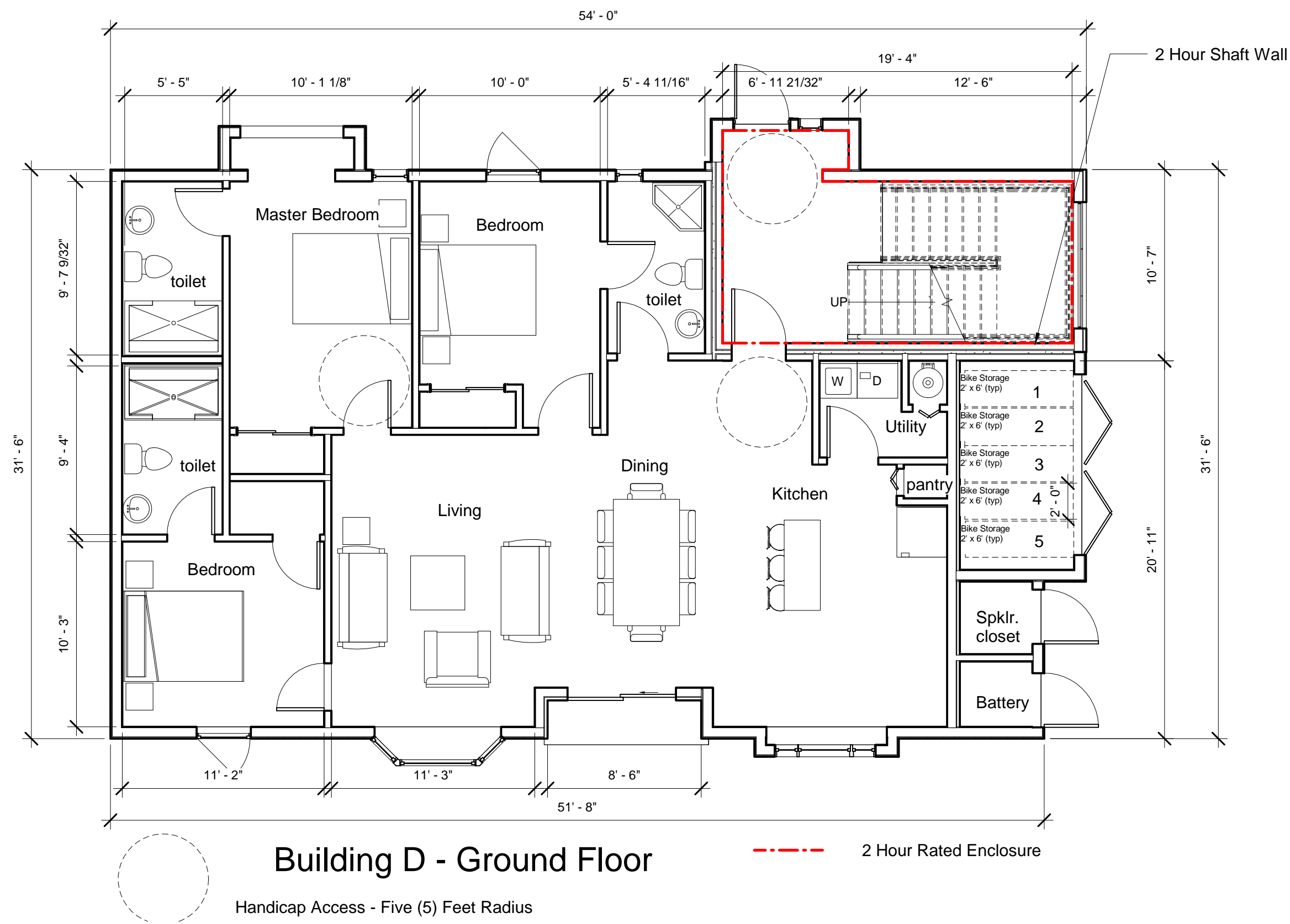
BUILDING SECTIONS,
Elevation

Project Number	ECO-135
Date	05/29/2025
Drawn By	Author
Checked By	Checker

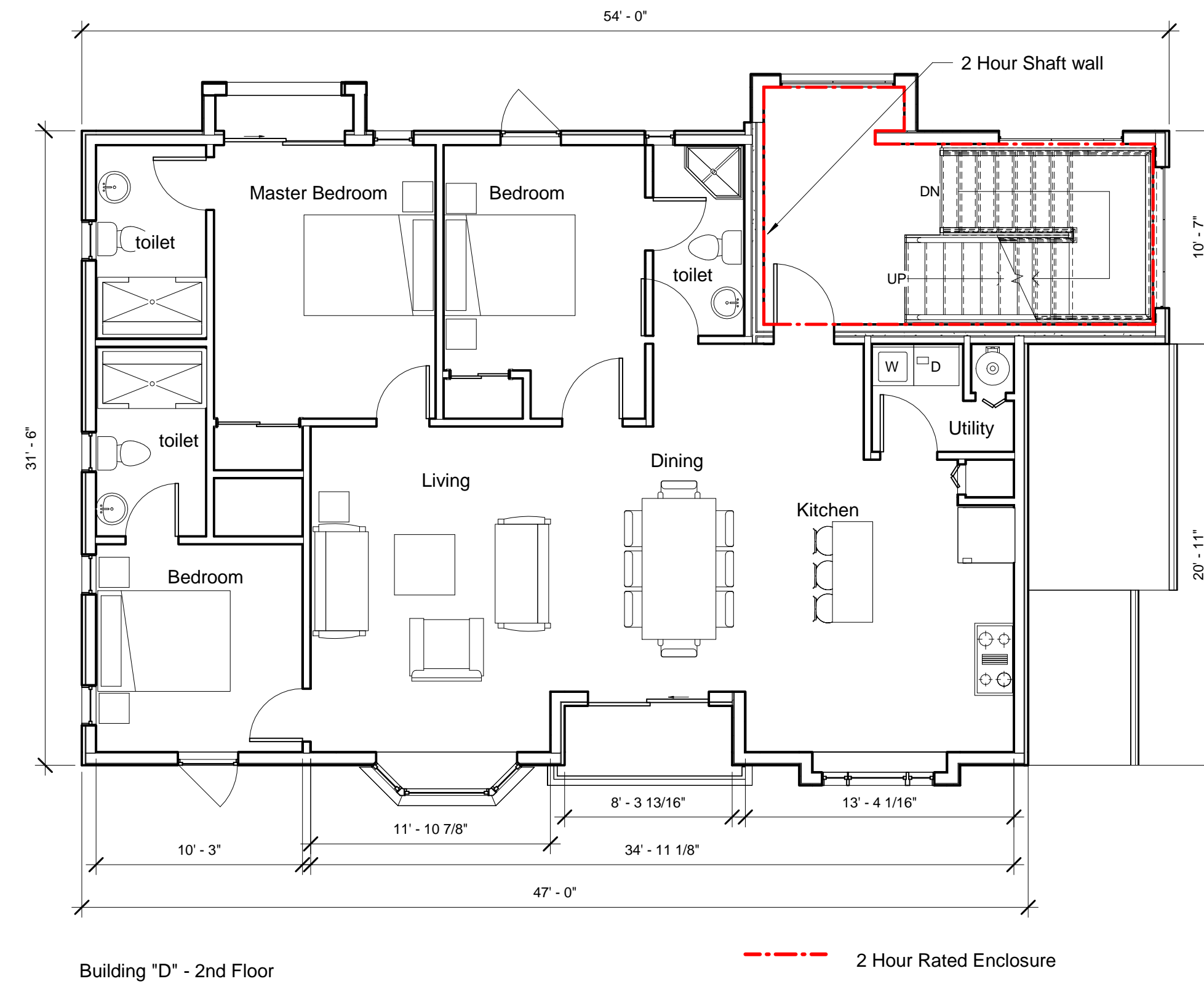
A-302

Scale As indicated

Lex Terrace Development



Ground Floor - Cutout View



2 Hour Rated Enclosure

Do Not Scale Drawings

Lex Terrace Development

287-295 Waltham Street,
Lexington, MA 02421

Consultant: Architect
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Note:
Schematics (Revised 05-27-2025)
Not For Construction

[illegible]

Owner:

Lex Terrace, LLC

9 Bushnell Drive
Lexington, MA 02421

Building "D" Ground & Second Floor Plan

Project Number	ECO-135
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Date	05/27/2025
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Drawn By	NS
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Checked By	JS	W
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A121

Scale	3/16" = 1'-0"
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[illegible]

54' - 0"

31' - 6"

47' - 0"

Master Bedroom

Bedroom

toilet

toilet

Bedroom

Living

Dining

Kitchen

Utility

W D

1 2 3 4 5 6 7 8 9 10

DW

A 3D architectural rendering of a modern multi-story building, likely a residential or mixed-use development. The building features a flat roof and a mix of dark brown and light beige exterior walls. The interior spaces are visible through cutaway sections, showing bedrooms with beds, living areas with sofas and coffee tables, a kitchen with a sink and stove, and a bathroom. The building has multiple balconies with glass railings and a set of stairs leading to a rooftop area. The building is situated on a green lawn.

The floor plan of the second floor shows a large central area labeled "Area 1728 SF". This area contains a large rectangular table surrounded by chairs, a smaller square table with four chairs, and a long rectangular table with chairs. To the left of the central area, there are several rooms, including a large room with a bed and a desk, and a smaller room with a bed and a desk. To the right of the central area, there is a large room with a bed and a desk, and a smaller room with a bed and a desk. The plan also shows a staircase and a large room with a bed and a desk.

A detailed floor plan of a large, irregularly shaped space, outlined in pink. The plan is labeled "Area 1594 SF" in the upper left quadrant. The space is divided into several functional areas:

- Top Left:** A small room containing a toilet and a sink.
- Top Center:** A large room with a double bed, a desk, and a chair.
- Top Right:** A staircase with a glass railing, leading up and down.
- Middle Left:** A room with two sinks and two toilets.
- Middle Right:** A room with a sink, a toilet, and a shower area.
- Bottom Left:** A room with a sink, a toilet, and a shower area.
- Bottom Center:** A large open area with a dining table and chairs, a sofa, and a coffee table.
- Bottom Right:** A kitchen area with a sink, a stove, and a refrigerator.

The plan includes various furniture items such as beds, desks, chairs, tables, sofas, and kitchen appliances. A pink boundary line outlines the perimeter of the space, with some areas outside the boundary also shown.

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Lex Terrace Development



Building "D" Front Facade



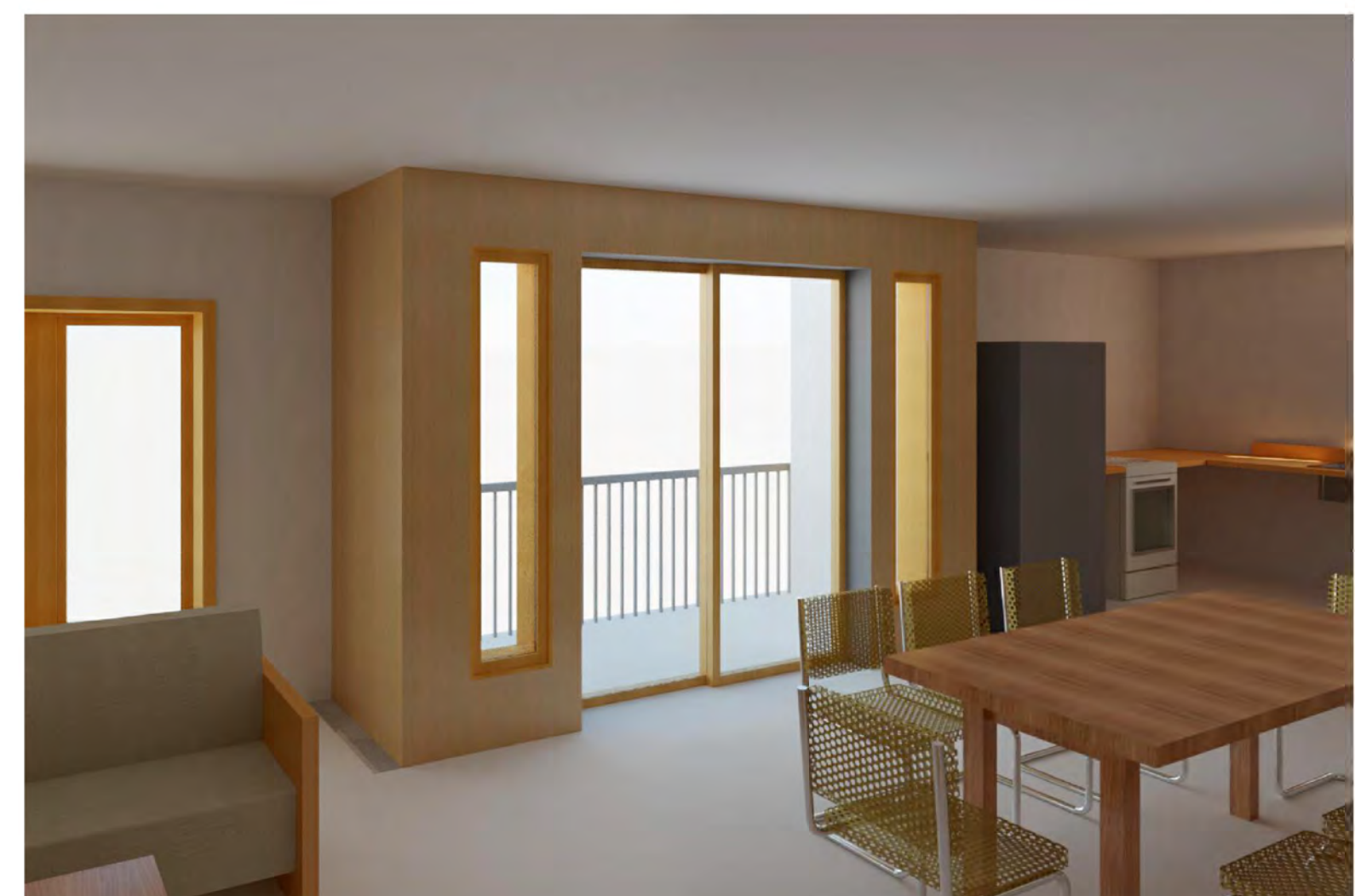
2 Building D - Rear - Waltham
St. View



Living Room View



Dining Room View



Dining Room View -
Out to Verandah

Do Not Scale Drawings

Lex Terrace Development

287-295 Waltham Street,
Lexington, MA 02421

Consultant:	Architect
Company:	EcoHabitat, Inc.
Contact:	Javed Sultan, RA
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www.ecohab2.com

Note:
Schematics (Revised 05-27-2025)
Not For Construction

[illegible]

Owner:

Lex Terrace, LLC

9 Bushnell Drive
Lexington, MA 02421

Building "D" Elevation, Section, Views

Project Number	ECO-135
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Date	05/27/2025
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Drawn By	NS
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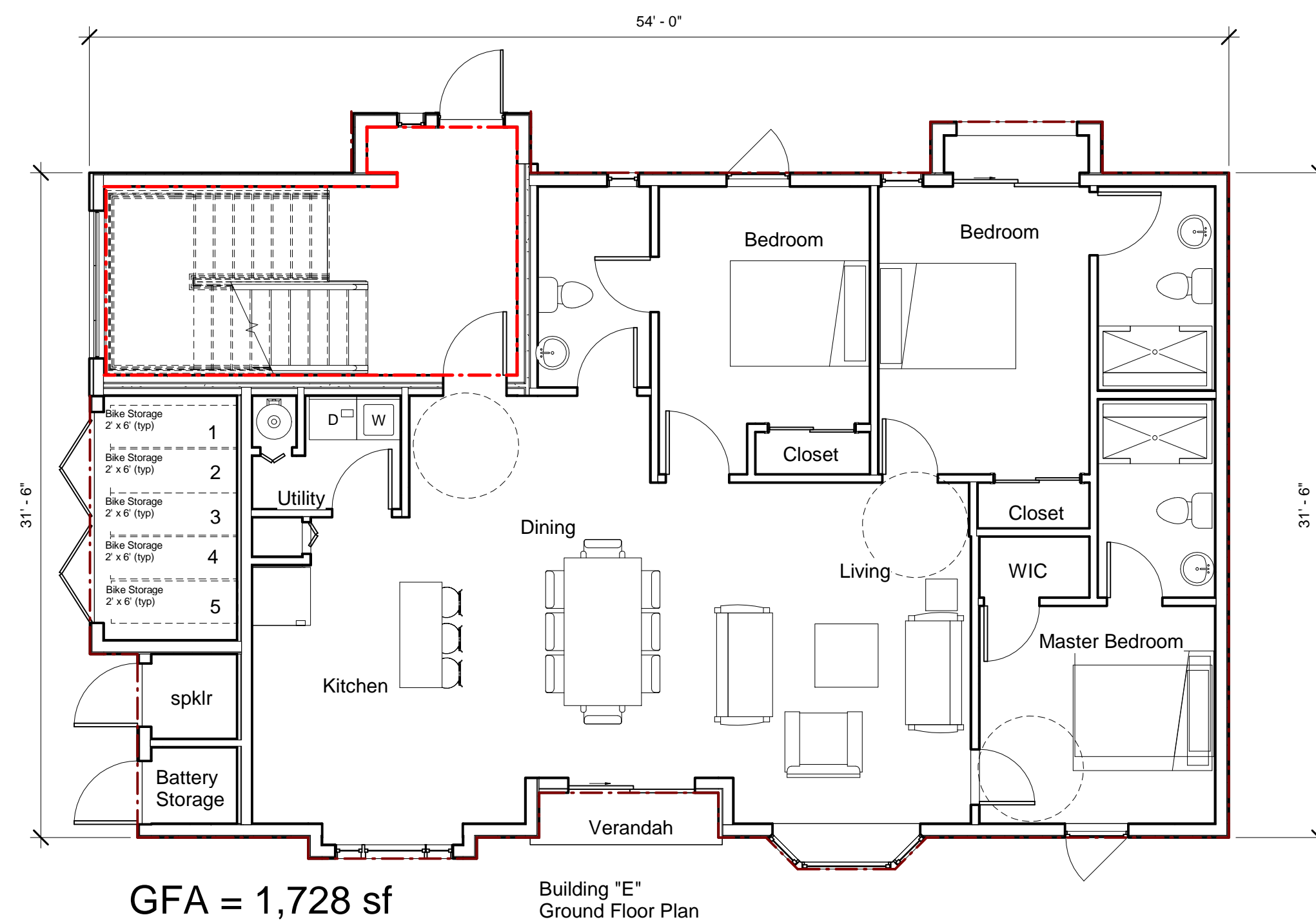
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A123

Scale	27/2
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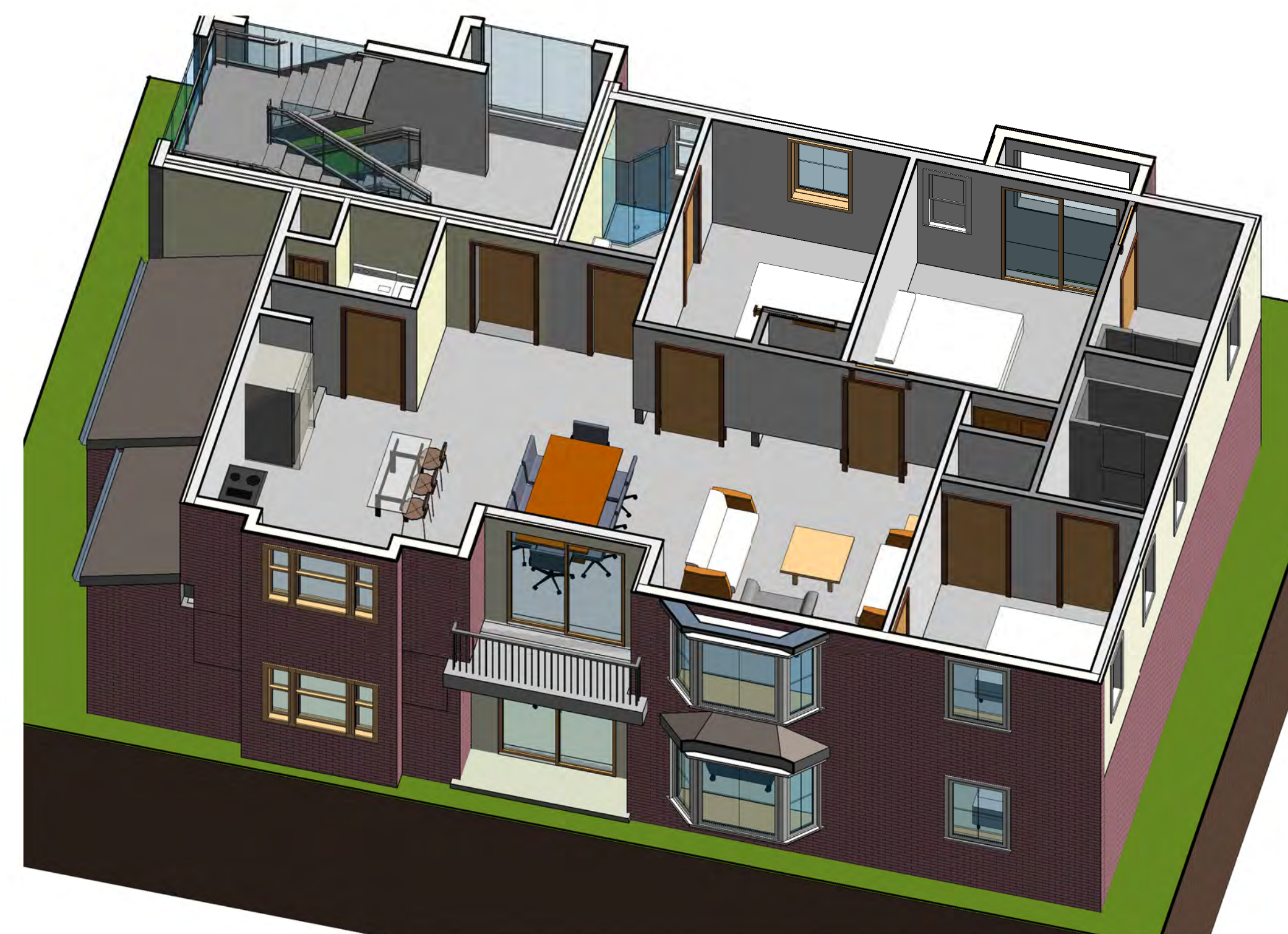
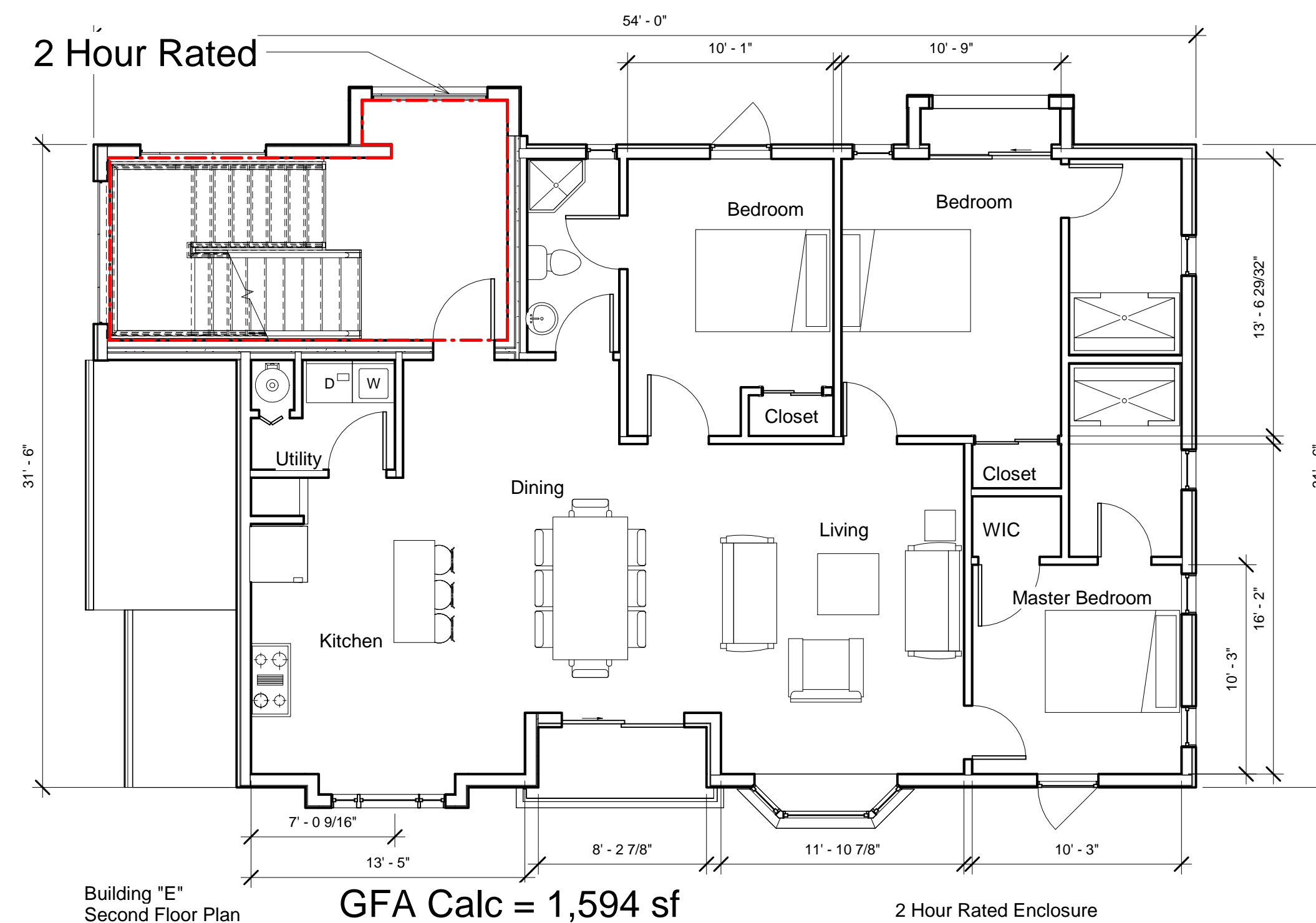
Lex Terrace Development



--- 2 Hour Rated Enclosure



Cutout View - Ground Floor
Building "E"



Cutout View - Second Floor
Building "E"

Do Not Scale Drawings

Lex Terrace Development

287-295 Waltham Street,
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Note:
Schematics (Revised 05-27-2025)
Not For Construction

[illegible]

Owner:

Lex Terrace, LLC

9 Bushnell Drive
Lexington, MA 02421

Building "E" Ground & Second Floor Plan

Project Number	ECO-135
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Date	05/27/2025
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Drawn By	NS
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A124

Scale	$3/16" = 1'-0"$
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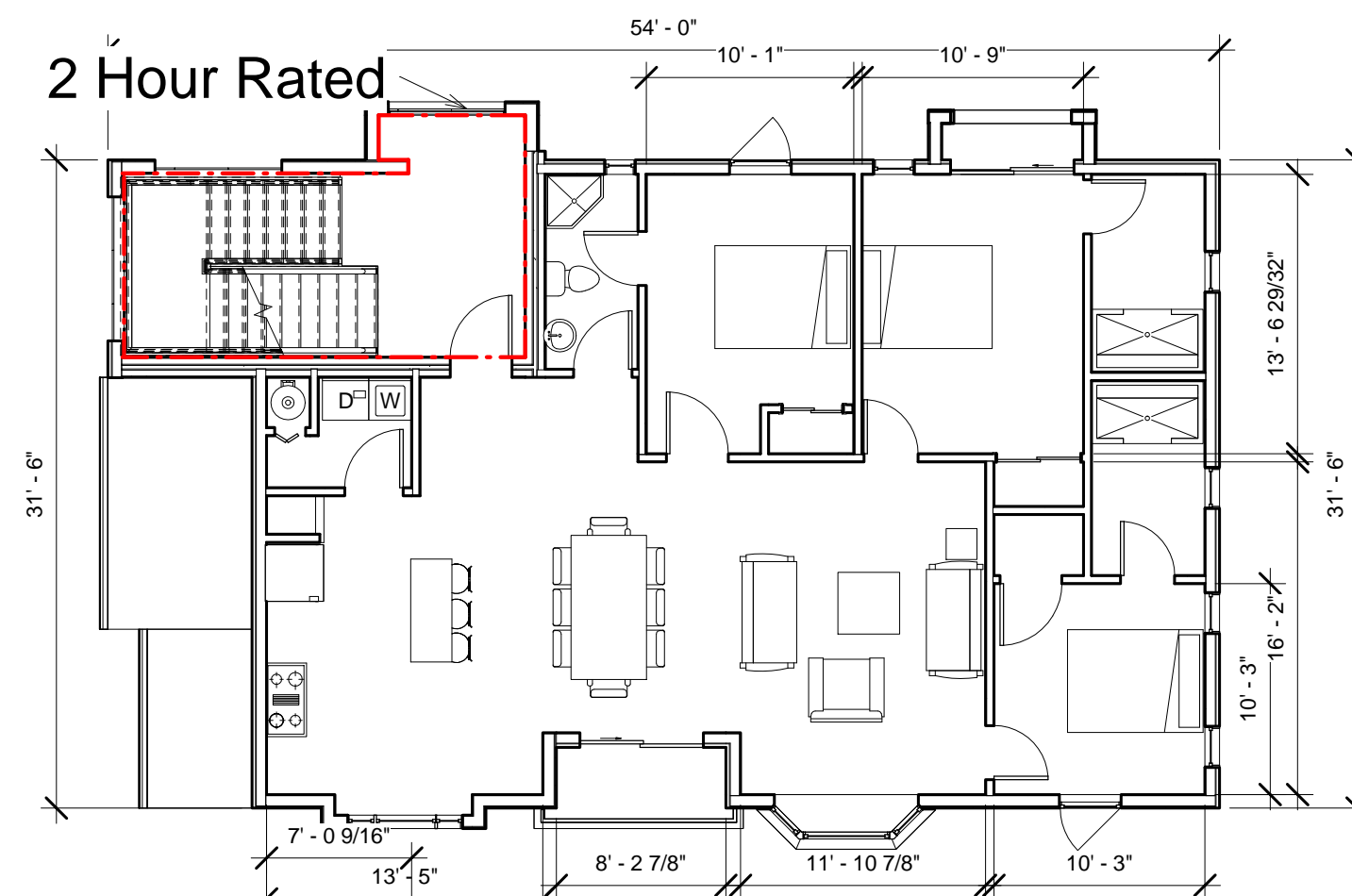
300

This floor plan illustrates a 2,000 sq. ft. townhome layout. The overall dimensions are 54'-0" wide by 31'-6" deep. The plan includes a Kitchen (13'-5" x 20'-11 3/16"), Dining area, Living area (47'-0" x 31'-5 1/32"), two Bedrooms (10'-1" x 10'-9" and 10'-9" x 10'-9"), a Master Bedroom (31'-5 1/32" x 31'-5"), a Utility room, and a 2-hour rated enclosure (4'-7 3/32" x 20'-11 3/16"). The enclosure is highlighted in red and contains a staircase. Other features include a Kitchen with a stove and sink, a Dining table, a Living area with a sofa and armchair, two Bedrooms with beds, a Master Bedroom with a bed, a Utility room with a washer/dryer area, and a 2-hour rated enclosure. The plan also shows a central hallway, multiple closets, and a bathroom.

GFA Calc = 1,594 sf



--- 2 Hour Rated Enclosure

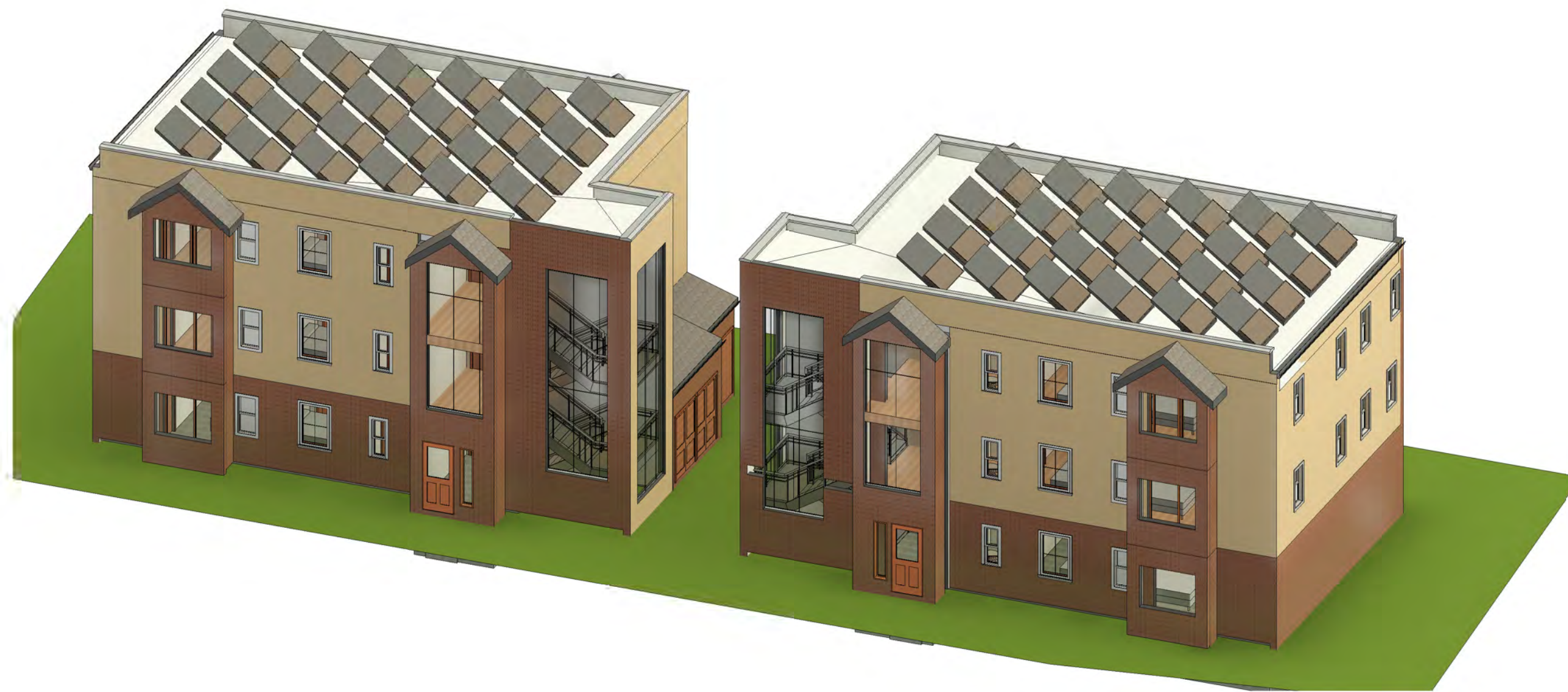


Floor plan of a 1,200 sq. ft. ranch-style house. The layout includes a Kitchen (13' x 5'), Dining area, Living area, two Bedrooms, a Master Bedroom with a WIC, a Utility room, and a bathroom. The overall dimensions are 54' 0" wide by 31' 6" deep. Specific room dimensions include Kitchen (13' x 5'), Dining (10' x 11' 3/16"), Living (10' x 9"), and Master Bedroom (10' x 9").

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Lex Terrace Development

Building D & E: Front Facade View

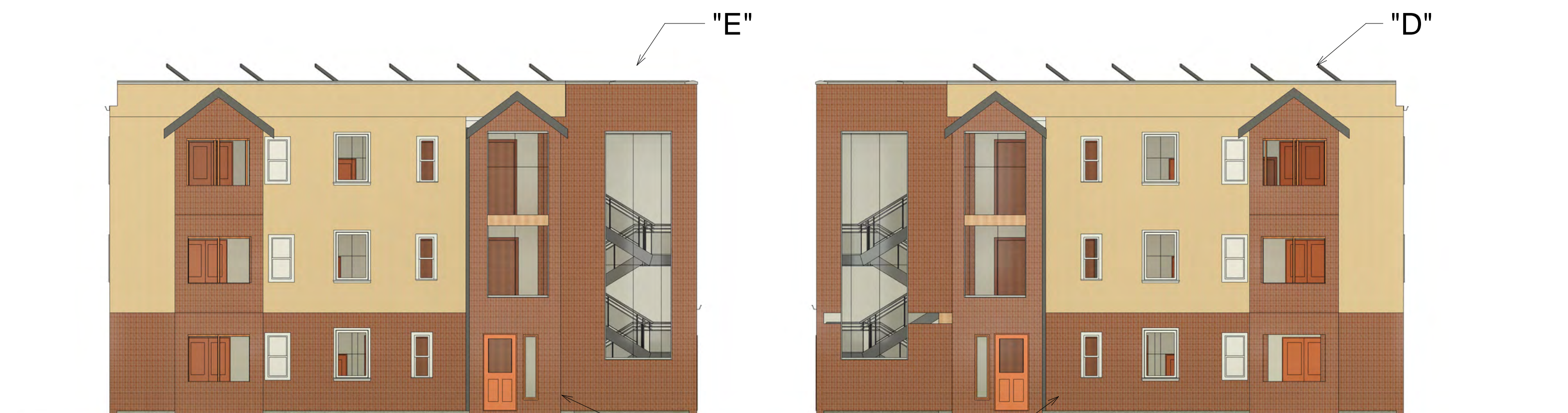


Building D & E :Waltham Street View - Perspective



Building D & E Waltham Street View

Building D & E (Waltham Street
_ (East) View)



Building "D" & "E" Entrance View View

Entrance

Do Not Scale Drawings

Lex Terrace Development

287-295 Waltham Street,
Lexington, MA 02421

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Email: Sultanj2012@gmail.com

www.ecohab2.com

Note:
Schematics (Revised 05-27-2025)
Not For Construction

[illegible]

Owner:

Lex Terrace, LLC

9 Bushnell Drive
Lexington, MA 02421

Building "D" & "E" Views

Project Number	ECO-135
----------------	---------

Date	05/27/2025
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Drawn By NS

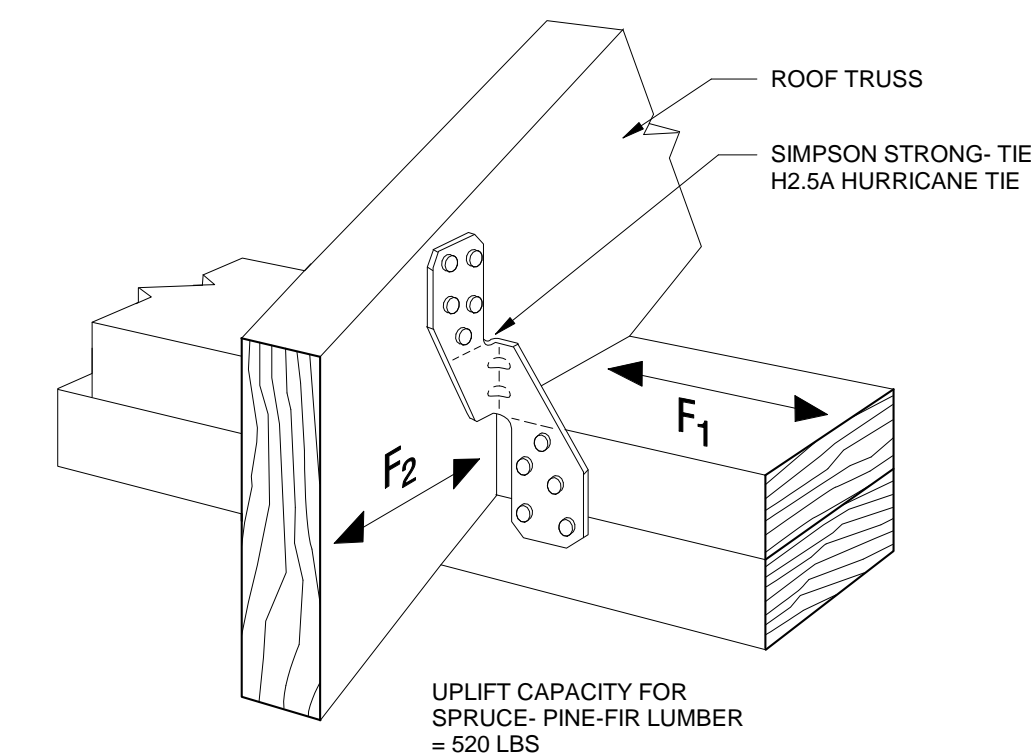
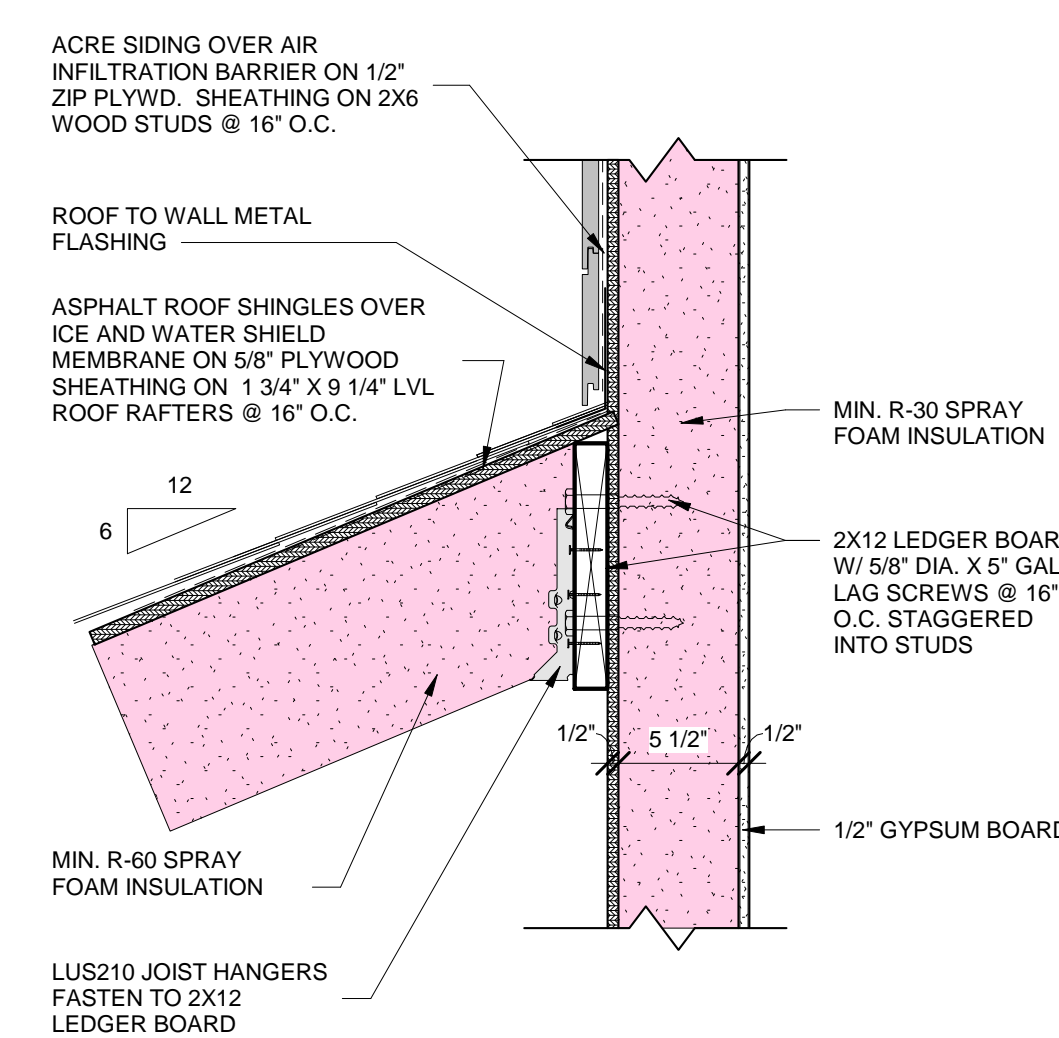
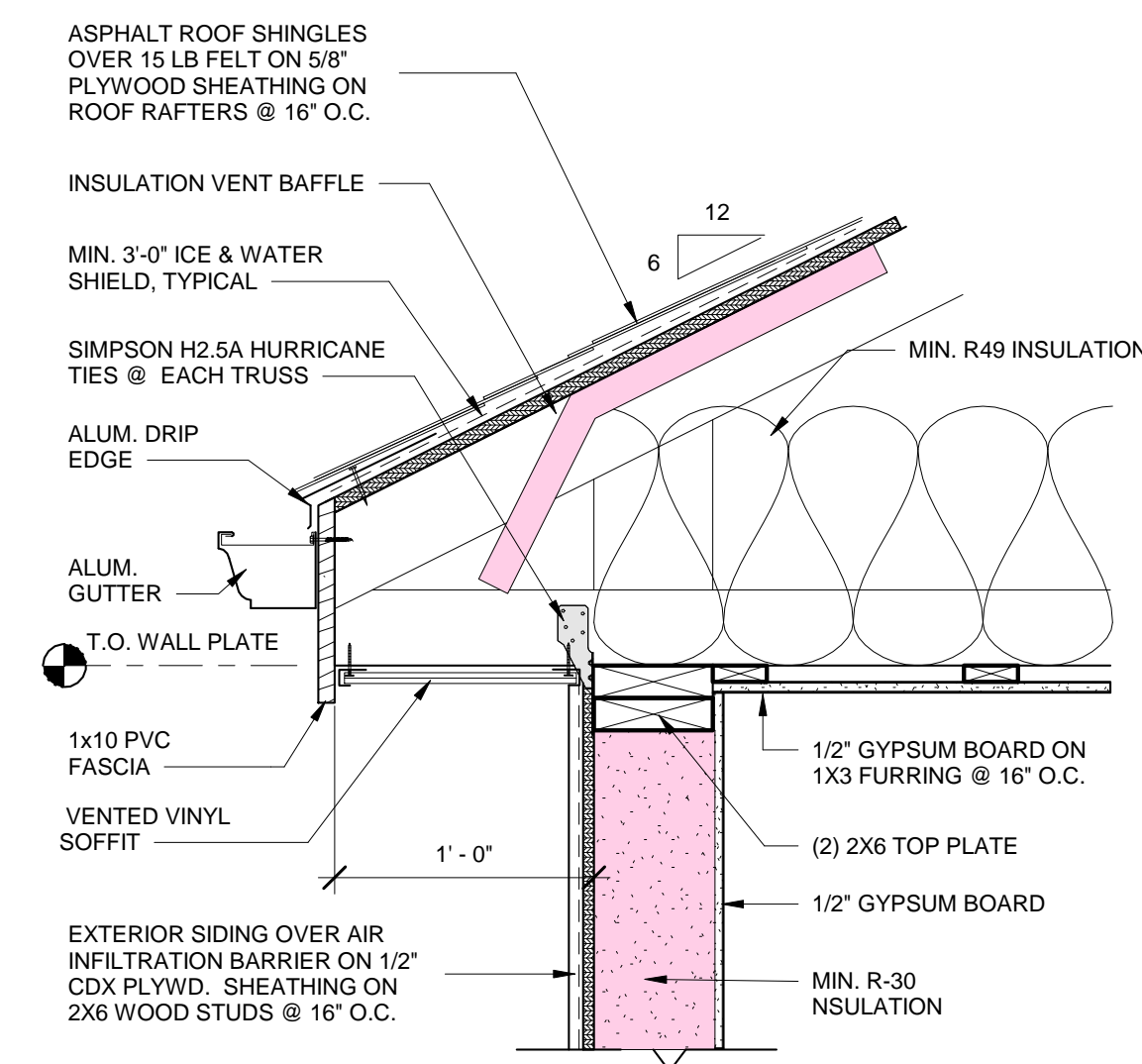
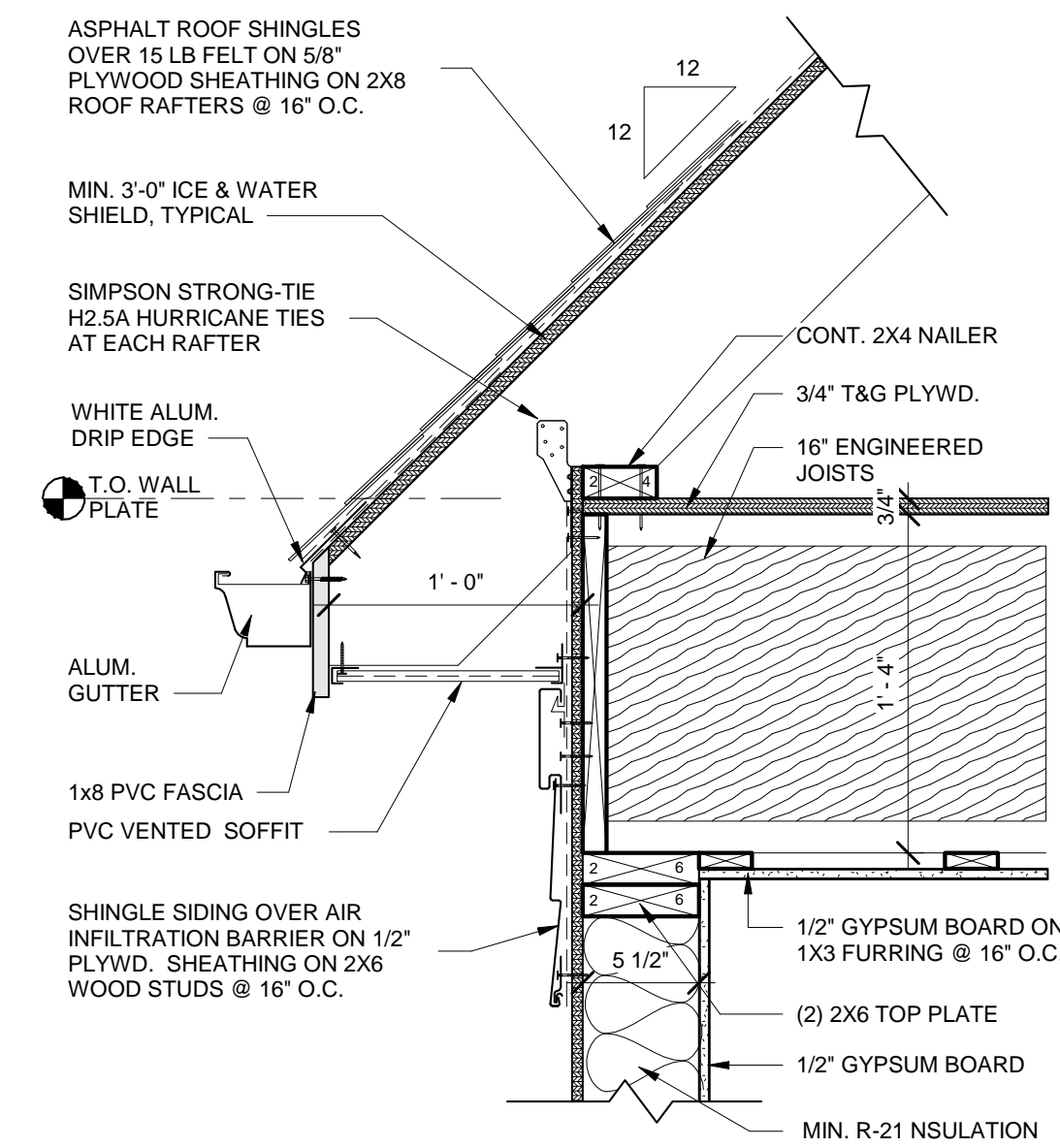
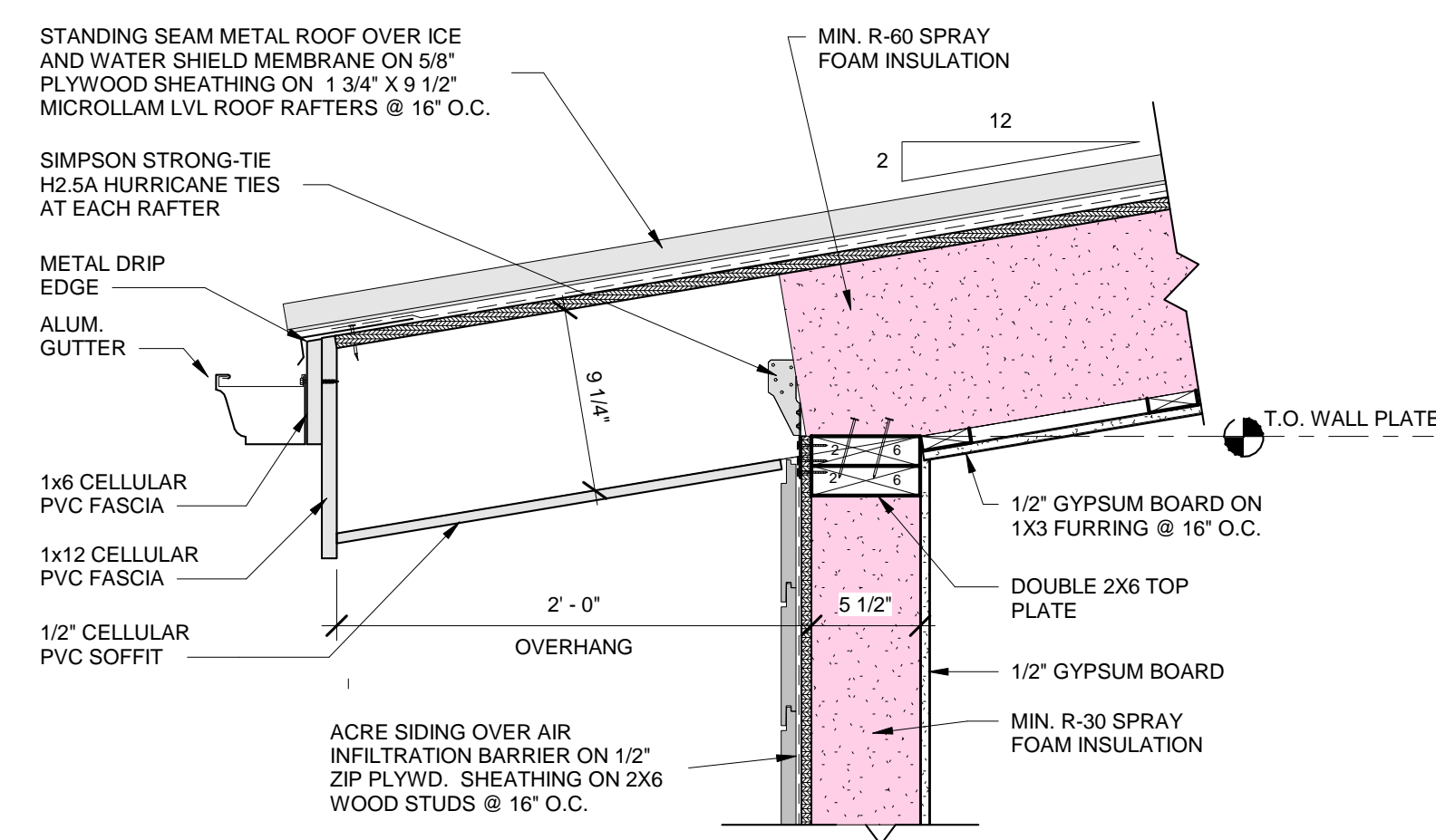
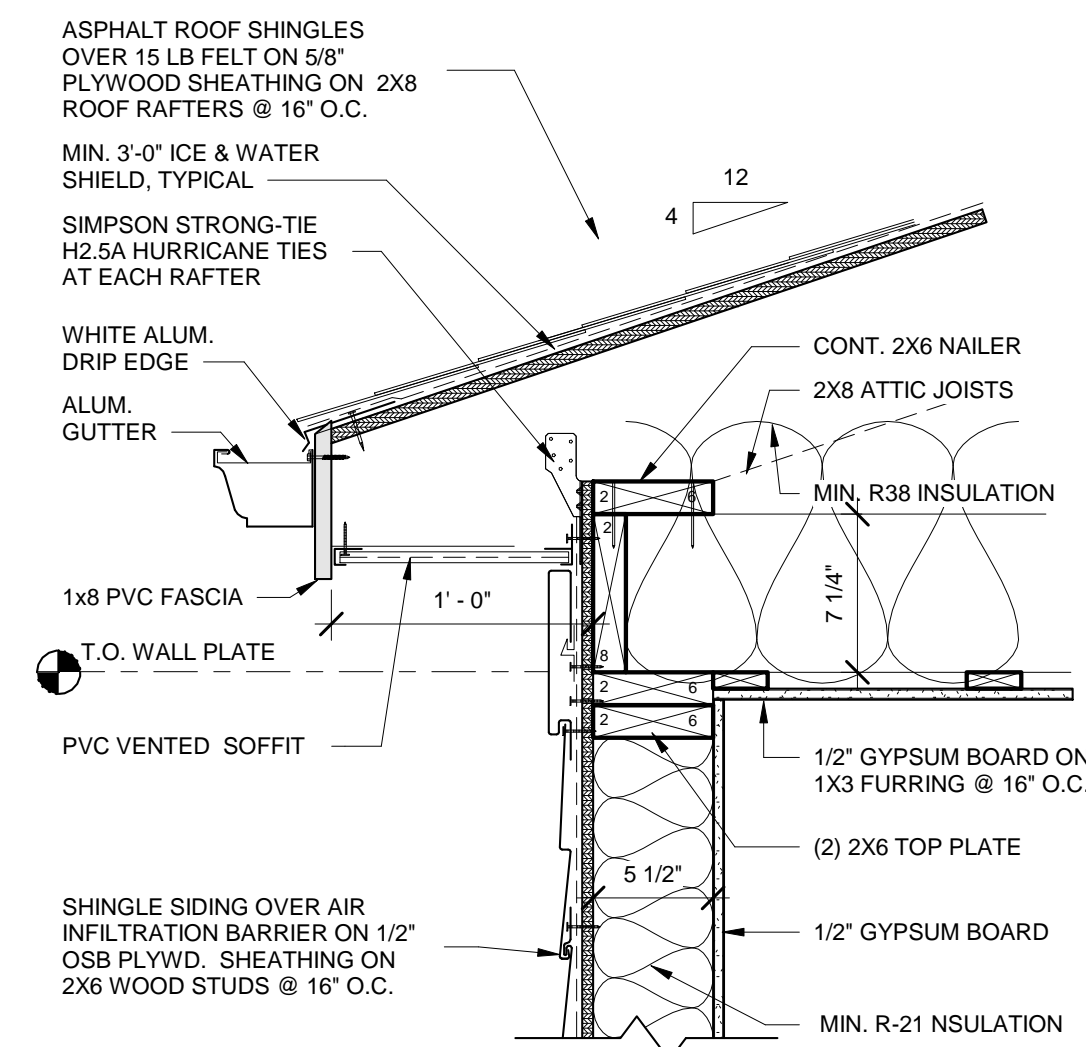
Checked By	JS
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A126

Scale

5/27/2025 4:27:58 PM

Lex Terrace Development



Do Not Scale Drawings

Lex Terrace Development

287-295 Waltham Street,
Lexington, MA 02421

Consultant:	Architect
Company:	EcoHabitat, Inc.
Contact:	Javed Sultan, RA
Address	66 Middle Street, Lexington, MA 02421
Phone	(781) 315 1105
Email	Sultanj2012@gmail.com

www.ecohab2.com

Note:

Schematics (Revised 05-27-2025)
Not For Construction

[illegible]

Owner:

Lex Terrace, LLC

9 Bushnell Drive
Lexington, MA 02421

ROOF DETAILS

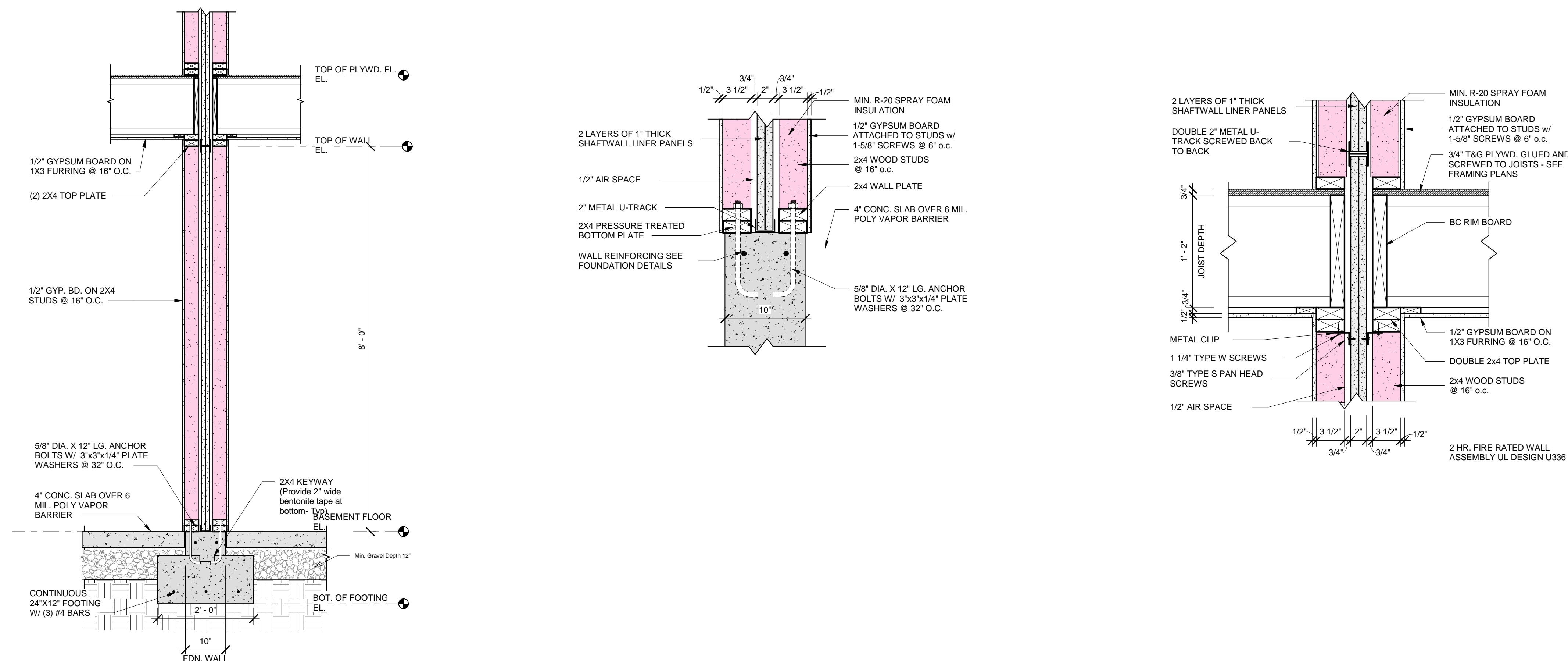
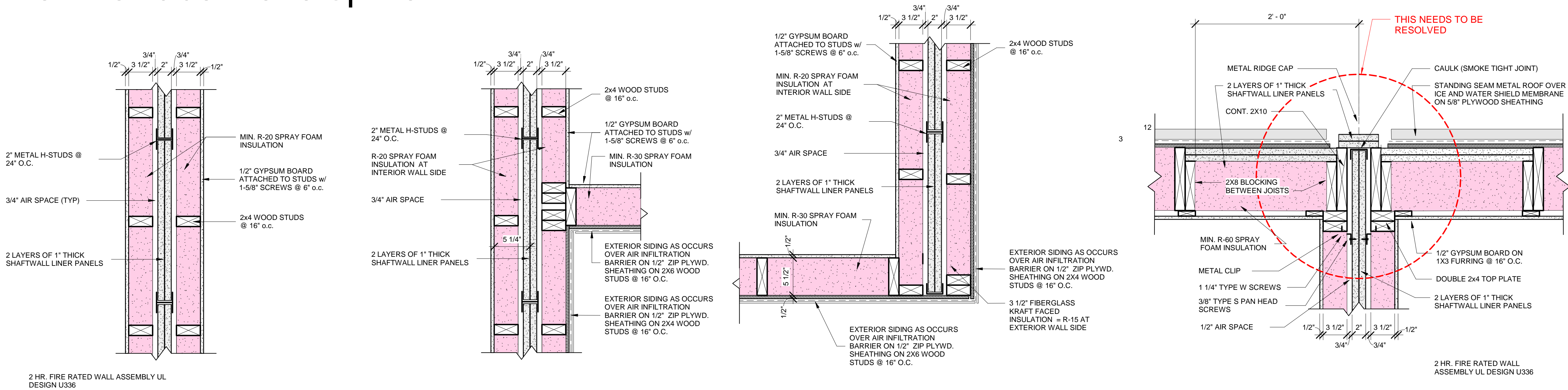
Project Number	ECO-135
Date	05/27/2025
Drawn By	Author
Checked By	Checker

A-303

Scale	1 1/2" = 1'-0"
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01/21/2023 4:21:39 PM

Lex Terrace Development



Do Not Scale Drawings

Lex Terrace Development

287-295 Waltham Street,
Lexington, MA 02421

Consultant: Architect
Company: EcoHabitat, Inc.
Contact: Javed Sultan, RA
Address 66 Middle Street, lexington, MA 02421
Phone (781) 315 1105
Email Sultanj2012@gmail.com

www.ecohab2.com

Note:
Schematics (Revised 05-27-2025)
Not For Construction

[illegible]

Owner

Lex Terrace, LLC

9 Bushnell Drive
Lexington, MA 02421

PARTY WALL DETAILS

Project Number ECO-135

Date	05/27/2025
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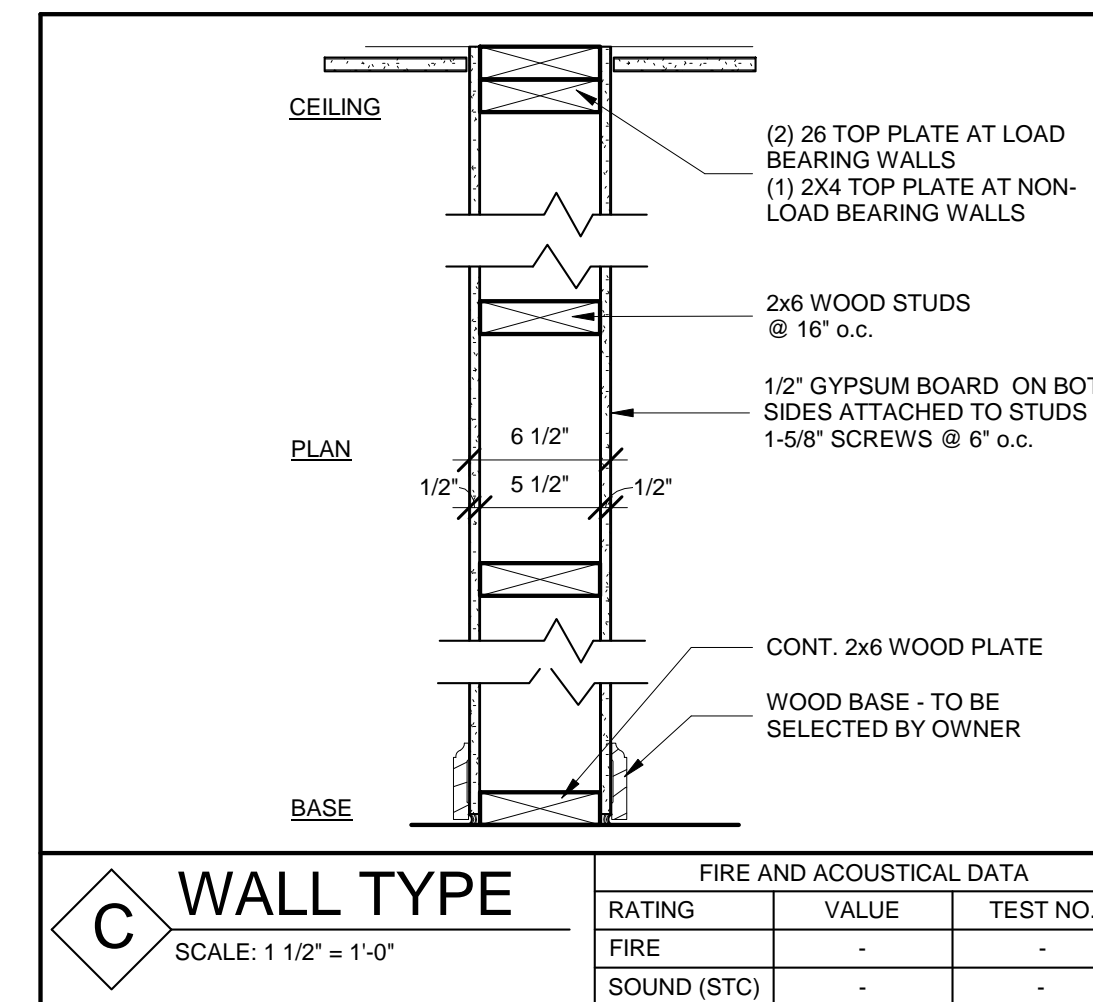
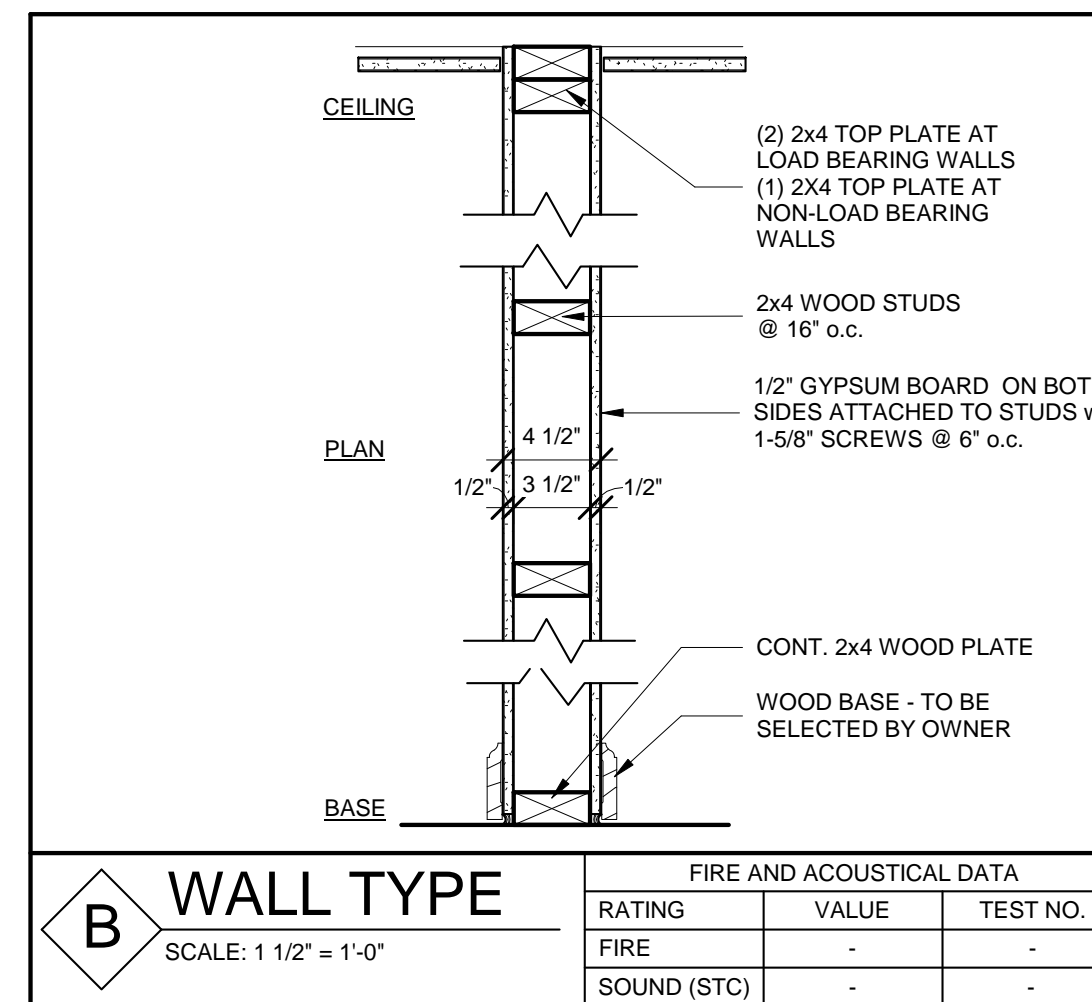
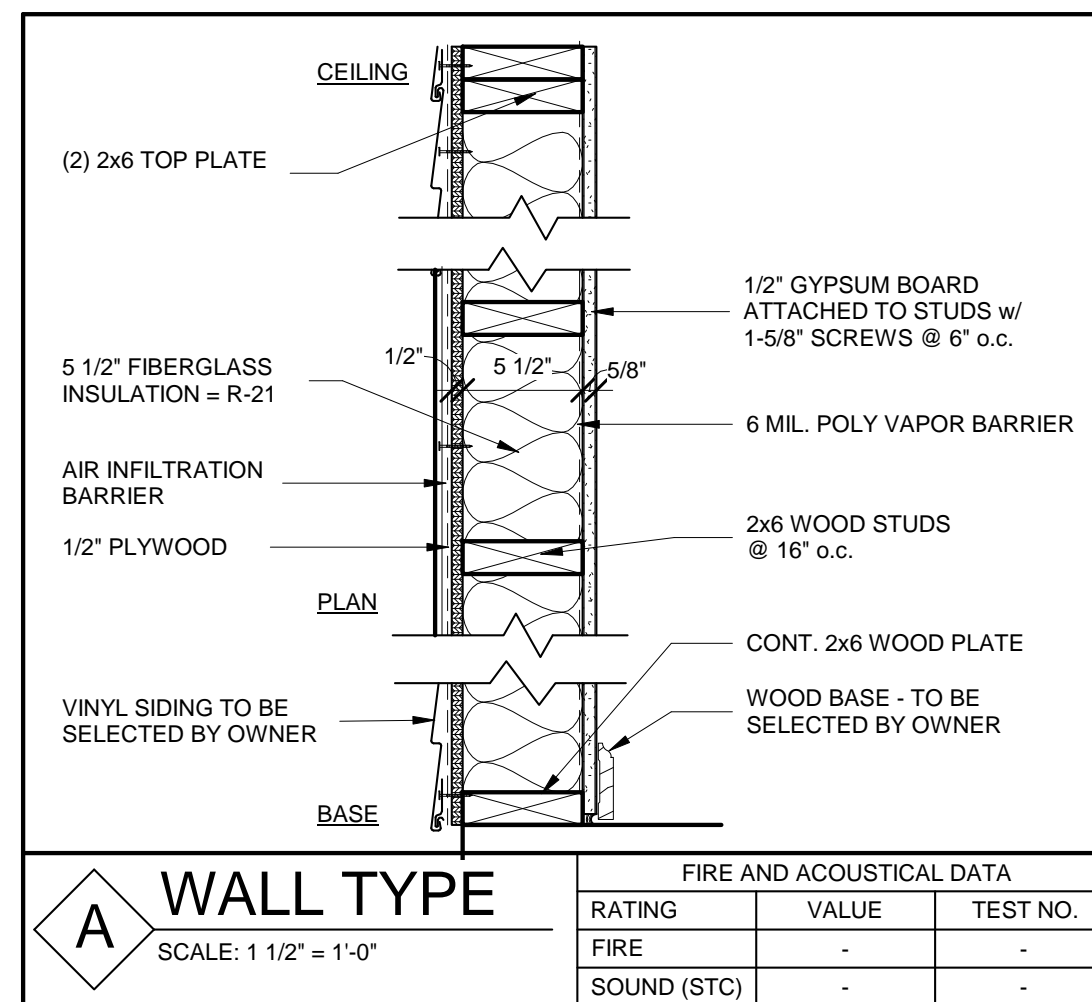
Drawn By	Author
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Checked By	Checker
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A-304

Scale	As indicated
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Lex Terrace Development



Do Not Scale Drawings

Lex Terrace Development

287-295 Waltham Street,
Lexington, MA 02421

Consultant: Architect
Company: EcoHabitat, Inc.
Contact: Javed Sultan, RA
Address 66 Middle Street, Lexington, MA 02421
Phone (781) 315 1105
Email Sultanj2012@gmail.com

www.ecohab2.com

Note:

Schematics (Revised 05-27-2025)
Not For Construction

[illegible]

Owner:

Lex Terrace, LLC

9 Bushnell Drive
Lexington, MA 02421

WALL TYPE DETAILS

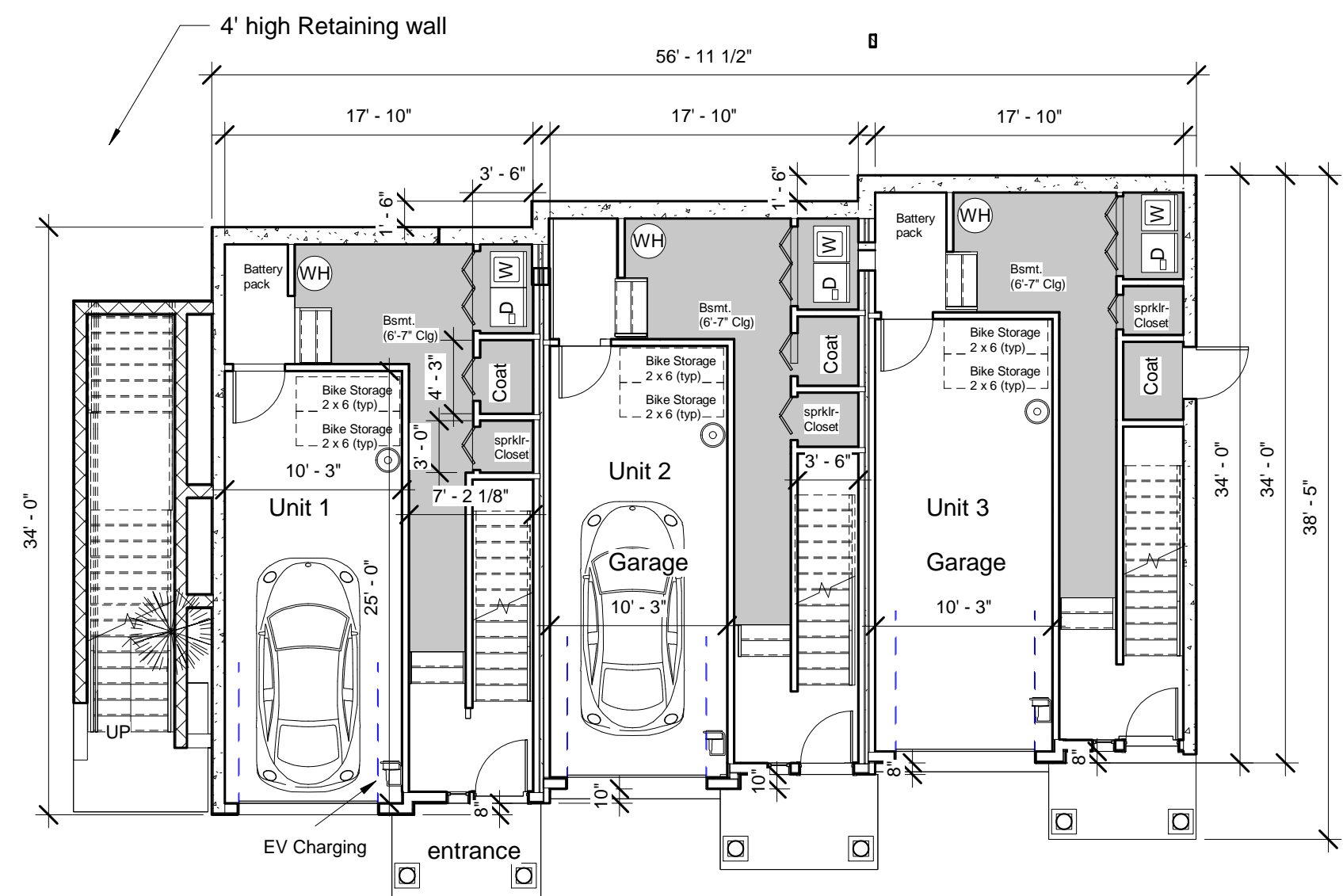
Project Number	ECO-135
Date	05/27/2025
Drawn By	Author
Checked By	Checker

A-402

Scale	1 1/2" = 1'-0"
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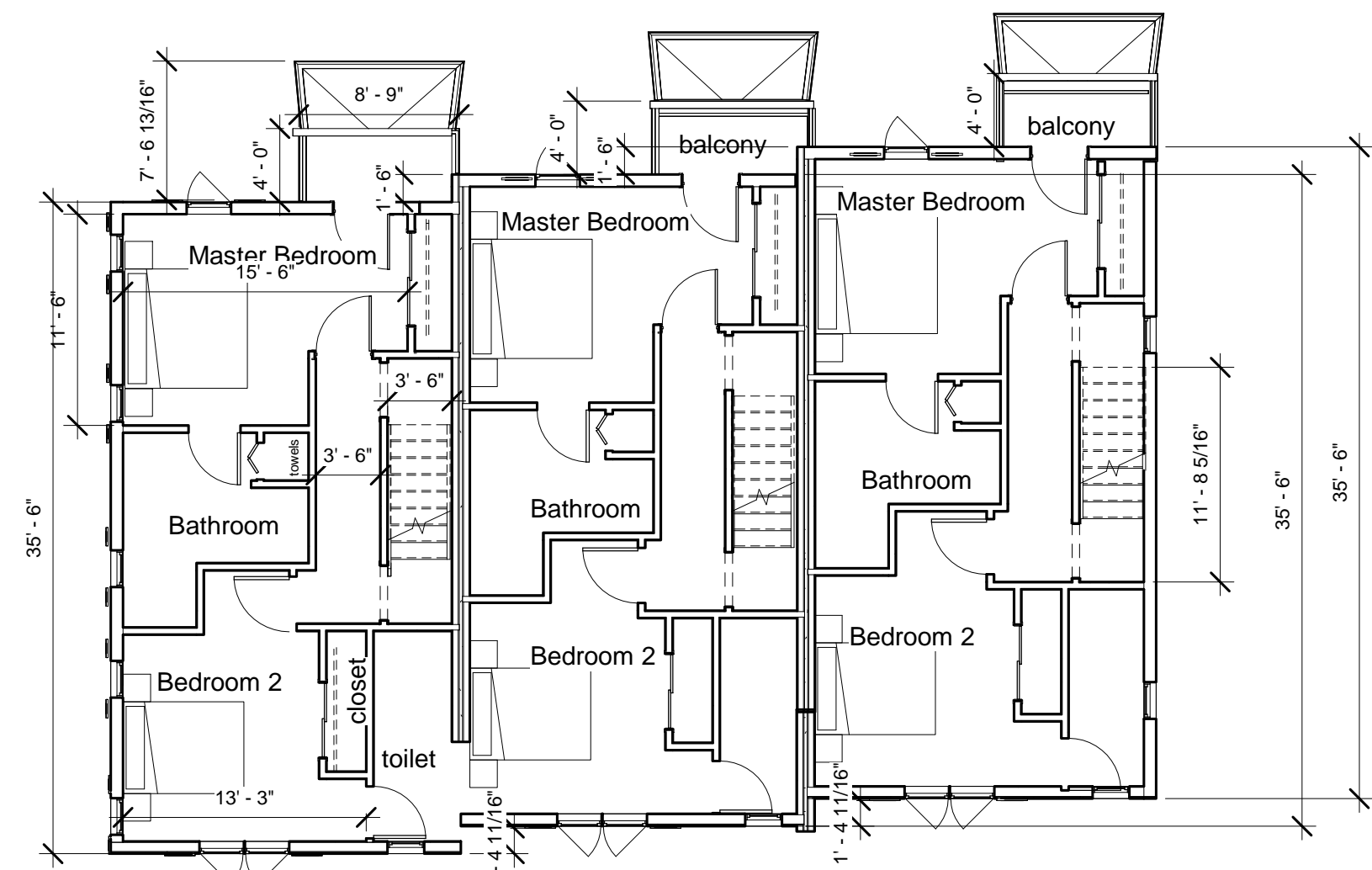
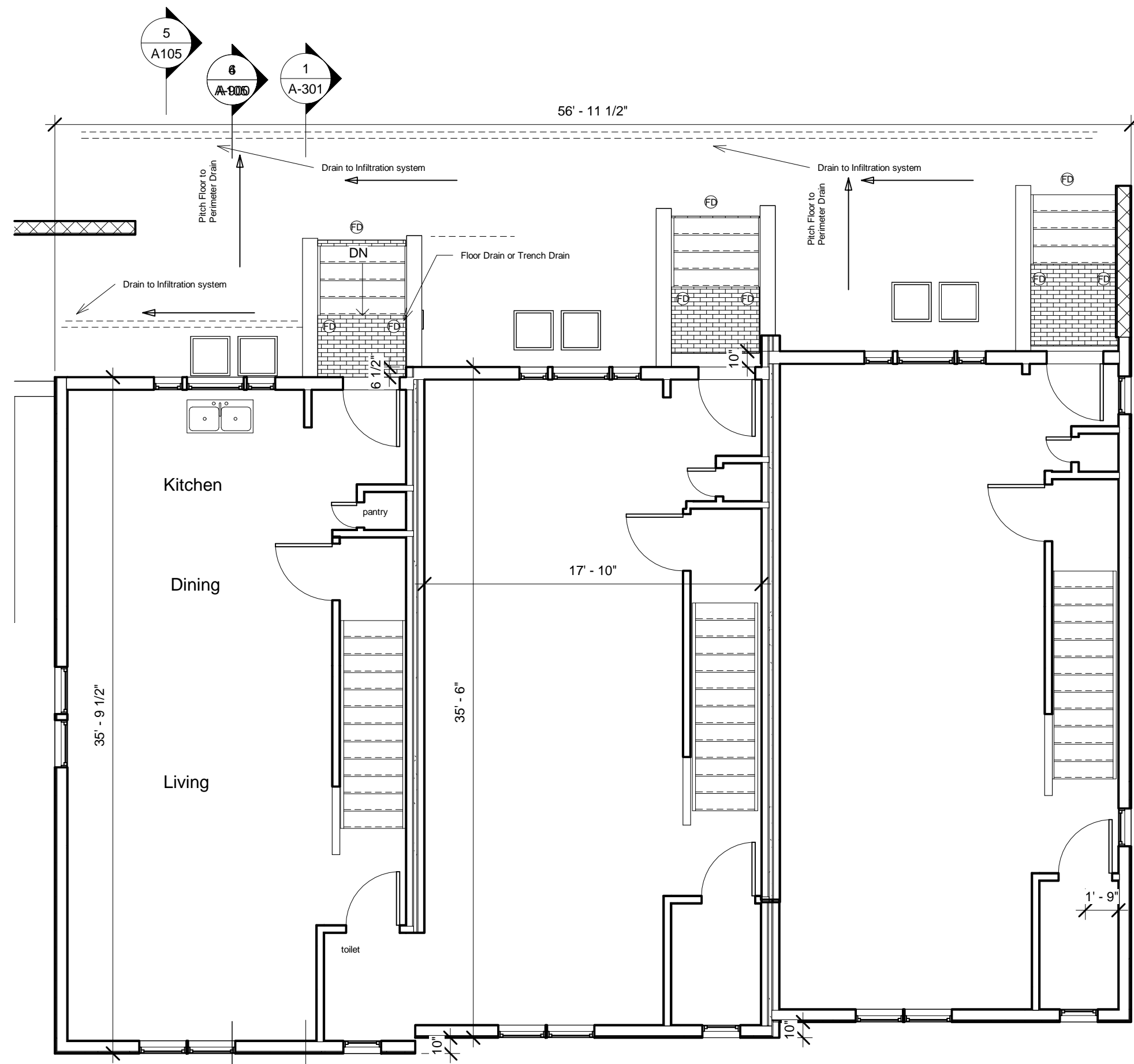
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Lex Terrace Development

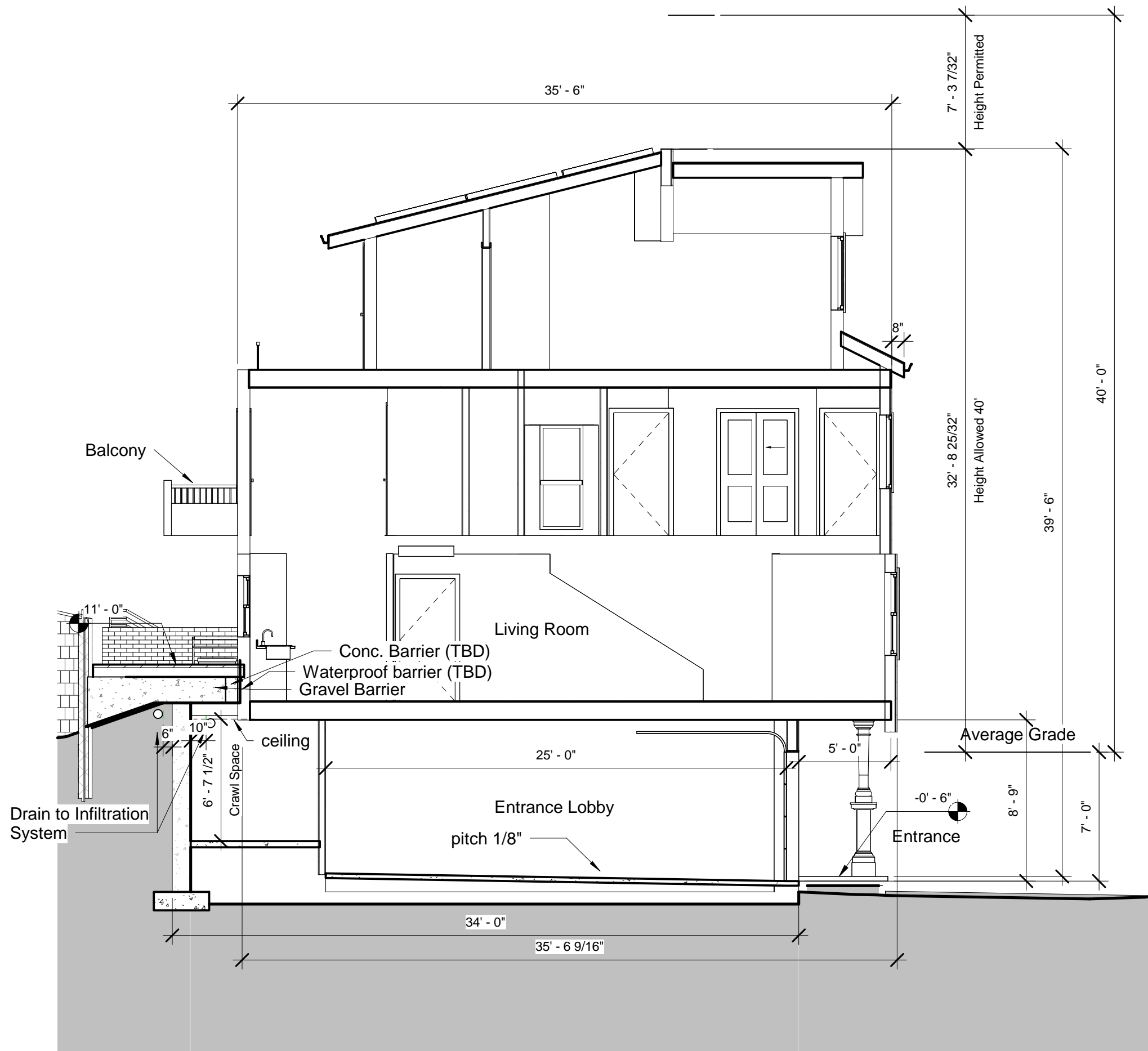


Building "A"

Basement
Building A = 2,136 sf
Crawl Area = -564 sf
GFA = 1,572 sf



Second Floor (L2)
Building "A"



Typical Section
Building A

Drainage pipes, location and inverts, to be designed and located by plumbing engineer and civil engineer.

Do Not Scale Drawings

Lex Terrace Development

287-295 Waltham Street, Lexington, MA 02421

Consultant: Architect
Company: EcoHabitat, Inc.
Contact: Javed Sultan, RA
Address: 66 Middle Street, Lexington, MA 02421
Phone: (781) 315 1105
Email: Sultanj2012@gmail.com
www.ecohab2.com

Notes:

Drawings SO-01 thru SO-04 are preliminary and tentative, preliminary and not for construction. They have been developed by the architect for discussion purposes.

They have not been viewed, reviewed or vetted by either the civil engineer and/ or the landscape architect. Architect assumes all responsibility for these ideas and presentation.

Note:

Schematics (Revised 05-27-2025)
Not For Construction

No.	Description	Date

Owner:

Lex Terrace, LLC

9 Bushnell Drive
Lexington, MA 02421

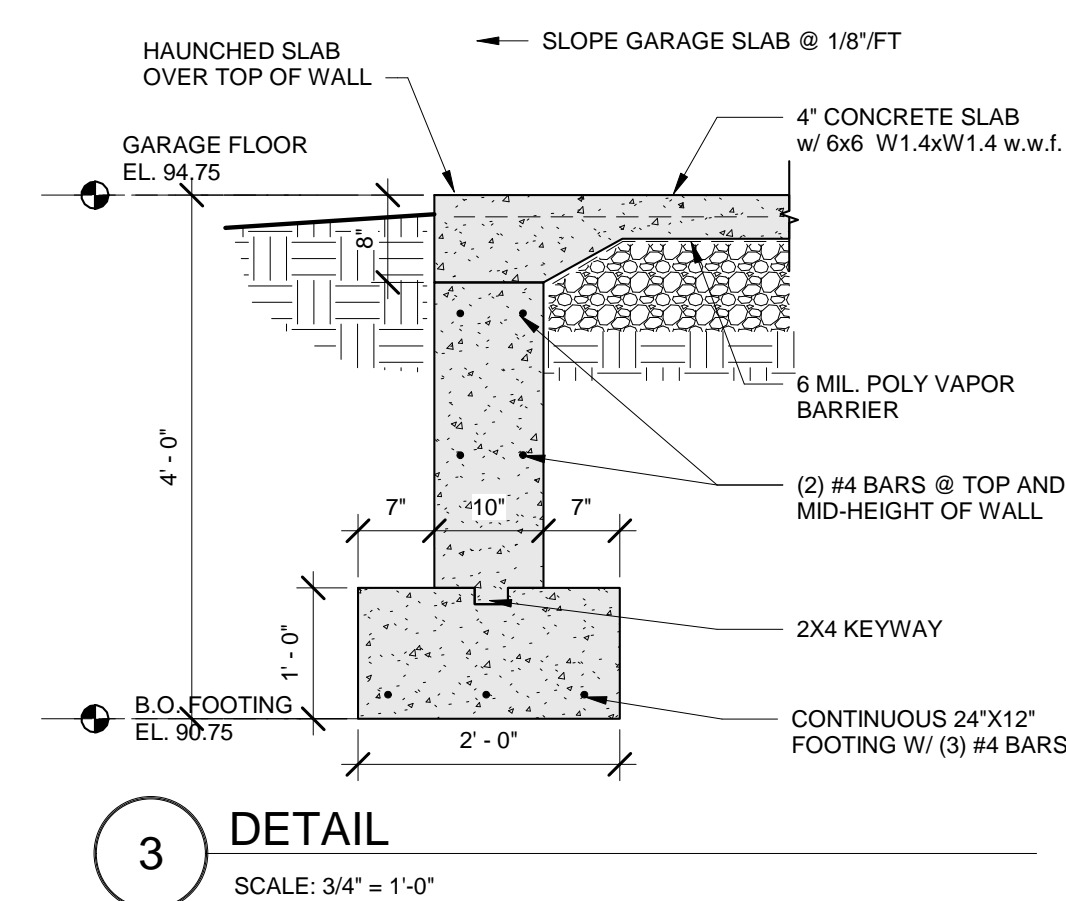
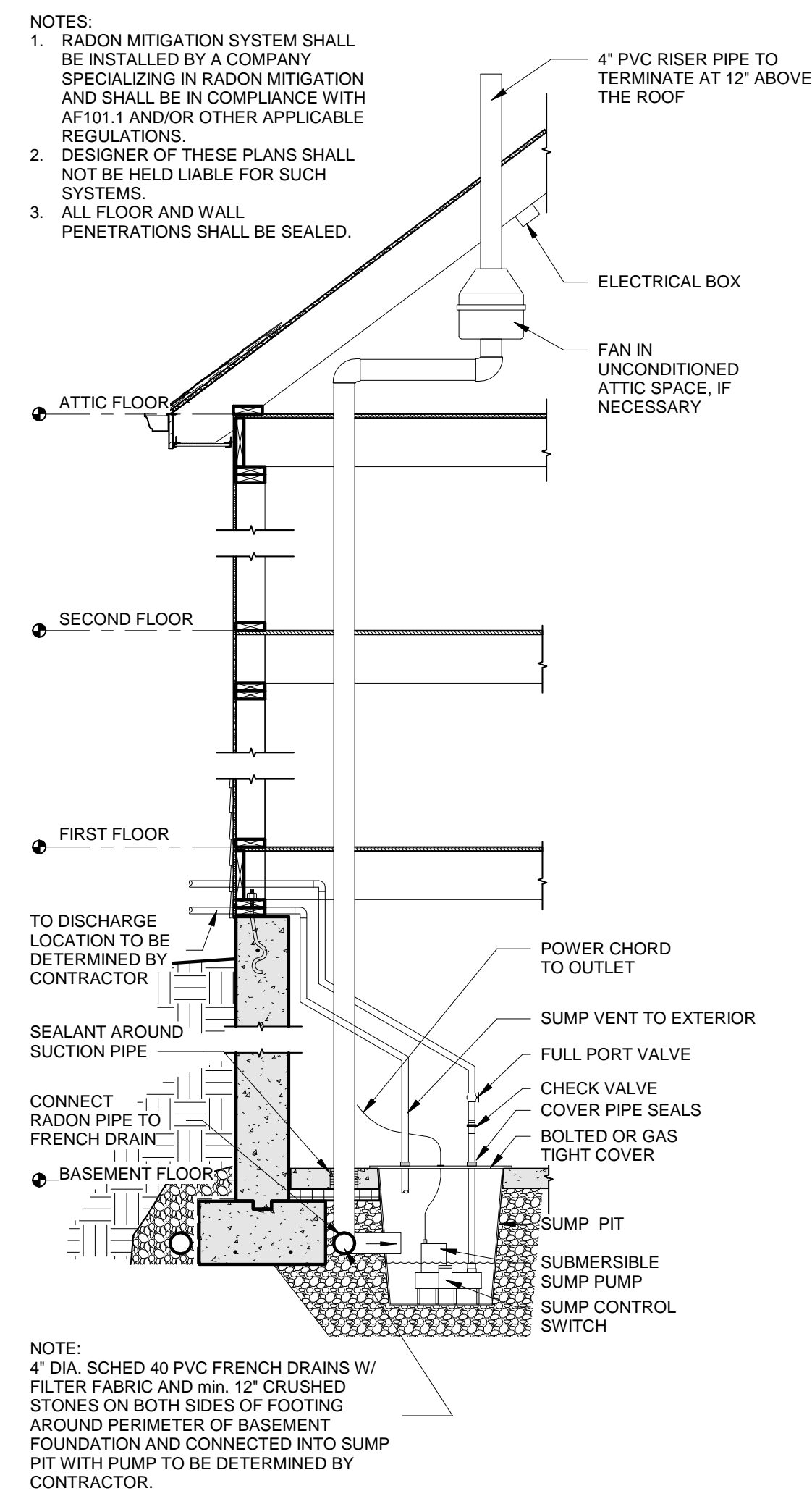
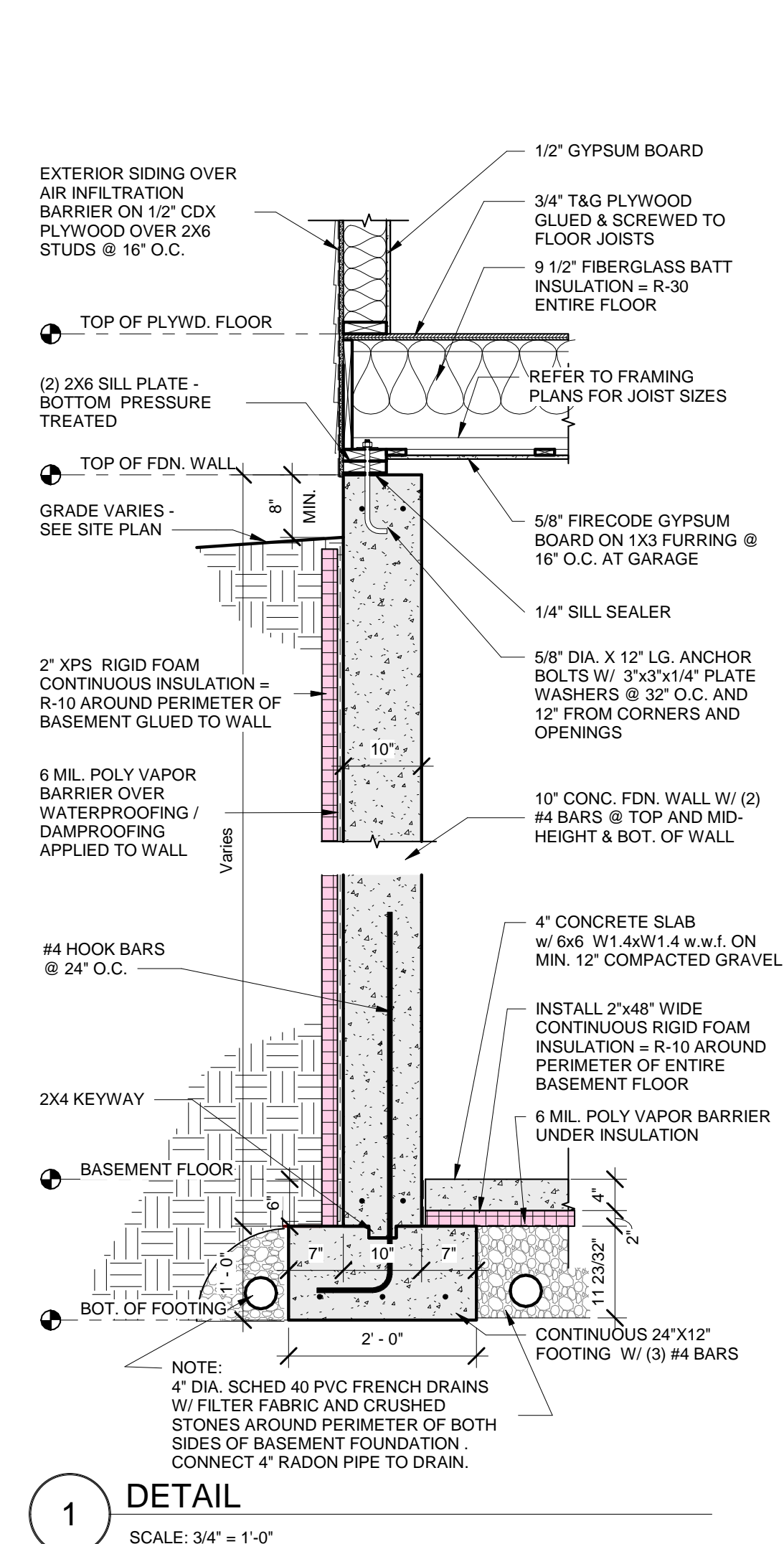
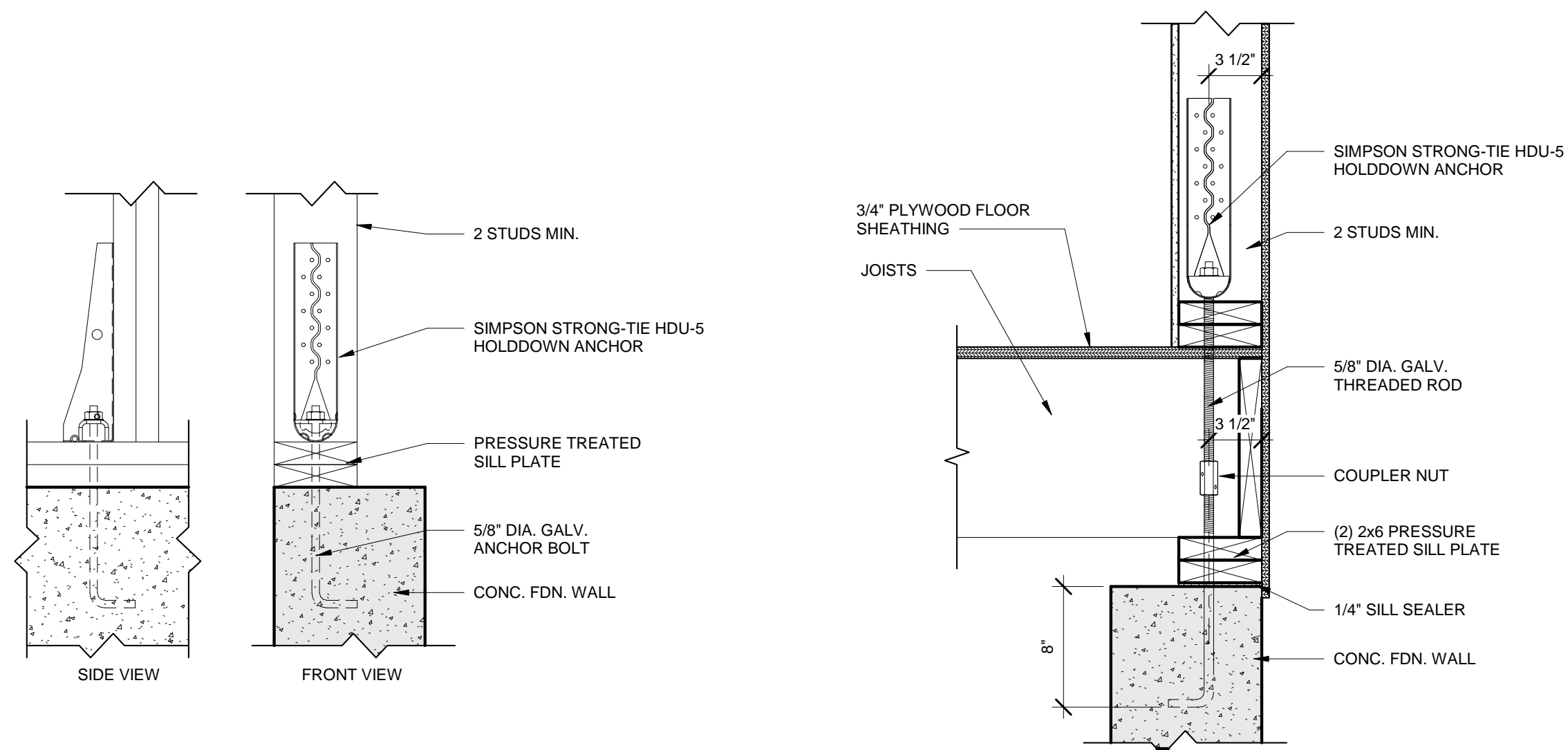
Building A - Plan, Section (Summary)

Project Number	ECO-135
Date	05/29/2025
Drawn By	Author
Checked By	Checker

A-900

Scale As indicated

Lex Terrace Development



Do Not Scale Drawings

Lex Terrace Development

287-295 Waltham Street,
Lexington, MA 02421

Consultant: Architect
Company: EcoHabitat, Inc.
Contact: Javed Sultan, RA
Address: 66 Middle Street, lexington, MA 02421
Phone: (781) 315 1105
Email: Sultanj2012@gmail.com

www.ecohab2.com

Note:
Schematics (Revised 05-27-2025)
Not For Construction

[illegible]

Owner

Lex Terrace, LLC

9 Bushnell Drive
Lexington, MA 02421

FOUNDATION DETAILS

Project Number ECO-135

Date 05/27/2025

Drawn By	Author
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Checked By	Checker
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S-101

Scale	As indicated
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[illegible]

1 Site - For Plan_Layout
1" = 20'-0"



5



2
(V1)



<i>Do Not Scale Drawings</i>	
<i>Lex Terrace Development</i>	
<i>287-295 Waltham Street, Lexington, MA 02421</i>	
Consultant:	Architect
Company:	EcoHabitat, Inc.
Contact:	Javed Sultan, RA
Address:	66 Middle Street, Lexington, MA 02421
Phone:	(781) 315 1105
Email:	Sultanj2012@gmail.com
www.ecohab2.com	

1. Disclaimer:

These site studies have been done by the Architect as an option. They are preliminary and not for construction. If approved by the town the design will be advanced as per consensus.

They have not been viewed, reviewed or approved by the either the civil engineer of record, or the landscape architect of record.

2. Elevation 0 = 240.42' Above Sea Level (ASL). Elevations have been slightly modified in some locations as compared to previous submissions.

3. Site grading is tentative. Will be finalized later.

V= Referring Views

Schematics (Revised 05-27-2025)
Not For Construction

[illegible]

Owner:

Lex Terrace, LLC

9 Bushnell Drive
Lexington, MA 02421

Site Plan

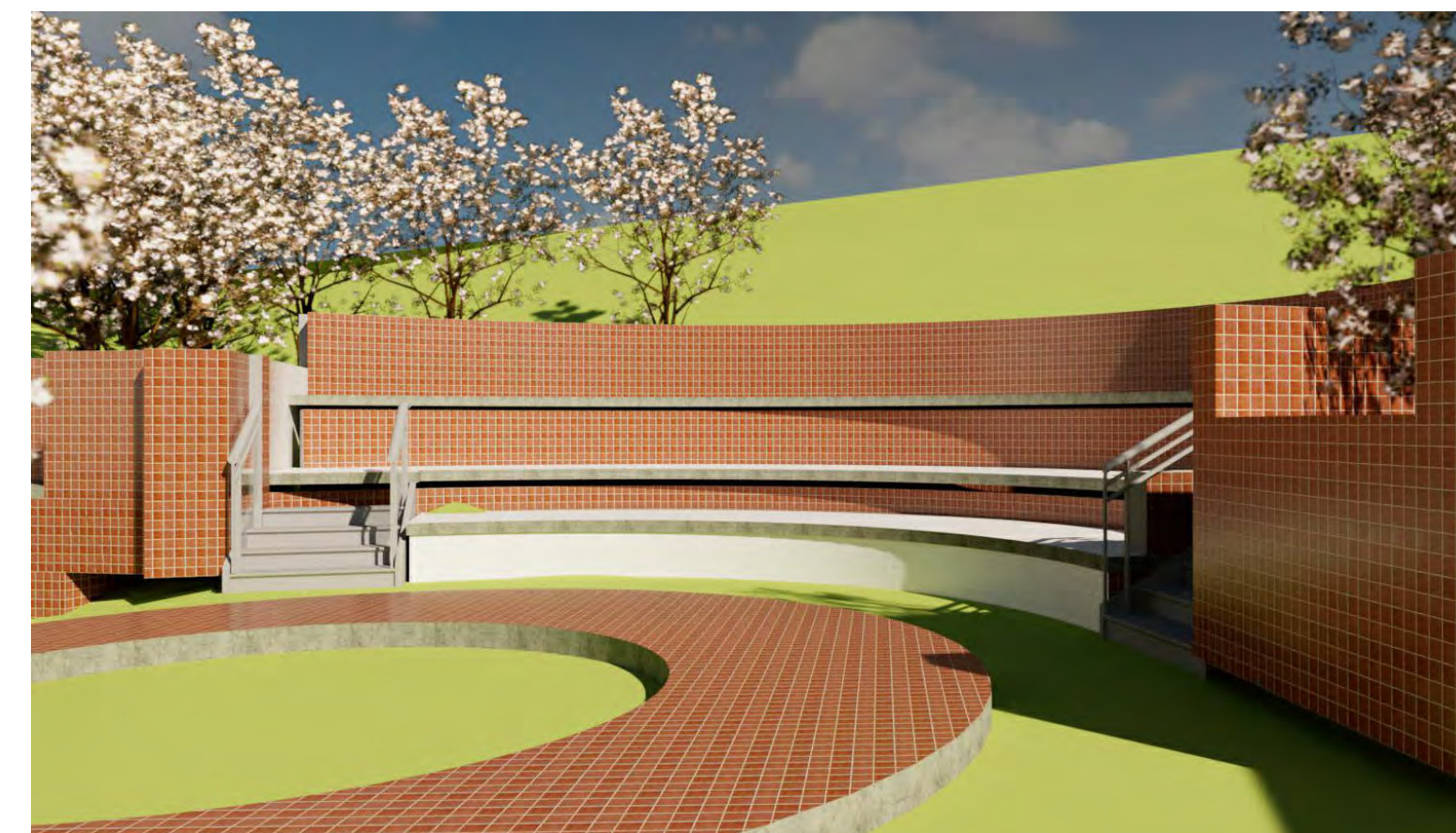
Project Number	ECO-135
Date	05/29/2025
Drawn By	NS
Checked By	JS

SO-101

Scale	1" = 20'-0"
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6/1/2025 9:38:03 PM

1



Q

[illegible]

Project Number	ECO-135
Date	05/29/2025
Drawn By	NS
Checked By	JS

Scale

6/1/2025 9:38:04 PM

Site Options



Site Options

Consultant: Architect
Company: EcoHabitat, Inc.
Contact: Javed Sultan, RA
Address: 66 Middle Street, lexington, MA 02421
Phone: (781) 315 1105
Email: Sultanj2012@gmail.com

www.ecohab2.com

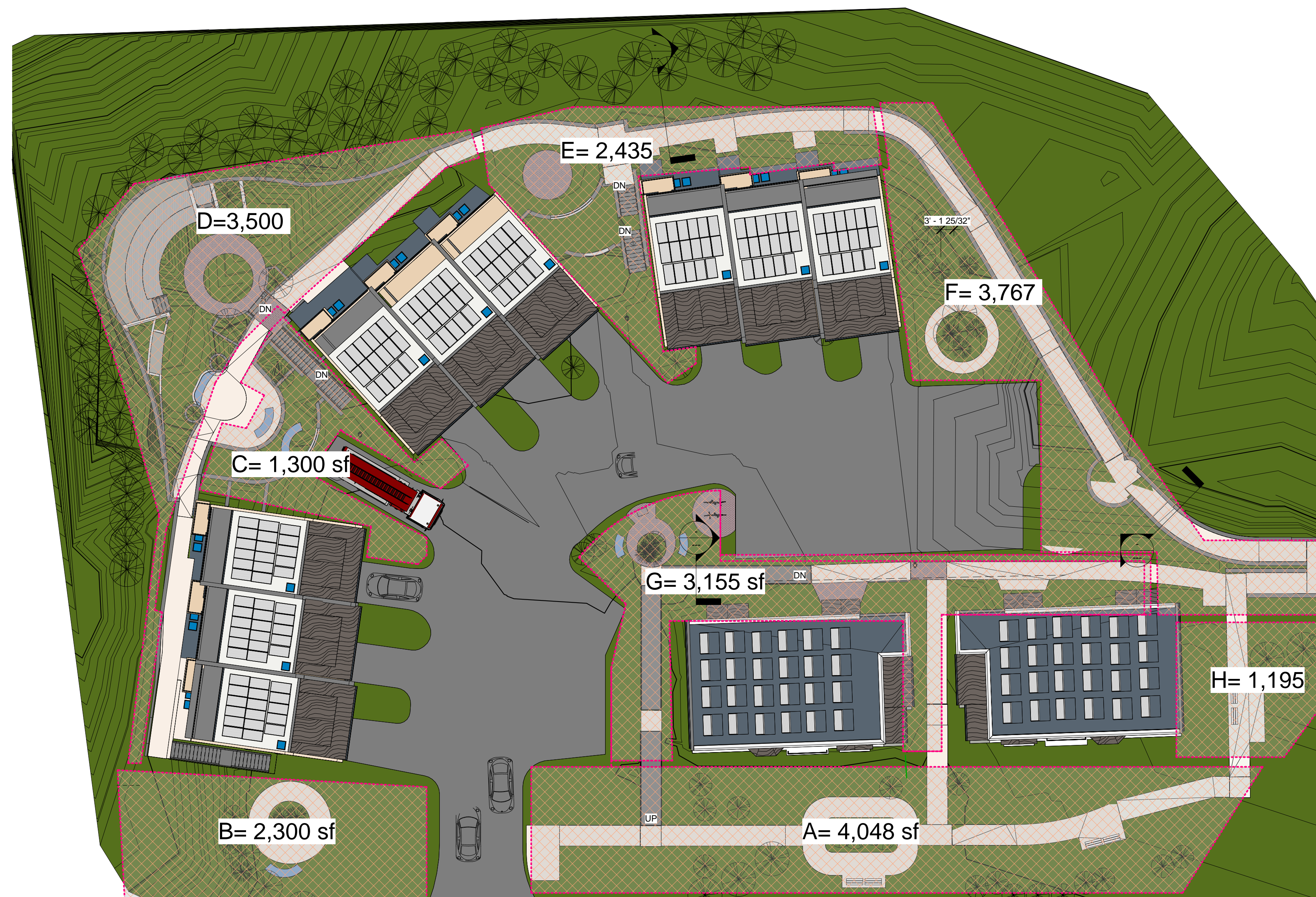
Schematics (Revised 05-27-2025)
Not For Construction

[illegible]

Scale	1/16" = 1'-0"
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01/2023 9.38.13 FMI

Open Area provided, is more than required by zoning by-laws



1 Site - For Layout_open Area
Calc. $\frac{1}{16}'' = 1'-0''$

The site plan illustrates a residential development with several key features and annotations:

- Property Lines:** Indicated by a dashed red line (Property Setback) and a solid blue line (Property Line).
- Buildings:** Multiple multi-unit residential buildings are shown, with various setbacks and slopes noted around them.
- Parking and Driveways:** Areas for parking cars and a fire truck are designated. A "Fire Truck" label is placed near a red truck icon.
- Walkways and Access:** "Walkways" are shown connecting different parts of the site. An "Entrance" is marked at the bottom. An "HC Accessible Ramp" is highlighted in red.
- Landscaping and Amenities:** Trees, shrubs, and a "Mailbox" are shown. A "Bike 2 of 2 x 6" area is also indicated.
- Dimensions and Slopes:** Numerous dimensions are provided for setbacks (e.g., 15'-9", 13'-6", 11'-0") and slopes (e.g., 12'-6", 11'-0", 8'-6").
- Other Labels:** "Temp Snow Storage" is located near the entrance. "DN" and "UP" labels indicate drainage directions.

Scale 1" = 20'-0"

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Public Hearing for Amendments to Planning Board's Zoning Regulations

PRESENTER:

Staff and Board Discussion

ITEM NUMBER:

SUMMARY:

Public hearing to amend various sections of the Planning Board's Zoning Regulations Chapter 176. The following sections are being considered for amendments to the Regulations: Section 3.0 General Regulations, Section 4.0 Fee Schedule, Section 5.0 Submission Material, Section 9.0 Site Plan Review minor and major, Section 9.5 Limited Site Plan Review, Section 12.0 Site Plan Review Regulations including bicycle parking requirements; and Section 14.0 Payments in lieu amount for Special Residential Developments.

A summary of staff's proposed changes and the proposed changes are enclosed as attachments.

The Board members will discuss and then open the hearing up to public comments.

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

6/11/2025

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Cover Memo	Cover Memo
<input type="checkbox"/> DRAFT Changes 6.6.25	Exhibit



Town of Lexington

PLANNING

DEPARTMENT

1625 Massachusetts Avenue
Lexington, MA 02420
Tel (781) 698-4560

planning@lexingtonma.gov

www.lexingtonma.gov/planning

Abby McCabe, Planning Director
Meghan McNamara, Assistant Planning Director
Aaron Koepper, Planner
Carolyn Morrison, Planning Coordinator

Memorandum

To: Planning Board Members

From: Abby McCabe, Planning Director

Date: June 6, 2025

Re: Summary of recommended amendments to Planning Board's Zoning Regulations

In 2023, the Planning Board performed a comprehensive review of the Board's Zoning Regulations, § 176 of the Code of Lexington. Since then, the Board has received 11 major site plan review applications. Staff recommends the following amendments based on experience over the last two years. Many of the changes are minor but will help improve the process and provide clarification to future applications.

The proposed changes are enclosed as an attachment. Summary of Changes:

- Increase the major site plan review application fee by increasing the maximum and increasing the amount per sq. ft. of expansion/new building area (see proposal analysis below)
- Increase fee for Planned Development sketch plan application;
- Require large scale or canopy solar energy arrays over 10,000 SF to go through major site plan review with a public hearing, rather than be an administrative approval by staff;
- Require rendering views from the public way within context of adjacent buildings;
- Eliminate requirement for completion of the LEED and SITES v2 checklist and consolidate into a sustainability narrative;
- Add requirement for an accessibility narrative;
- Requires a site plan review hearing with the Planning Board for protected uses, such as religious uses, if expanding more than 5,000 gross square feet of building or increasing parking by more than 20 spaces rather than an administrative minor site plan review approval;
- Keeps canopy and large-scale solar projects less than 10,000 SF as a minor site plan review administrative approval;
- Add requirement for 10% of all bicycle parking to be 10 ft. by 3 ft. for oversized bikes;
- Permit a decrease in the min. 6 ft. by 2 ft. width for up to 50% of the bicycle spaces if in a racking system;
- Allow up to 25% of the bicycle parking to be above grade in a mechanical lift racking system;
- Add language to encourage e-bike charging;
- Added language for glass along commercial areas to be transparent;

- Increased size of shared outdoor residential amenity space from 24 per dwelling unit to 50 SF per dwelling unit; and
- Increased the payment in lieu amount from \$325 per SF to \$375 SF in Section 14. A payment in lieu of an affordable unit is only permitted in Special Residential Developments with 6 or fewer than dwelling units.

Review of Application Fees:

<u>Project Address</u>	<u>Amount Paid, Current Fee Schedule</u>	<u>Proposed Amount Change</u>
Meriam St. SRD	\$3,264.08	\$3,895.42
89 Bedford St.	\$6,953.42	\$9,430.13
5-7 Piper Rd.	\$9,556.40	\$13,334.60
331 Concord Ave.	\$10,000 at max.	\$15,000 at max.
231 Bedford St.	\$3,019	\$3,528.56
217-241 Mass. Ave.	\$7,634.48	\$10,451.72
17 Hartwell Ave.	\$10,000 at max.	\$15,000 at max.
3-4-5 Militia Dr.	\$10,000 at max.	\$15,000 at max.
7 Hartwell Ave.	\$10,000 at max.	\$15,000 at max.
185, 187-89 Bedford St.	\$4,230.14	\$5,345.21
287 Waltham Street	\$3,884.06	\$4,826.09

**TOWN OF LEXINGTON
PLANNING BOARD
NOTICE OF PUBLIC HEARING
AMENDMENTS TO PLANNING BOARD ZONING REGULATIONS**

The Planning Board will hold a virtual public hearing via Zoom on **Wednesday, June 11 at or after 6:00 pm** to consider various amendments to Chapter 176 of the Code of Lexington, Planning Board Zoning Regulations. The following changes are proposed, additional changes may be considered.

The current Regulations may be found here [Chapter 176](#). Proposed amendments are as follows, where ~~struck through text~~ is to be removed and underlined text is to be added:

1. Amend § 176-3.6.4 as follows:

3.6.4 Field Changes. Field changes are minor adjustments to decisions or approved plans based on actual conditions encountered in the field, such as shifting the location of a pipe or catch basin or substituting like and kind materials. Change in paint color does not require approval. Field changes are approved by the Planning Director, in writing.

2. Amend § 176-4.1.2 Administrative Fee Schedule. The following schedule applies to the types of applications to the Board.

Type of Application	Administrative Fee
Unaccepted street: street adequacy determination (SAD),	\$500
Special Permit or Site Plan Review, Sections 176-6.0, 176-9.0, 176-11.0, or 176-13.0	
Minor site plan review	\$500
Limited site plan review	\$800
Major site plan review or special permit	\$2,000, plus \$0. 0906 per square foot of gross floor area for each new or expanded building, <u>with a maximum of \$15,000.</u>
Minor modification to an approved major site plan review or special permit	\$500
Minor modification to an approved minor site plan review	\$250
PD rezoning, Section 176-8.0	
Sketch plan	\$900 -1,500
Petition and PSDUP	\$4,000

3. Amend § 176-9.3.1 Major Site Plan Review by adding:

4. Installation of a canopy or large-scale solar energy system if the total square footage of the photovoltaic surface area is greater than 10,000 square feet when site plan review is required.

4. Amend § 176-9.3.2 Required Submittals, as follows:

2. Architectural plans, which include but are not limited to building elevations, and color renderings of outdoor gathering spaces, all sides of the proposed structures which shall show and label exterior material types, such as roofing, siding, and window details, including trim, to illustrate what the proposal will look like from the public way and abutting views sufficient to understand massing within context of the surroundings. Renderings shall include views from the public way within context of adjacent buildings and nearby properties.
7. ~~A list indicating which items on the LEED Core and Shell Checklist, or equivalent scorecard, are intended to be included in the design and construction of the building(s).~~
8. ~~The SITES v2 Checklist Scorecard indicating which performance standards are being incorporated into the project site.~~
9. A narrative summary of sustainability features such as: any proposed on-site solar generation or other energy efficient measures proposed or explored to reduce the project's greenhouse gas emissions; any proposed LEED construction methods; SITES v2 Checklist Scorecard or sustainable land design measures; or other similar sustainable features.
18. A narrative describing accessibility of common outdoor spaces, including not limited to, materials used, slopes of surfaces and parking space locations. If applicable, provide the amount of accessible dwelling units proposed and their location(s).

5. Amend § 176-9.4 Minor Site Plan as follows:

3. Installation of a canopy or large-scale solar energy system if the total square footage of the photovoltaic surface area is less than 10,000 square feet when site plan review is required.

6. Amend § 176-9.5.1 Limited Site Plan Review as follows:

9.5.1 Limited Site Plan Review. Site plan review of uses protected under § 135-9.5.6 shall require only limited review. Site plan review shall be limited in such circumstances to the imposition of reasonable regulations concerning the bulk and height of structures, yard sizes, lot area, setbacks, open space, off-street parking, ~~and~~ building coverage requirements, and stormwater management as applicable pursuant to § 176-12.9.5.

9.5.2 Required Submittals. An applicant shall submit a minor site plan review application package in an electronic format to the Planning Office.

9.5.3 Procedures. Limited site plan review applications shall follow the same process as major site plan review applications in § 176-9.3.3. Minor Site Plan Review Compliance. Site plan review shall follow the procedures for a minor site plan in § 176-9.4 ~~or of , regardless of whether the proposed change would otherwise meet or exceed the threshold for major site plan in § 176-9.3 depending on the proposal.~~

7. Amend § 176-12.4.2 Bicycle and Other Device Parking as follows:

1. ~~Bicycle parking intended for Long-term bicycle parking use by employees and residents~~ shall be protected from the elements ~~and in a covered and secure location. The bicycle parking shall be easily accessible and no more than 200 feet from a building entrance.~~
2. In multi-family developments containing 200 or more dwelling units, a public bike share station is encouraged.
3. ~~In addition to bicycle parking, Residential developments shall have both short-term parking areas and covered long-term parking areas, for~~ have an area for strollers, at least one per development.
devices such as scooters and strollers
4. Where there are residential units, there shall be space for 1.5 long-term bicycle spaces per dwelling unit and 0.1 short-term bicycle space per dwelling unit, with a minimum of two spaces.
5. Bicycle parking serving multiple uses or buildings may be pooled into a single secure area, enclosure, or facility.
- ~~4. Bicycle racks shall be easily accessible for both long-term and short-term use.~~
6. Bicycle parking shall be separated by at least three (3) feet from any motor vehicle parking spaces to minimize possible damage to bicycles and vehicles.
7. Bicycle racks placed perpendicular to a wall must be at least 4 feet from the wall to the center of the rack. Racks parallel to a wall must be at least 3 feet from the rack to the wall.
8. Short-term bicycle racks shall be located no further away from the main entrance than the nearest off-street parking space in the development near main entrances, be visible (where possible) from a public way, and be at least two feet from any wall or other obstruction.
9. Bicycle parking in parking garages must be either on the same level as the entrance to the garage from the street, or near an elevator that has interior dimensions of at least 80" x 54".
10. Each Ten (10%) of the long-term bicycle parking space shall be for oversized bicycles with ten (10) foot by three (3) foot spaces on the same level as the entrance from the street, the remaining spaces shall be at least six (6) feet by two (2) feet. Up to 50% of the long-term spaces may be smaller than 6 ft. by 2 ft. if in a bicycle racking system that supports a reduced width by staggering handlebar heights.

11. Where there are multiple rows of bicycle parking there shall be a pedestrian aisle for clearance of a minimum of five feet between bicycle parking spaces ~~racks~~.
 12. ~~At least 75% of the long-term bicycle parking spaces~~ Parking shall be at grade and not require lifting bicycles off the floor or carrying bicycles up or down stairs, whether indoors or outdoors. Up to 25% of the long-term bicycle parking may be above grade, if in a mechanical lift assist system.
 13. Accessibility standards must be met, including maximum slope of ramps and access widths leading to bicycle parking areas.
 14. Provisions for e-bike battery charging should be provided to accommodate 25% of the long-term parking spaces.
 15. The site shall be designed to assure safe interior circulation. Pedestrian and bike routes, and vehicular traffic should be separated physically and visually with paint or the use of different materials.
 16. Bicycle racks shall be the inverted-U-frame or similar to support the bicycle at two or more points above the center of gravity.
 17. Whether indoors or outdoors, in no case shall bicycle parking require carrying bicycles up or down stairs.
8. Delete § 176-12.4.3.3 and move into Section 12.4.2:
- ~~3. The site shall be designed to assure safe interior circulation. Pedestrian ways, bikeways, and vehicular traffic shall be separated physically and visually with paint or the use of different materials.~~
9. Amend § 176-12.5.1 General as follows:
1. Residential developments under § 135-7.5 are encouraged to meet the Town's housing needs by containing a mix of unit sizes with various number of bedrooms and square footage, and units for families.
10. Amend § 176-12.5.3.5 Building Massing as follows:
5. Street-facing facades at ground level should be located at the minimum setback to reinforce the street line. When buildings are set back, the area between the facade and the street ~~should~~ shall be designed for pedestrian use, such as outdoor seating, dining, public art, or other similar gathering space.
11. Amend § 176-12.5.4 Façade Treatment as follows:
6. Where publicly oriented ground floor commercial uses are present, retractable storefront windows and moveable facades that open shall be considered to allow internal uses to

visually spill out onto the sidewalks, activating them and enhancing the pedestrian experience. Ground level windows in commercial and common areas shall be transparent.

13. Vertical divisions in the façade are encouraged to breakup long horizontal facades.

12. Amend § 176-12.6.9 Outdoor Gathering and Amenity Space as follows:

1. Residential amenity spaces are shared between residents of a building or residential development. Residential amenity space may include the following: a courtyard, rooftop, pool area, yard or play area, playground, terrace or similar outdoor gathering space. The residential amenity space and required play area (where applicable) shall be at least 24 50 square feet per dwelling unit for all projects ~~with greater than 20 dwelling units~~. The A majority of the residential amenity space shall be contiguous.
2. In addition to the residential amenity space, mixed-use developments shall include a shared amenity space available to nonresidential users adjacent to the public way. Shared amenity space may include features such as pedestrian walks, benches, landscaped areas, plazas, additional sidewalk circulation, or seating areas. In the case of a mixed-use development the total amenity space shall be at least 5% of the developable site area.

13. Amend § 176-12.9.5 Drainage and Stormwater Management as follows:

8. ~~Use-s~~ S Stormwater harvesting systems, such as cisterns and ponds, for plant irrigation is encouraged.

14. Amend § 176-14.4 Payments in lieu as follows:

14.4.1 Amount. Where permitted by § 135-6.9.8.6, the payment to the Affordable Housing Trust shall be in the amount of ~~\$375~~ 325 for each square foot of GFA required by § 135-6.9.8.1.a. The Board will review the amount on an annual basis and may make any necessary adjustments to the amount.

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Board Member & Staff Updates

PRESENTER:

**ITEM
NUMBER:**

SUMMARY:

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

6/11/2025

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Review of Draft Meeting Minutes: 5/7 & 5/28

PRESENTER:

**ITEM
NUMBER:**

SUMMARY:

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

6/11/2025

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Upcoming Meetings

PRESENTER:

**ITEM
NUMBER:**

SUMMARY:

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

6/11/2025

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Adjourn – The meeting will continue until all items are finished. The estimated adjournment time is 8:00 pm.

PRESENTER:

**ITEM
NUMBER:**

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DATE AND APPROXIMATE TIME ON AGENDA:

6/11/2025

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Zoom Details - <https://www.lexingtonma.gov/377/Access-Virtual-Meetings>

PRESENTER:

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6/11/2025