

# AGENDA

## Lexington Planning Board

**Wednesday, January 21, 2026**

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

**Virtual-Meetings**

**6:00 PM**

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### **Development Administration**

- 1. Rangeway Extension Definitive Subdivision**  
Rangeway Extension Definitive Subdivision – Request for release of performance guarantee
- 2. Lexington Hills Definitive Subdivision - Minor Modification**  
Lexington Hills Definitive Subdivision, Cart Path Lane & Stage Coach Road off Walnut Street– Request for minor modification to amend special condition #2 to apply the funds to create a trail connection to Concord Ave. and release of security.
- 3. 475 Bedford Street - Pubic Hearing for Multi-Family Overlay Site Plan Review**  
475 Bedford Street – Public hearing for a major site plan review and special permit application for multi-family development proposal under the old Multi-Family Overlay district

### **Board Administration**

- 1. Zoning Amendment Working Session for 2026 Annual Town Meeting**  
Zoning Amendment Work Session for 2026 Annual Town Meeting for technical corrections
- 2. Zoning Amendment Work Session for future Town Meetings (Time Permitting)**  
Zoning Amendment Work Session for a future Town Meeting (*Time Permitting*)
  - Amend Section 6.9 Special Residential Developments (to be postponed)
  - Amendments related to Accessory Dwelling Units
- 3. Board Member & Staff Updates**
- 4. Review of Draft Meeting Minutes: 12/10; 1/7**
- 5. Upcoming Meetings**

**Upcoming Meetings: Wednesdays 2/4, 2/25, 3/11, 3/25**

### **Adjourn**

- 1. Adjourn – The meeting will continue until all items are finished. The estimated adjournment time is 8:45 PM**

### **Zoom Details**

- 1. Zoom Details - <https://www.lexingtonma.gov/377/Access-Virtual-Meetings>  
Planning is inviting you to a scheduled Zoom meeting.  
Topic: Planning's Zoom Meeting  
Time: Jan 21, 2026 06:00 PM Eastern Time (US and Canada)  
Join Zoom Meeting  
[https://lexingtonma.zoom.us/j/85475009519?](https://lexingtonma.zoom.us/j/85475009519?pwd=xPda8uz6CcTeljtcP8h8vYqLlfz87a.1)  
[pwd=xPda8uz6CcTeljtcP8h8vYqLlfz87a.1](https://lexingtonma.zoom.us/j/85475009519?pwd=xPda8uz6CcTeljtcP8h8vYqLlfz87a.1)**



Meeting broadcast by LexMedia

# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

Rangeway Extension Definitive Subdivision

### **PRESENTER:**

Staff and Applicant (29 Rangeway  
LLC, Ed Hovsepian)

### **ITEM NUMBER:**

### **SUMMARY:**

Rangeway Extension definitive subdivision was approved October 16, 2019 to extend the private way to add one house at 29 Rangeway. Applicant is seeking a release of the performance guarantee.

Engineering and Planning staff have visited the site and confirmed that all remaining items have been completed and recommend the full release be granted. The letter requesting the full release and the last release from 2022 are attached.

### **SUGGESTED MOTION:**

Move to approve the request to release the remaining funds in the tripartite agreement in the amount of 8,325.00 and return to the Applicant.

### **FOLLOW-UP:**

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

1/21/2026

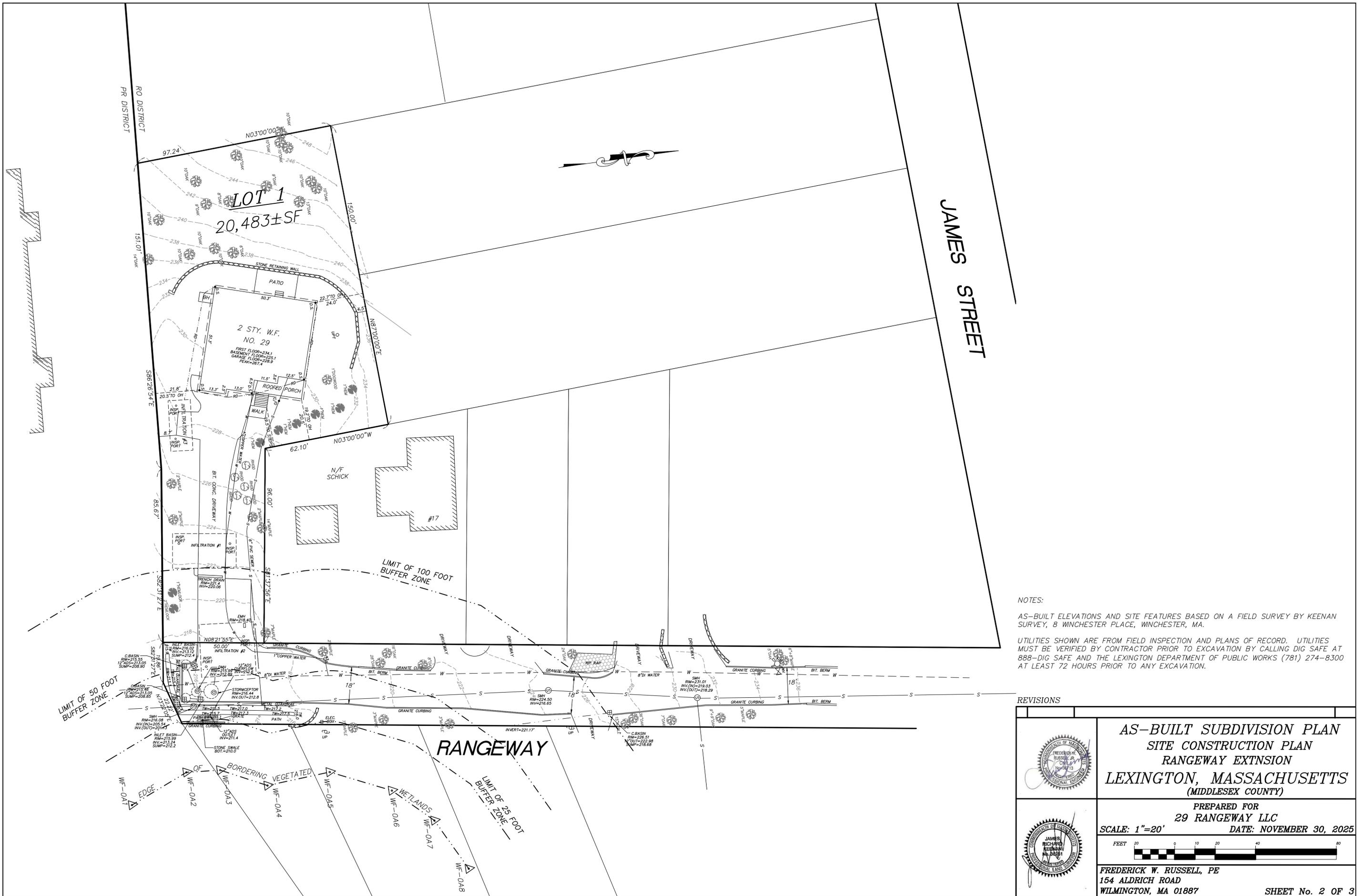
### **ATTACHMENTS:**

Description	Type
<input type="checkbox"/> As-Built Plan Rangeway 2025	Exhibit
<input type="checkbox"/> Release Request Jan 2026	Cover Memo

- 📁 No parking sign photo
- 📁 2022 Partial Release

- Presentation
- Backup Material





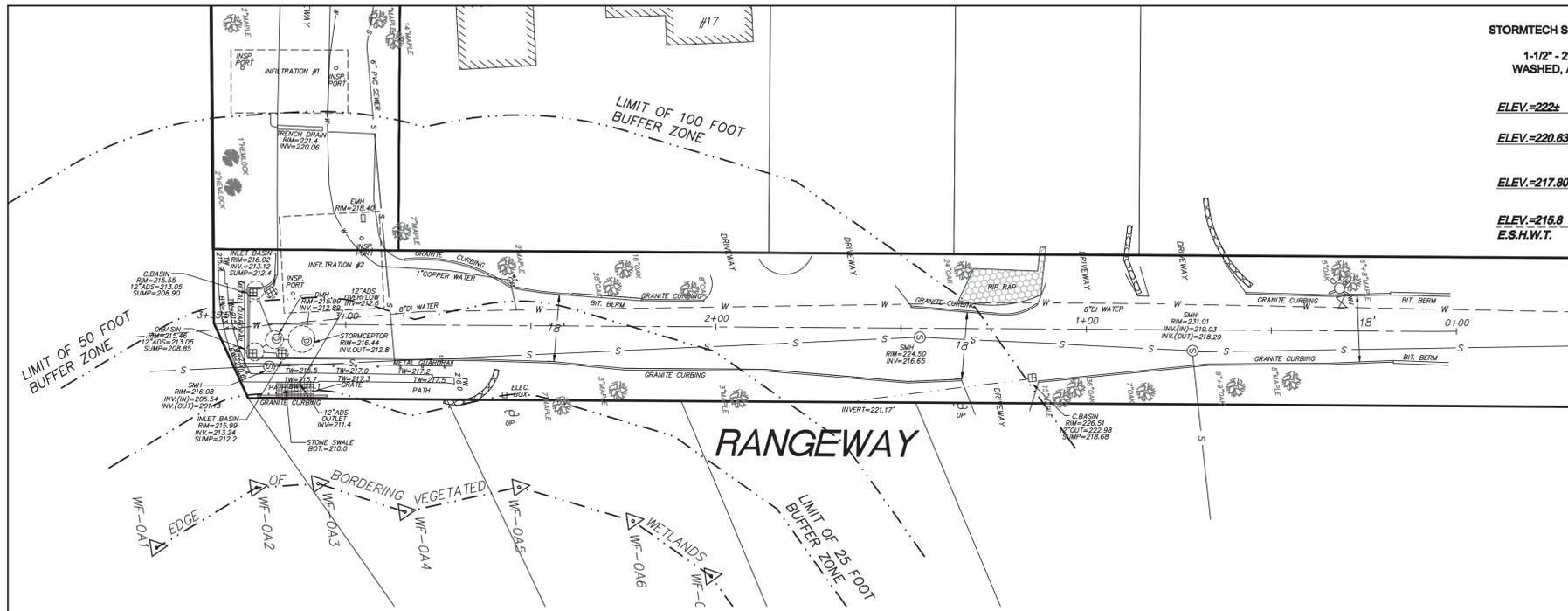
**NOTES:**

AS-BUILT ELEVATIONS AND SITE FEATURES BASED ON A FIELD SURVEY BY KEENAN SURVEY, 8 WINCHESTER PLACE, WINCHESTER, MA.

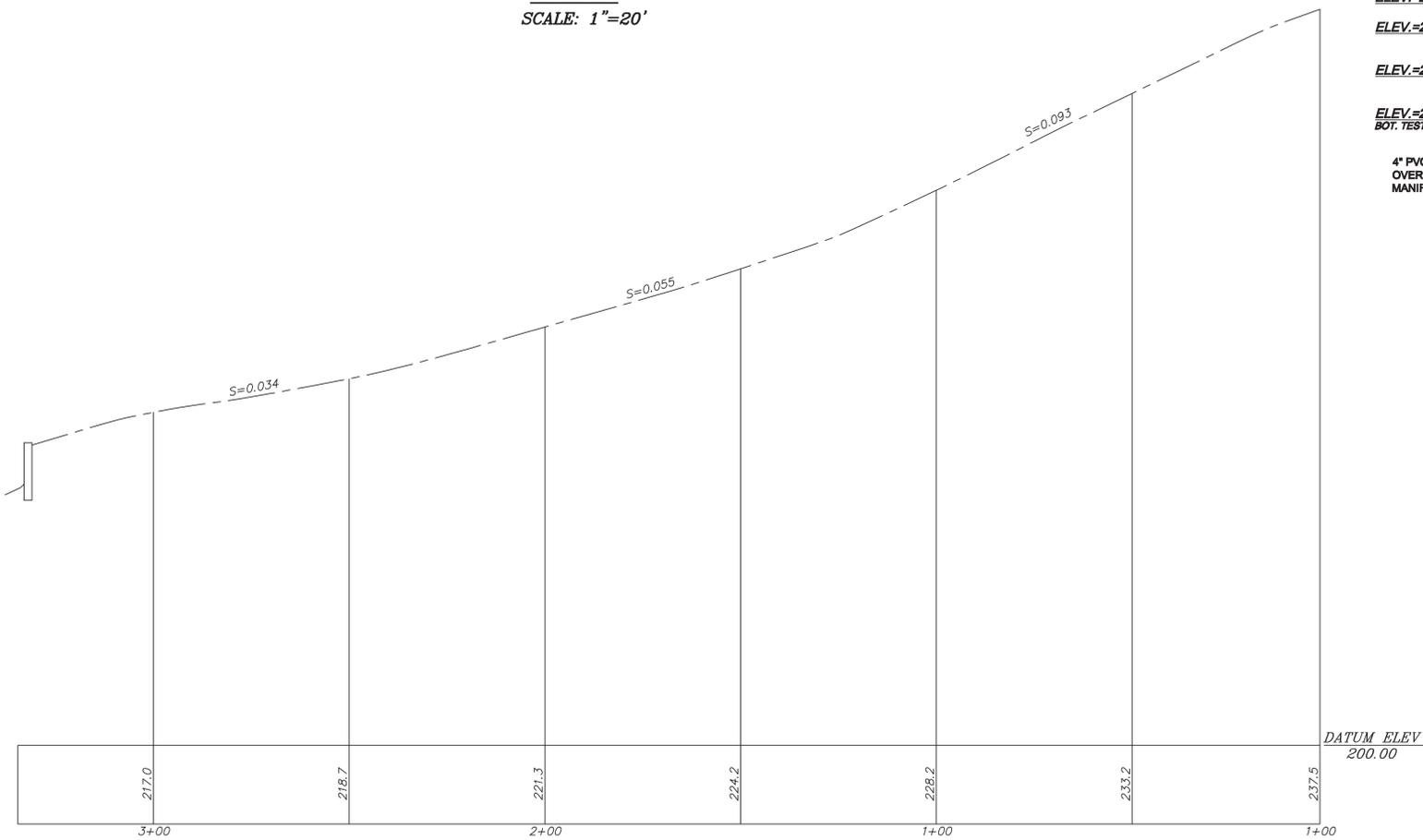
UTILITIES SHOWN ARE FROM FIELD INSPECTION AND PLANS OF RECORD. UTILITIES MUST BE VERIFIED BY CONTRACTOR PRIOR TO EXCAVATION BY CALLING DIG SAFE AT 888-DIG SAFE AND THE LEXINGTON DEPARTMENT OF PUBLIC WORKS (781) 274-8300 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.

**REVISIONS**

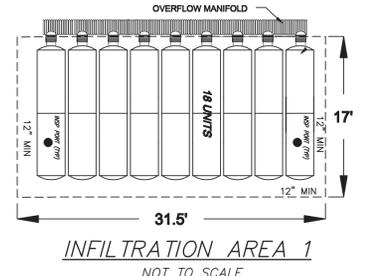
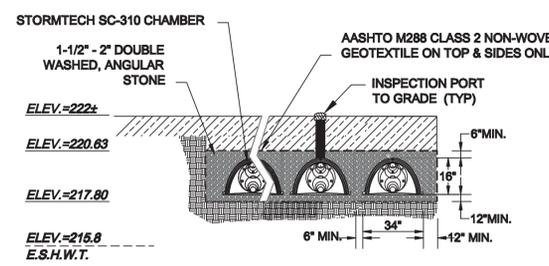
	<p align="center"><b>AS-BUILT SUBDIVISION PLAN SITE CONSTRUCTION PLAN RANGEWAY EXTNSION LEXINGTON, MASSACHUSETTS (MIDDLESEX COUNTY)</b></p>
	<p align="center">PREPARED FOR <b>29 RANGEWAY LLC</b></p> <p>SCALE: 1"=20'      DATE: NOVEMBER 30, 2025</p> <p>FREDERICK W. RUSSELL, PE 154 ALDRICH ROAD WILMINGTON, MA 01887</p> <p align="right">SHEET No. 2 OF 3</p>



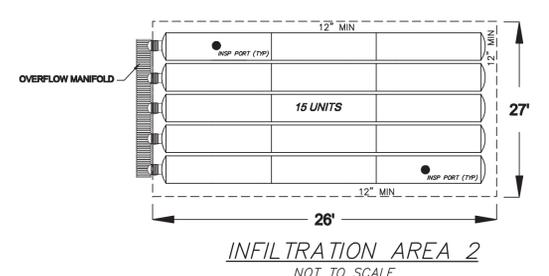
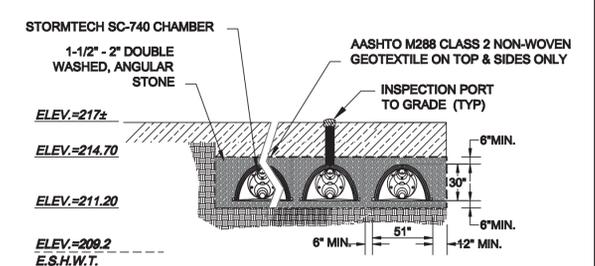
**PLAN**  
SCALE: 1"=20'



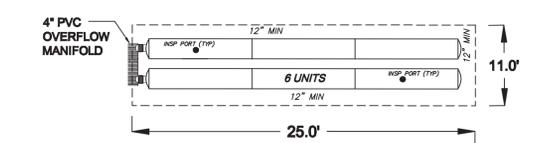
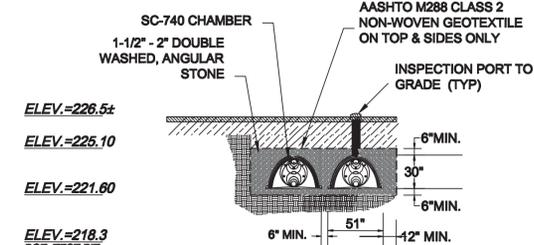
**PROFILE**  
SCALE: 1"=20' (HOR)  
1"=4' (VER)



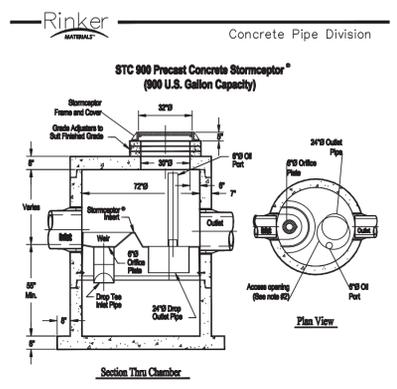
**INFILTRATION AREA 1**  
NOT TO SCALE



**INFILTRATION AREA 2**  
NOT TO SCALE



**INFILTRATION AREA 3**  
NOT TO SCALE



Notes:  
1. The Use of Flexible Connection is Recommended at the Inlet and Outlet When Applicable.  
2. The Cover Should be Positioned Over the Outlet Drop Pipe and the Oil Port.  
3. The Stormwater System is protected by one or more of the following U.S. Patents: 4993146, 4948331, 6722766, 6725115, 6946611, 4982616, 6671698.  
4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

**NOTES:**  
AS-BUILT ELEVATIONS AND SITE FEATURES BASED ON FIELD SURVEY BY KEENAN SURVEY, 8 WINCHESTER PLACE, WINCHESTER, MA.  
UTILITIES SHOWN ARE FROM FIELD INSPECTION AND PLANS OF RECORD. UTILITIES MUST BE VERIFIED BY CONTRACTOR PRIOR TO EXCAVATION BY CALLING DIG SAFE AT 888-DIG SAFE AND THE LEXINGTON DEPARTMENT OF PUBLIC WORKS (781) 274-8300 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.  
I CERTIFY THAT THE INFILTRATION SYSTEMS 1 & 2 ARE LOCATED AS SHOWN AND WERE INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN BASED ON FIELD INSPECTIONS ON SEPTEMBER 30, 2021, OCTOBER 1, 2021, OCTOBER 6, 2021 AND OCTOBER 8, 2021.  
I CERTIFY THAT THE INFILTRATION SYSTEM 3 IS LOCATED AS SHOWN AND WAS INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN BASED ON A FIELD INSPECTION ON APRIL 18, 2022.

	<p>AS-BUILT SUBDIVISION PLAN PLAN &amp; PROFILE RANGEWAY EXTNSION LEXINGTON, MASSACHUSETTS (MIDDLESEX COUNTY)</p>
	<p>PREPARED FOR 29 RANGEWAY LLC SCALE: AS SHOWN DATE: NOVEMBER 30, 2025</p>
	<p>FREDERICK W. RUSSELL, PE 154 ALDRICH ROAD WILMINGTON, MA 01887</p>
<p>SHEET No. 3 OF 3</p>	



*Frederick W. Russell, PE*  
*154 Aldrich Road*  
*Wilmington, MA 01887*  
*(978) 604-6590 TEL*  
*Email: rus13@comcast.net*

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Abigail McCabe, Planning Director  
Lexington Planning Department  
1625 Massachusetts Avenue  
Lexington, MA 02420

January 12, 2026

Re: Rangeway Extension – Full Bond release

Dear Abby,

The developer, 29 Rangeway LLC, formally requests full release of the road bond established in accordance with the executed TriPartite Agreement.

Final grading and installation of the path grate and no parking have been installed. As-Built Plans and monument installation have also been completed. As a result, the developer is requesting a release of the remaining \$8,325.00 as per the attached estimate.

If you have any questions or need additional information, please do not hesitate to contact my office.

Very truly yours,

Frederick W. Russell, PE

CC Edward Hovsepian, 29 Rangeway LLC

RANGEWAY EXTENSION, LEXINGTON - ROADWAY BOND ESTIMATE

ITEM	QUANTITY	UNIT PRICE	COST TO COMPLETE	PERCENTAGE COMPLETE	BOND RELEASE TO DATE	BOND RELEASE REQUESTED	BALANCE TO COMPLETE
<b>A. DEVELOPMENT COSTS</b>							
Reclaim existing portion of Rangeway	450 sy	\$20/sy	\$ 9,000	100%	\$ 9,000	\$ -	\$ -
Install binder course for existing portion of Rangeway	100 ton	\$120/ton	\$ 12,000	100%	\$ 12,000	\$ -	\$ -
Install granite curbing	440 lf	50/lf	\$ 22,000	100%	\$ 20,900	\$ 1,100	\$ -
Install finish asphalt	140 ton	\$120/ton	\$ 17,000	100%	\$ 17,000	\$ -	\$ -
Install guard rail	88 lf	100/lf	\$ 8,800	100%	\$ 8,800	\$ -	\$ -
Final grading of path w/grate	LS		\$ 3,200	100%	\$ -	\$ 3,200	\$ -
<b>TOTAL DEVELOPMENT COSTS</b>							
<b>B. CONTINGENCIES</b>							
Contingency of remaining balance (20%)			\$ 4,300	100%	\$ 3,440	\$ 860	\$ -
<b>C. ADMINISTRATION</b>							
Engineering Monitoring			\$ 1,330	100%	\$ 665	\$ 665	\$ -
As-Built Plan			\$ 2,500	100%	\$ -	\$ 2,500	\$ -
<b>TOTAL BALANCE TO COMPLETE PROJECT</b>						<b>\$ 8,325</b>	<b>\$ -</b>

NO  
PARKING  
ANY  
TIME  
←→





*Town of Lexington*

**PLANNING BOARD**

1625 Massachusetts Avenue

Lexington, MA 02420

Tel (781) 698-4560

[planning@lexingtonma.gov](mailto:planning@lexingtonma.gov)

[www.lexingtonma.gov/planning](http://www.lexingtonma.gov/planning)

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

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**Memorandum**

To: Arnold Lovering, Treasurer/Collector

From: Abby McCabe, Planning Director

Date: December 20, 2022

Re: Partial Release of Tri-partite Agreement: Rangeway Extension Subdivision

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This is to confirm that at a meeting of the Lexington Planning Board held on December 7, 2022, the Planning Board voted for a partial release of funds from the Tri-Partite Agreement with the Lexington Planning Board, Winchester Cooperative Bank, and 29 Rangeway LLC dated December 16, 2021 recorded at the Middlesex South Registry of Deeds in Book 79376 Page 108. The Planning Board voted to release \$71,225.00 so that **\$8,325.00** shall remain in the Agreement to be held to insure completion of the remaining items required by the definitive subdivision.



**Town of Lexington**

**PLANNING**

**DEPARTMENT**

1625 Massachusetts Avenue

Lexington, MA 02420

Tel (781) 698-4560

[planning@lexingtonma.gov](mailto:planning@lexingtonma.gov)

[www.lexingtonma.gov/planning](http://www.lexingtonma.gov/planning)

Abby McCabe, Planning Director  
Sheila Page, Assistant Planning Director  
Molly Belanger, Planner  
Kiruthika Ramakrishnan, Planning Coordinator

December 15, 2022

Winchester Cooperative Bank  
19 Church Street  
Winchester, MA 01890

Re: Partial Release from Tri-Partite Agreement Performance Security for Rangeway Extension Definitive Subdivision, Lexington, MA

Dear Lender,

This is to confirm that at a meeting of the Lexington Planning Board held on December 7, 2022, the Planning Board voted to a partial release of funds from the Tri-Partite Agreement with the Lexington Planning Board, Winchester Cooperative Bank, and 29 Rangeway LLC dated December 16, 2021 recorded at the Middlesex South Registry of Deeds in Book 79376 Page 108. The Planning Board voted to release \$71,225.00 so that \$8,325.00 shall remain in the Agreement to be held to insure completion of the remaining items required by the definitive subdivision.

Michael Schanbacher, Vice Chair  
Lexington Planning Board

Planning Office  
1625 Massachusetts Avenue  
Lexington, MA 02420



*Town of Lexington*

**PLANNING BOARD**

1625 Massachusetts Avenue

Lexington, MA 02420

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[www.lexingtonma.gov/planning](http://www.lexingtonma.gov/planning)

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

**PERFORMANCE SECURED BY TRI-PARTITE AGREEMENT  
RANGEWAY EXTENSION DEFINITIVE SUBDIVISION**

**PARTIAL RELEASE**

**DECEMBER 7, 2022**

At a meeting of the Planning Board held on December 7, 2022, upon a motion made by Mr. Hornig, seconded by Ms. Thompson, the Lexington Planning Board voted 4-0 for the partial release of funds and to allow the Vice Chair to sign the release of funds in the amount of \$71,225.00 from the Tri-Partite Agreement dated December 16, 2021 between the Lexington Planning Board, 29 Rangeway, LLC, and Winchester Cooperative Bank, in the original amount of seventy nine thousand, five hundred and fifty dollars (\$79,550.00) to secure completion of the work associated with the roadways and installation of utilities for the full project including all phases of construction for the Planning Board's Rangeway Extension Definitive Plan granted on October 16, 2019. The funds are to secure construction of roadway and utility service work as shown on plans entitled "Rangeway Extension in Lexington, Mass.", prepared by Frederick W. Russell, PE, for Suzanne Raymond, dated December 3, 2018 and revised through December 27, 2019, recorded on July 29, 2019 Plan No. 551 in Book 02020, Page 511, pursuant to the construction cost schedule from Frederick W. Russell, PE, dated December 1, 2022 attached as an exhibit. The Lexington Planning Board hereby reduces the amount of funds to be held in the Tripartite Agreement from \$79,550.00 to \$8,325.00, so that \$71,225.00 funds may be released to 29 Rangeway, LLC. The total amount of funds to be in the Tripartite Agreement are now \$8,325.00.

Executed as a sealed instrument as of the date first written above December 15, 2022

Signature of Vice Chair Planning Board  
Michael Schanbacher

MULBERRY LANE, LEXINGTON - ROADWAY BOND ESTIMATE

ITEM	QUANTITY	UNIT PRICE	COST TO COMPLETE	PERCENTAGE COMPLETE	VALUE COMPLETE	BALANCE TO COMPLETE
<b>A. DEVELOPMENT COSTS</b>						
Reclaim existing portion of Rangeway	450 sy	\$20/sy	\$ 9,000	100%	\$ 9,000	\$ -
Install binder course for existing portion of Rangeway	100 ton	\$120/ton	\$ 12,000	100%	\$ 12,000	\$ -
Install granite curbing	440 lf	50/lf	\$ 22,000	95%	\$ 20,900	\$ 1,100 *
Install finish asphalt	140 ton	\$120/ton	\$ 17,000	100%	\$ 17,000	\$ -
Install guard rail	88 lf	100/lf	\$ 8,800	100%	\$ 8,800	\$ -
Final grading of path w/grate	LS		\$ 3,200	0%	\$ -	\$ 3,200
<b>TOTAL DEVELOPMENT COSTS</b>			<b>\$ 72,000</b>			<b>\$ 4,300</b>
<b>B. CONTINGENCIES</b>						
Contingency of remaining balance (20%)			\$ 4,300	20%	\$ 860	\$ 860
<b>C. ADMINISTRATION</b>						
Engineering Monitoring			\$ 1,330	50%	\$ 665	\$ 665
As-Built Plan			\$ 2,500	0%	\$ -	\$ 2,500
<b>TOTAL BALANCE TO COMPLETE PROJECT</b>					<b>\$ 69,225</b>	<b>\$ 8,325</b>
*restabilization of slopes if required in spring						



Frederick W. Russell, PE  
154 Aldrich Road  
Wilmington, MA 01887  
(978) 604-6590 TEL (978) 988-7797 FAX  
Email: rus13@comcast.net

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~~Amy McCall~~  
~~Amanda Loomis~~, Planning Director  
Lexington Planning Department  
1625 Massachusetts Avenue  
Lexington, MA 02420

December 1, 2022

Re: Rangeway Extension – Partial Bond release

*a. McCall*  
Dear ~~Amanda~~,

The developer, 29 Rangeway LLC, formally requests partial release of the road bond established in accordance with the attached TriPartite Agreement.

Road reclamation and installation of the binder and finish paving, granite curbing and guard rail have all been completed. As a result, the developer is requesting a reduction in the bond from \$79,550.00 to \$8,325.00 as per the attached estimate.

If you have any questions or need additional information, please do not hesitate to contact my office.

Very truly yours,

Frederick W. Russell, PE

CC Edward Hovsepian, 29 Rangeway LLC

# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

Lexington Hills Definitive Subdivision - Minor Modification

### **PRESENTER:**

Applicant: Lexington August Realty  
Trust

### **ITEM NUMBER:**

### **SUMMARY:**

A Definitive Subdivision was approved in 2007 off of Walnut Street to create two roadways known as Cart Path Lane and Stage Coach Road named Lexington Hills. A series of modifications were approved by the Planning Board most recently in 2020. The roadways, infrastructure, and development is complete and the Applicant is pursuing road acceptance at the 2026 Annual Town Meeting. The Planning Board is holding a bond in the amount of \$122,072.71 as security. The only remaining item is to complete special condition #2 by providing \$20,000 to facilitate a footpath along the easterly side of Walnut Street to the Potter Pond entrance. Staff recommends the \$20,000 be applied to facilitating a trail to connect the development to conservation land on Concord Ave. (Parcel 4-1A) since efforts for this trail connection are underway with the Lexington Conservation Commission and Greenway Corridor Committee. This adjustment requires a minor modification approval by the Board. The funds are ready to be used to assist with boundary surveying work.

On January 21, 2026 the Applicant has submitted a letter to the Planning Board to request this special condition modification and to request the remainder of the performance guarantee be released upon confirmation that the infrastructure and roadway work has been completed.

### **SUGGESTED MOTION:**

Move to modify the May 13, 2020 Definitive Subdivision and Special Permit with Site Plan Review approval special condition #2 to apply the \$20,000 in security funds already submitted to apply to facilitate a trail connection north of the subdivision to Concord Avenue to connect the ACROSS Lexington trail system to the Western Greenway Trail on DCR's Beaver Brook North property.

Move to confirm all improvements required by the Lexington Hills Subdivision have been completed and release the remaining security funds in the amount of **\$102,072.71** to the Applicant, Lexington August Realty Trust.

### **FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

1/21/2026

**ATTACHMENTS:**

Description	Type
☐ 2020 Site Plan - Subdivision Approval Decision	Exhibit
☐ 2020 Plans	Backup Material
☐ Greenways Corridor Committee Letter	Backup Material
☐ Applicant Letter Modification-Release	Cover Memo
☐ Conservation Trail Visual	Presentation



**LEXINGTON PLANNING BOARD**  
1625 MASSACHUSETTS AVENUE, LEXINGTON, MA

**MEMBERS OF THE PLANNING BOARD:**  
ROBERT CREECH, CHAIR – CHARLES HORNIG, VICE-CHAIR – ROBERT PETERS, CLERK – RICHARD CANALE – GINNA JOHNSON

**DECISION OF THE LEXINGTON PLANNING BOARD**  
**ON A MINOR MODIFICATION TO DEFINITIVE SUBDIVISION PLAN AND SPECIAL PERMIT WITH SITE PLAN REVIEW**  
**OF THE LEXINGTON HILLS SUBDIVISION**  
**THE PROPERTIES LOCATED 53 AND 61 WALNUT STREET (CART PATH LANE AND STAGE COACH ROAD)**  
**DECISION DATED MAY 13, 2020**

**General Property Information**

Property Address: 53 and 61 Walnut Street, which created Cart Path Lane and Stage Coach Road  
Project Name: Lexington Hills  
Assessors Information: Map 2, Lots 1B and 1C (now Lots 1D-H, 1J-N, 1P-X)

**General Project Contact Information**

Owner Name and Address: Lexington August Realty Trust  
Project Contact/Attorney: Attorney Donald F. Borenstein, Johnson & Borenstein, LLC

**Previous Reviews and Approval Information**

Definitive Subdivision Plan and Special Permit with Site Plan Review approved by the Planning Board on May 1, 2007

- Decision Recorded at pages 497 and 513 of book 50138
- Plans Recorded as plan 1034 of 2007

Minor Modification to the Special Permit with Site Plan Review approved by the Planning Board on January 20, 2011 (decision was filed with the Town Clerk but not recorded with Middlesex South Registry of Deeds).

Minor Modification to the Special Permit with Site Plan Review approved by the Planning Board on August 20, 2014 (decision was filed with the Town Clerk but not recorded with Middlesex South Registry of Deeds).

Minor Modification to the Special Permit with Site Plan Review approved by the Planning Board on February 1, 2017 (a written decision was never issued, therefore a decision was not filed with the Town Clerk or recorded with the Middlesex South Registry of Deeds).

**Description of Modification**

Lexington August Realty Trust (the "Applicant") requests a series of amendments to the Planning Board's Definitive Subdivision Plan and Special Permit with Site Plan Review for the project known as the Lexington Hills subdivision located off Walnut Street. Said project included the construction of

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two (2) new roadways known as Cart Path Lane and Stage Coach Road. The Applicant's requests for modification include:

- Ratify the 2014 Modification decision;
- Ratify the 2017 Modification decision and file it with the Town Clerk;
- Endorse modified plans to conform to the modified decisions; and
- Recommend that the Select Board accept relocation of the Lot 1 / Lot 19 footpath easement.

### **Public Review**

The Lexington Planning Board reviewed the request for minor modifications to the Definitive Subdivision Plan and Special Permit with Site Plan Review for the Lexington Hills project. The Planning Board held two (2) public meetings on Wednesday, April 22, 2020 and Wednesday, May 13, 2020. Planning Board members present throughout the public review included Robert Creech, Chair; Charles Hornig, Vice-Chair; Robert Peters, Clerk; Richard Canale; and Ginna Johnson. During the public meeting Attorney Donald F. Borenstein appeared on behalf of the Applicant.

### **Summary of Minutes**

Attorney Borenstein provided a brief review of the project request, documentation provided to the Planning Department, in addition to a summary of the project over the years since it was originally approved. Attorney Borenstein referenced new questions received late this afternoon from Planning Department staff. Mr. Creech requested Attorney Borenstein review the questions and responses provided. Attorney Borenstein presented the questions and responses as requested.

Mr. Creech requested comments from members of the Planning Board. The following comments were provided.

- Richard Canale requested that the plans be recorded and the project be buttoned up, in addition to having the remaining eight (8) lots constructed. Mr. Canale reviewed the direction that the Planning Board should move towards, and questioned if staff felt there was anything to hold up the project.
- Charles Hornig requested clarification regarding the 2014 modification, which appears to be effective despite never being recorded. Mr. Hornig requested further clarification relative to the 2017 decision, which may be effective despite never being signed. Mr. Hornig requested information relative to the homeowners and whether they have received noticed or information relative to the proposed modification. Mr. Hornig questioned what it will take to get the roadway completed. He requested information regarding the condition of the roadway and would like to see the roadway completed in a reasonable amount of time.
- Ginna Johnson requested clarification regarding the easement and concerned that there is not sufficient width for an accessible trail. Ms. Johnson provided a review of pedestrian easement connections, and when completed would allow for an accessible trail. Ms. Johnson requested that Attorney Borenstein provide the images for the record. Ms. Johnson concurred with Mr. Hornig's request relative to the recording of the plans. Ms. Johnson requested that staff ensure that if the recorded plans stated that the trail be accessible, that the trail be accessible when constructed. Mr. Creech reviewed his recent site visit and highlighted deficiencies that he observed. Mr. Creech noted the items that need to be resolved before the requested amendments can be made.

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TOWN CLERK  
LEXINGTON MA

- Mr. Hornig stated that he was only recently able to get to the site and requested a series of items before the Planning Board should vote on the amendments requested for the project. Mr. Hornig stated that he wants to clean up the physical construction of the subdivision.
- Mr. Canale concurred with Mr. Hornig's comments. Mr. Canale stated his concerns with the Planning Board voting this amendment tonight, it would be expected that the Planning Board would see this again.
- Ms. Johnson concurred with Mr. Hornig and Mr. Canale's comments.
- Mr. Creech stated that the Planning Board is willing to cooperate but items need to be cleaned up. Mr. Creech requested that Attorney Borenstein work with staff to resolve outstanding items.

Mr. Creech stated that staff should work on the following items for the next public meeting.

- Updated plan sheets to reflect 2014 and 2017 modifications.
- Increase the Letter of Surety, given that the project appears to be a project in trouble.
- Prepare a draft decision for the project.
- Obtain stormwater inspection logs, which the Operation and Management (O&M) Plan and requires that they have to be provide to the Planning Department.
- A request as to whether the Homeowners Association has been formed.

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 LEXINGTON MA

Both the April 22, 2020 and May 13, 2020 public meetings can be reviewed on the video stream capture, in addition to full sets of the associated meeting minutes.

**Background**

The Lexington Planning Board approved a Definitive Subdivision Plan and Special Permit with Site Plan Review for the Lexington Hills subdivision off of Walnut Street containing two (2) roadways known as Cart Path Lane and Stage Coach Road on May 1, 2007. The decision was recorded (pages 497 and 513 of book 50138) and the plans were recorded (plan 1034 of 2007) all at the Middlesex South Registry of Deeds.

The Planning Board later approved Modifications to the Special Permit with Site Plan Review at its meeting of January 20, 2011. This decision was filed with the Town Clerk but not recorded with the Middlesex South Registry of Deeds.

The Planning Board also approved a Modification to the previously approved decision for the Special Permit with Site Plan Review at its meeting of August 20, 2014. This decision was filed with the Town Clerk but not recorded with the Middlesex South Registry of Deeds.

In a letter dated January 25, 2017, Attorney Donald F. Borenstein, representing Lexington August Realty Trust, asked the Planning Board to modify the Special Permit with Site Plan Review. In brief, the Applicant requested that the public footpath to the adjacent land located between Lots 1 and 19 (Assessors Information: Map 2, Lots 1D and 1X) be relocated to the easterly side of Lot 1 (1D), as shown on a plan entitled "Pedestrian Easement Relocation Plan in Lexington, Mass." dated January 23, 2017 on file with the Planning Board and attached hereto ("Easement Relocation Plan"); and the maximum impervious surface ratio requirement for some individual lots be eliminated in exchange for the applicant's acceptance and agreement not to contest the application of Lexington Zoning Bylaw section 4.4, Gross Floor Area, adopted under Article 41 of the Lexington Annual Town Meeting on March 30, 2016. The Planning Board approved the modification with some changes at its meeting of

February 1, 2017. Although reflected in the Planning Board's meeting minutes and in the video recording of the meeting, a written decision reflecting this action of the Planning Board was never issued, nor was it filed with the Town Clerk or the South Middlesex Registry of Deeds.

In a letter dated April 7, 2020, Attorney Donald F. Borenstein, representing Lexington August Realty Trust, asked the Planning Board to do the following to remove any doubt as to the effectiveness of the various modifications:

- Ratify the 2014 Modification decision;
- Ratify the 2017 Modification decision and file it with the Town Clerk;
- Endorse modified plans to conform to the modified decisions; and
- Recommend that the Select Board accept relocation of the footpath easement.

Therefore, this decision has been prepared to provide clarification and approve previous amendments that were never recorded.

### Summary of Action

This is to certify that the Lexington Planning Board, for the avoidance of doubt, has **MODIFIED** the Definitive Subdivision Plan and Special Permit with Site Plan Review for the Lexington Hills subdivision off of Walnut Street at Cart Path Lane and Stage Coach Road granted by the Board on May 1, 2007, incorporating all the modifications requested in 2011, 2014, and 2017, as set forth below. The May 1, 2007, Planning Board Definitive Subdivision Plan and Special Permit with Site Plan Review Decision remain in effect, unless modified herein or by the prior actions of the Planning Board noted herein.

The Definitive Subdivision Plan approval dated May 1, 2007 is modified to add the following additional items to the TERMS AND CONDITIONS section:

6. The responsibility for the maintenance of the subdivision's shared stormwater drainage system installed on the property shall reside with the owners of the subdivision or with any homeowner's association that may be formed as successor to the subdivision owners. The Town of Lexington shall not be responsible for the maintenance of the subdivision's shared stormwater drainage system on the property unless such responsibility is duly accepted by the Town of Lexington.
7. Perpetual obligations concerning (a) the maintenance of dry wells, cisterns, downspouts, gutters and catch basins and (b) landscaping planting and maintenance responsibilities, a limit of work line and areas where clearing is prohibited shall be created in the deeds for the properties, through a homeowner's association or through an alternative method that is acceptable to Town Counsel. The Town of Lexington shall be entitled to enforce the perpetual obligations set forth above.
8. The future use of Parcel A in the City of Waltham shall be limited to three (3) single family residences and associated improvement to ensure that the impacts to utilities, including sewer and stormwater management, will not over tax the system and there will be no increase in stormwater run-off.
9. The pedestrian easements providing public access to the abutting property shall be demarcated with granite posts.

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AUGUST 22 AM 10:35

10. The following changes shall be made to the revised plans prior to being endorsed by the Planning Board:
  - a. The pedestrian access easement and footpath originally shown over Lots 1 and 19 will be relocated to the easterly side of lot 1, as shown on the Pedestrian Easement Relocation Plan dated January 23, 2017;
  - b. Granite posts demarcating the pedestrian easements on Lots 1 and 6 will be detailed; and
  - c. Any other changes that are required by the conditions of this approval.
11. The applicant shall record an appropriate easement relocation instrument, approved and executed by the Select Board and the owner of Lot 1, relocating the pedestrian easement currently located along the common boundary of Lot 1 and Lot 19 to the easterly side of Lot 1.
12. The applicant shall construct an accessible pathway, within the area of the relocated easement, from the sidewalk to the neighboring DCR property (Map 2, Lot 1A) at natural grade. The applicant shall donate and pay \$3,000 to the Town of Lexington to help fund the maintenance, extension, and improvement of footpaths in the vicinity of the Lexington Hills subdivision.
13. The Applicant shall submit an interim as-built plan to the Planning Department within ninety (90) days of the Planning Board's vote of this decision..
14. The Applicant shall contact the Lexington Fire Department to schedule a fire suppression flow test within fifteen (15) days of this decision. Said test shall be conducted within sixty (60) days of the Planning Board's vote of this decision and a report shall be provided to the Planning Department for the purposes of record retention.
15. The Applicant shall provide a copy of the contract with Williamson Motor and Pump, which shall include a maintenance schedule. The Applicant shall submit maintenance reports to the Planning Department within twenty (20) days after each visit.
16. The Applicant agrees to complete the missing sections of sidewalk along Walnut Street, north of Cart Path Lane and south of Stage Coach Road, as shown on the approved site plans. Such sidewalk shall be installed to comply with AAB requirements.
17. The Applicant shall submit this Decision and the endorsed modified Definitive Subdivision Plan recording sheets, for recording to the Middlesex South Registry of Deeds and shall submit proof of recording to the Planning Board, within thirty (30) days of receiving said documents from the Planning Department. Failure to do so shall result in rescission of this Decision.
18. The Applicant shall complete the subdivision improvements within two (2) years of this decision.
19. The Applicant shall further adjust the Performance Bond held by the Town in the amount agreeable to the Town Engineer to reflect the current estimated cost to complete the subdivision improvements.

The following section shall replace the SPECIAL CONDITIONS section found in the Special Permit with Site Plan Review in its entirety:

**SPECIAL CONDITIONS**

- 1) Should any stone walls on the property be dismantled, the stones will be retained on the property

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 LEXINGTON MA

for reuse.

- 2) In order to facilitate the construction of a footpath on the easterly side of Walnut Street in the vicinity of the project and extending to the entrance to Potter Pond, the developer will provide \$20,000 in funds already supplied as surety for the construction of the path. Said funds shall be supplied to the Town or an organization of the Town's choosing as directed by the Planning Board. The Town of Lexington will be responsible for obtaining the required permissions and constructing the path.
- 3) Each building lot in the subdivision shall be subject to a maximum Impervious Surface Ratio of 15%. In calculating this ratio, decks and similar porous structures shall not be considered impervious, provided the land beneath them is pervious. This provision shall not apply to a lot for which the owner has filed a written election, in a form acceptable to the Town, to instead subject the lot to the provisions of Section 135-4.4 of the Zoning Bylaw, including any future amendments, notwithstanding any applicable zoning freezes.
- 4) Each lot will be designed such that it will not contribute off-site stormwater runoff in excess of that assumed in the 2007 drainage study. This will be confirmed prior to the issuance of a building permit for each lot.

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**Votes**

The Planning Board voted five (5) in favor, zero (0) opposed, and zero (0) in abstention to determine that the proposed modifications to the Definitive Subdivision Plan and Special Permit with Site Plan Review are minor as proposed for the properties located at 53 and 61 Walnut Street (Lexington Hills Subdivision).

- Robert Creech ..... yes
- Charles Hornig ..... yes
- Robert Peters ..... yes
- Richard Canale ..... yes
- Ginna Johnson ..... yes

The Planning Board voted five (5) in favor, zero (0) opposed, and zero (0) in abstention to grant an approval with conditions for minor modifications to the May 1, 2007 Planning Board decisions for a Definitive Subdivision Plan and Special Permit with Site Plan Review, for the properties located at 53 and 61 Walnut Street (Lexington Hills Subdivision).

- Robert Creech ..... yes
- Charles Hornig ..... yes
- Robert Peters ..... yes
- Richard Canale ..... yes
- Ginna Johnson ..... yes

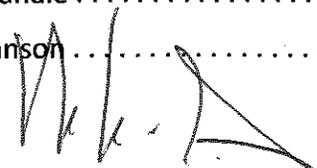
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**RECORD OF VOTE**

On May 13, 2020, the Planning Board voted to allow the Planning Board Chair sign the Decision.

***The Planning Board voted five (5) in favor, zero (0) in opposition, and zero (0) opposed to allow the Chair of the Planning Board to sign the decision for Lexington Hills Subdivision.***

- Robert Creech ..... yes
- Charles Hornig ..... yes
- Robert Peters ..... yes
- Richard Canale ..... yes
- Ginna Johnson ..... yes

Signature: 

5-21-2020

Date: May 21, 2020

**EXHIBITS**

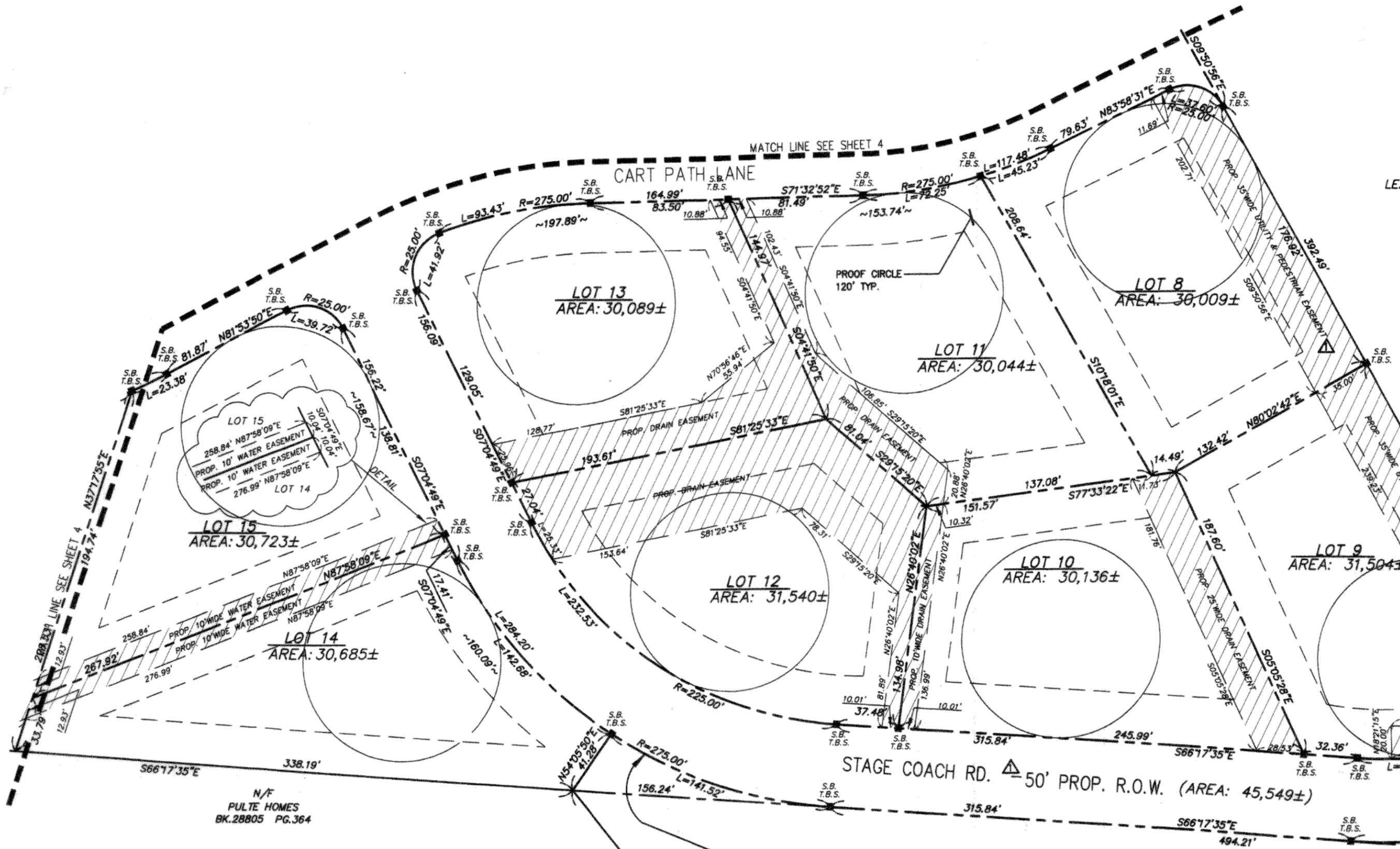
Not attached unless indicated

The Applicant has filed with the Planning Board various plans and reports required under the requirements of the Lexington Zoning Bylaws and the Lexington Subdivision Regulations. During the review process, the Applicant and its professional consultants also submitted revisions to plans in response to requests by the Planning Board and by the various town departments that reviewed the Project. All of these plans, reports and correspondence are contained in the Planning Board's files and are hereby incorporated into this Decision by reference.

1. Site Plan, Pedestrian Easement Relocation Plan in Lexington, Mass., prepared for Lexington August Realty Trust, prepared by Keenan Survey, dated January 23, 2017.
2. Lexington Hills Spring 2020 Repair Items, Asphalt Engineering, Quote Number 51996, prepared by Nathan Moreland, dated May 5, 2020
3. Lexington Hills Homeowners Association Declaration of Protective Covenants and Restrictions, recorded with the Middlesex South Registry of Deeds, Book 50138, Page 523
4. Sewer Pump Station Maintenance Report from Williamson Pump & Motor, RE: Lexington Hill pump system, located on Stage Coach Rd in Lexington, Ma., dated May 13, 2020
5. Proposal from Clean Basins, submitted to Lexington Hills Homeowner Association, Job Address: Stage Coach Rd and Carth ("Cart") Path Lane, Lexington, MA, dated May 8, 2020
6. Lexington Hills Definitive Subdivision Plan, Property Rights and Dimensional Standards Plan located in Lexington, Massachusetts, prepared for Lexington August Realty Trust, dated February 15, 2007, revised through May 12, 2020 (Sheets 4 of 23 and 5 of 23)
7. Lexington Hills Definitive Subdivision Plan, Site Construction Plan I, located in Lexington, Massachusetts, prepared for Lexington August Realty Trust, dated February 15, 2007, revised through May 12, 2020 (sheets 6 of 23)
8. Lexington Hills Definitive Subdivision Plan, Site Construction Plan II, located in Lexington, Massachusetts, prepared for Lexington August Realty Trust, dated February 15, 2007, revised through May 12, 2020 (sheets 7 of 23)
9. Lexington Hills Subdivision Action Items as of 5/13/2020

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N/F  
PULTE HOMES  
BK.28805 PG.364

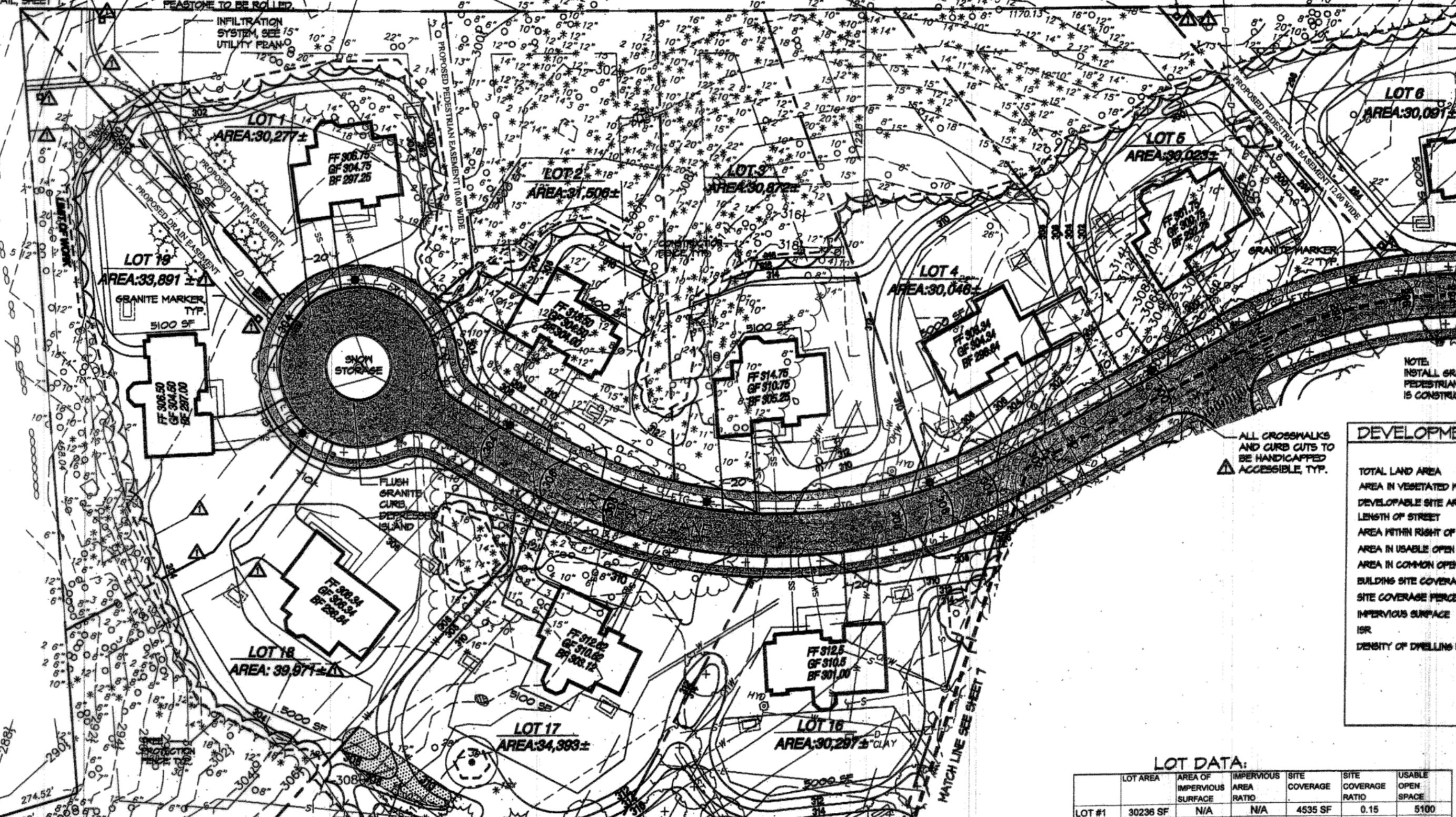
STAGE COACH RD. 50' PROP. R.O.W. (AREA: 45,549±)

GRANITE MARKER, TYP. (5 TOTAL). SEE DETAIL, SHEET 7.

30' WIDE PATH OF COMPACTED GRAVEL W/ TOPPING OF 1/4" PEASTONE. PEASTONE TO BE ROLLED.

INFILTRATION SYSTEM, SEE 15" UTILITY PLAN.

GRANITE MARKER, TYP.



LOT 6 AREA: 30,091±

LOT 5 AREA: 30,023±

LOT 2 AREA: 31,508±

LOT 3 AREA: 30,872±

LOT 4 AREA: 30,048±

LOT 18 AREA: 33,891±

LOT 16 AREA: 39,971±

LOT 17 AREA: 34,393±

LOT 16 AREA: 30,297± CLAY

NOTE: INSTALL GRANITE PEDESTRIAN EASEMENT IS CONSTRUCTED.

ALL CROSSWALKS AND CURB CUTS TO BE HANDICAPPED ACCESSIBLE, TYP.

DEVELOPMENT

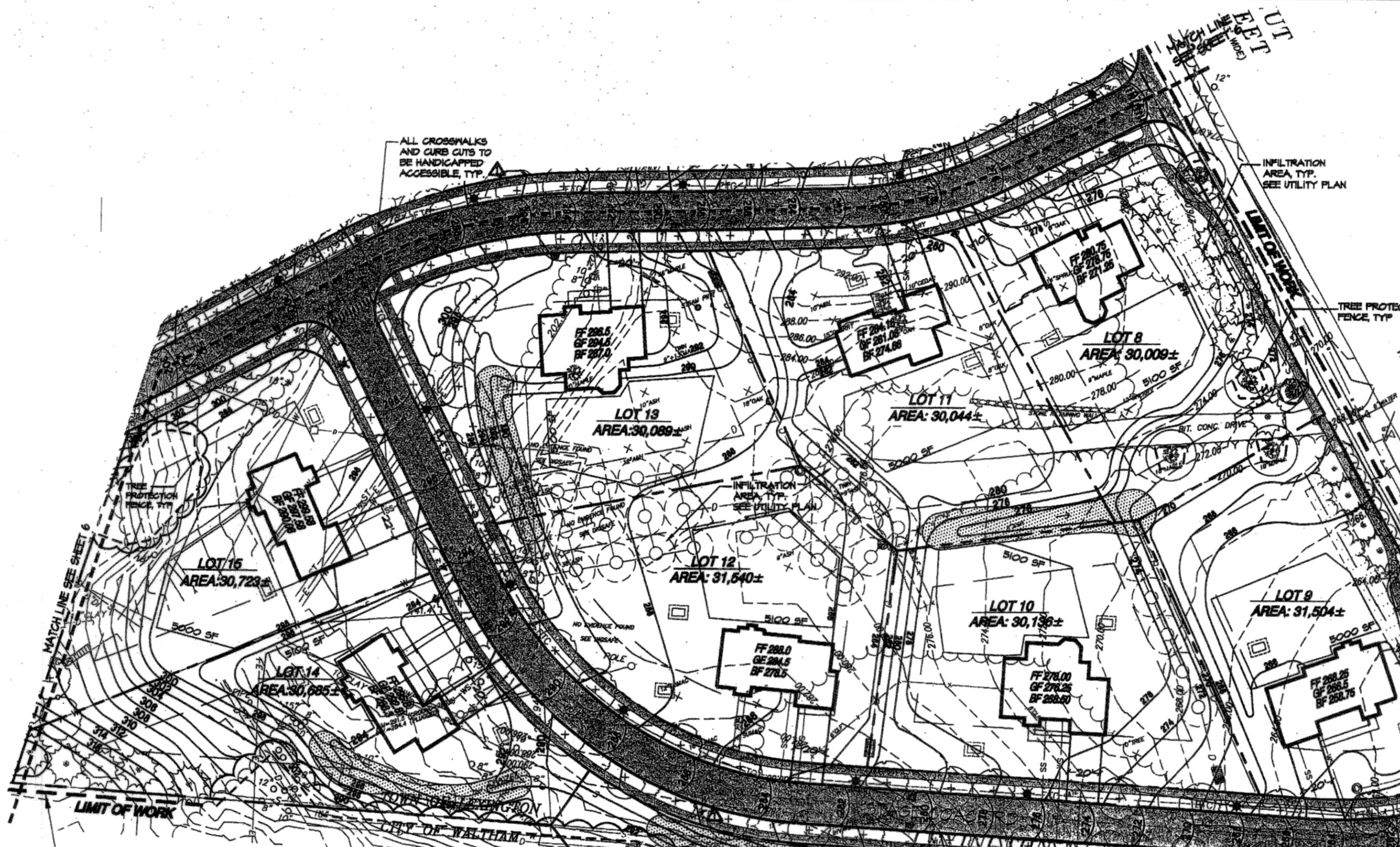
- TOTAL LAND AREA
- AREA IN VEGETATED MTL
- DEVELOPABLE SITE AREA
- LENGTH OF STREET
- AREA WITHIN RIGHT OF WAY
- AREA IN USABLE OPEN SPACE
- AREA IN COMMON OPEN SPACE
- BUILDING SITE COVERAGE
- SITE COVERAGE PERCENTAGE
- IMPERVIOUS SURFACE
- ISR
- DENSITY OF DWELLING UNITS

LOT DATA:

LOT #	LOT AREA	AREA OF IMPERVIOUS SURFACE	IMPERVIOUS AREA RATIO	SITE COVERAGE	SITE COVERAGE RATIO	USABLE OPEN SPACE
LOT #1	30236 SF	N/A	N/A	4535 SF	0.15	5100
LOT #2	31505	N/A	N/A	4726 SF	0.15	5000
LOT #3	30871	N/A	N/A	4831 SF	0.15	5000
LOT #4	30045	N/A	N/A	4507 SF	0.15	5000
LOT #5	30021	N/A	N/A	4503 SF	0.15	5000

LEXINGTON WALTHAM

MATCH LINE SEE SHEET 7



ALL CROSSWALKS AND CURB CUTS TO BE HANDICAPPED ACCESSIBLE, TYP.

INFILTRATION AREA, TYP. SEE UTILITY PLAN

MATCH LINE SEE SHEET 6

LIMIT OF WORK

LIMIT OF WORK SHOWN OUTSIDE OF PROPERTY LINE FOR GRAPHIC CLARITY ONLY. NO WORK SHALL BE PERFORMED BEYOND THE PROPERTY LINE.

LIMIT OF WORK

CITY OF WALTHAM

LIMIT OF WORK

TREE PROTECTION FENCE, TYP.

MATCH LINE SEE SHEET 7

12"

BIT. CONC. DRIVE

LOT 9

LOT 10

LOT 12

LOT 13

LOT 11

LOT 8

LOT 15

LOT 14

TREE PROTECTION FENCE, TYP.

INFILTRATION AREA, TYP. SEE UTILITY PLAN

NO EVIDENCE FOUND SEE WISCONSIN ROLE



## Town of Lexington, Massachusetts

### Greenways Corridor Committee

KEITH OHMART, CHAIR  
ALEXANDRA DOHAN  
MARGARET ENDERS  
EILEEN ENTIN  
DAVID FROHMAN  
ROBERT HAUSSLEIN  
DAISY LIU  
BOBAK MOSHIRI  
STEPHEN PERKINS

TEL: 781-698-4580  
FAX: (781) 863-9468

January 19, 2026

To: Abby McCabe  
Planning Director  
Town of Lexington

Re: Lexington Hills Definitive Subdivision

It has come to the attention of the Greenways Corridor Committee that there may be an opportunity to apply \$20,000 from Special Condition #2 of the Lexington Hills Definitive Subdivision plan approved in 2007 to the creation of a trail connection to Concord Avenue across Conservation parcel 4-1A.

The Greenways Corridor Committee has been working with the Conservation Department for the past several years to create such a connection. The Conservation Commission approved a Land Management Plan last year that included provision for said trail. Funding is now being sought for completion of boundary surveying of this parcel as the next step in the this process, to be followed by working with Town Engineering to construct a crosswalk with flashing beacon to this parcel across Concord Avenue. Provision for said crosswalk is included in the current edition of the Town's Bike/Ped Plan.

Creation of this trail link will connect the ACROSS Lexington trail system to the regional Western Greenway Trail on DCR's Beaver Brook North property which abuts both said Conservation parcel and the Lexington Hills Subdivision. This trail link will not only provide the residents of Lexington Hills with access to this multi-town trail system but will also provide the Concord Avenue neighborhood on the south side of Route 2 which currently has no access to recreational open space, with access to both the Town Conservation property and the trail network on the adjoining Beaver Brook North property.

It is the recommendation of the Greenways Corridor Committee that the Planning Board give this possibility the utmost consideration for approval.

(Signed)

Keith Ohmart, Chair

# JOHNSON & BORENSTEIN, LLC

ATTORNEYS AT LAW

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www.jblclaw.com  
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Donald F. Borenstein (MA, ME, NH)

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Gordon T. Glass (ME, MA)  
Philip J. Czarnec (MA)  
Jonathan R. Stark-Sachs (MA, NH)  
Briana R. McCarthy (MA)

Of Counsel  
Robert W. Lavoie (MA, NH)

Paralegals  
Karen L. Bussell  
Lianne Patenaude  
Ellen M. Melvin  
Kristin L. Sayer

January 21, 2026

*Via Email ~ amccabe@lexingtonma.gov*

Town of Lexington  
Planning Board  
c/o Abigail McCabe, Planning Director  
1625 Massachusetts Avenue  
Lexington, MA 02420

**Re: Minor Modification Request – Lexington Hills Definitive Subdivision**

Dear Members of the Lexington Planning Board,

I represent Lexington August Realty Trust regarding the Lexington Hills Definitive Subdivision. In such capacity, I write to request that the Planning Board vote to: 1) modify special condition two of its approval to apply the \$20,000 contemplated therein to instead facilitate a trail that will connect north of the subdivision to Concord Avenue; 2) release all funds held as security for the subdivision, less the aforementioned \$20,000; 3) confirm that all required improvements have been completed; and 4) issue a positive recommendation that the subdivision ways be accepted as public ways at the upcoming Town Meeting this spring. Thank you for your consideration.

Very truly yours,

JOHNSON & BORENSTEIN, LLC

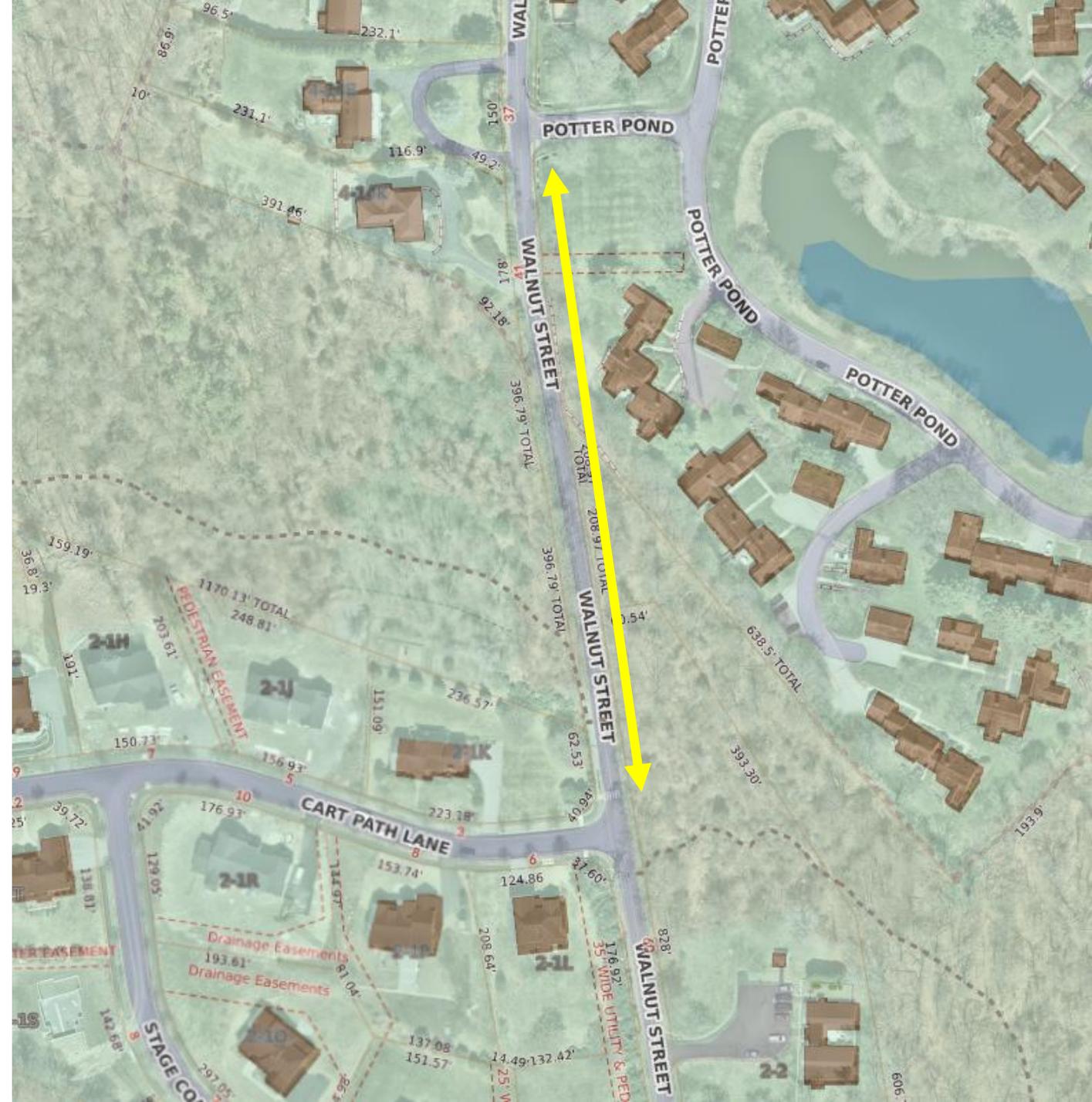
*/s/ Gordon T. Glass*

Gordon T. Glass

Cc: Habib Aminipour ~ *via email*

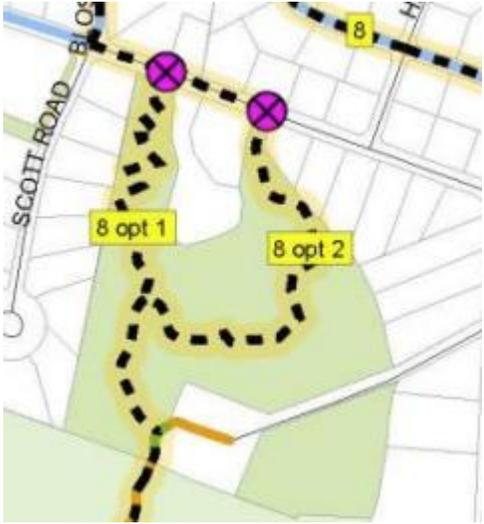
## 2020 Minor Modification

Special Condition #2: “In order to facilitate construction of a **footpath on the easterly side of Walnut Street** in the vicinity of the project and **extending to the entrance Potter Pond**, the developer will provide \$20,000 in funds already supplied as surety for the construction of the path. Said funds shall be supplied to the Town or an organization of the Town’s choosing as directed by the Planning Board. The Town of Lexington will be responsible for obtaining the required permissions and constructing the path.





Town of Lexington  
Conservation Parcel 4-1A



Existing Trail Network  
"Beaver Brook North"

\$20,000 will help support the next phase of surveying the Conservation parcel and execution of trail connection to Concord Avenue. A Land Management Plan was prepared for this Conservation parcel in Feb 2025

# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

475 Bedford Street - Pubic Hearing for Multi-Family Overlay Site Plan Review

### **PRESENTER:**

Applicant: Pulte Homes of New  
England

### **ITEM NUMBER:**

### **SUMMARY:**

The Planning Board will hold a virtual public hearing on the application of Pulte Homes of New England, for approval of a major site plan review under §135-7.5 [Village & Multi-Family Overlay Districts] and 9.5 [Site Plan Review] of the Zoning Bylaw and Article VI of §181-71 Stormwater Management Regulations. Proposal also requires a special permit, pursuant to Section 5.1.14 and 5.1 [Off-Street Parking and Loading] to modify the parking design standards. Application is to construct three (3) residential buildings containing 50 units each with a garage under the buildings, surface parking, landscaping, stormwater management improvements, and a public connection to Simonds Brook Trail.

The property is located at 475 Bedford St, Lexington, MA also known as Map 84, Lot 85A in the RO (One Family) zoning district. The property secured a zoning freeze on August 13, 2025 permitting development under the 2024 MFO (Multi-Family Overlay District) zoning bylaw.

Application materials may be reviewed online at (file tab) <https://lexingtonma.portal.opengov.com/records/114092>

The Applicant will present to the Board, staff and peer review will summarize their reports, and board members will discuss. The Chair will then open the hearing up to public comments. At the end of public comments the Board will have further discussion and will vote to continue the hearing to a future meeting date.

### **SUGGESTED MOTION:**

At the conclusion of the discussion, staff will recommend the Board further continue the hearing to a future meeting date to allow time for the Applicant to respond to comments. The new date, time, and place will be announced at the meeting. Staff recommends March 11 as the second hearing date to allow time for the Applicant to respond to comments from the board members, staff, the peer review consultant, and items raised during the hearing.

Move to continue the public hearing for 475 Bedford Street until **Wednesday, March 11 at or after 6:00 pm on Zoom.**

**FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

1/21/2026

**ATTACHMENTS:**

Description	Type
☐ GCG Peer Review Letter 1.14.26 - Stormwater	Cover Memo
☐ Staff Memo 1.16.26	Cover Memo

January 14, 2026

Abby McCabe  
Planning Director  
Town of Lexington, Planning Office  
1625 Massachusetts Avenue  
Lexington, MA 02420

RE: 475 Bedford Street, Lexington, Massachusetts, Planning Board Site Plan & Wetland Protection Peer Review.

Dear Ms. McCabe:

GCG Associates, Inc. has reviewed the following information for the Site Plan Review for 475 Bedford Street, (Assessors' Map:84, Lot: 85A), Fieldside at Lexington, multi-family residential development project in Lexington, MA.

Documents:

1. Stormwater Report, Fieldside at Lexington, 475 Bedford Street, Lexington, MA, prepared by Vanasse Hangen Brustlin, Inc. (VHB). dated December 1, 2025, last revised December 22, 2025.
2. Design Groundwater Elevation Letter, 475 Bedford Street, Lexington, MA – prepared by Sanborn, Head & Associates (S/H), dated September 29, 2025.

Notice of Intent

3. Notice of Intent Application booklet, Fieldside at Lexington, 475 Bedford Street, Lexington, MA., prepared by VHB, dated December 2025.

Plan:

4. Site Plans issued for Site Plan review, Fieldside at Lexington, 475 Bedford Street, Lexington, MA., prepared by VHB, dated December 5, 2025, last revised December 22, 2025, consists of 29 plan sheets:

Cover sheet	Latest Issue
C1.00 Legend and General Notes	December 5, 2025
C2.00 Site Context Plan	December 5, 2025
C3.00 Site Preparation, Sedimentation, and Erosion Controls Plan	December 5, 2025
C4.00 Layout and Materials Plan	December 5, 2025
C5.00 Grading and Drainage Plan	December 22, 2025
C6.00 Utility Plan	December 22, 2025
C7.01 Emergency Vehicle Circulation Plan (1/2)	December 5, 2025
C7.02 Emergency Vehicle Circulation Plan (2/2)	December 5, 2025
C8.01-C8.06 Site Details	December 5, 2025
L1.00 Overall Site Plan	December 5, 2025

475 Bedford Street, Lexington, MA  
Site Plan and NOI Review  
Utilities, Drainage, & Wetland Protection Peer Review

L1.01-L1.04	Enlargements	December 5, 2025
L2.00-L2.02	Planting Plans	December 5, 2025
L3.01-L3.03	Landscape Details	December 5, 2025
SE-1	Site Lighting Photometric Plan	December 1, 2025
SE-2	Site Lighting Details	December 1, 2025
Sv-1	Existing Conditions Plan of Land	August 10, 2021

5. Site Plans issued for Site Plan review, Fieldside at Lexington, 475 Bedford Street, Lexington, MA., prepared by VHB, dated December 1, 2025, consists of 10 sheets:

Cover sheet		
C1.00	Legend and General Notes	December 1, 2025
C2.00	Site Preparation, Sedimentation, and Erosion Controls Plan	December 1, 2025
C3.00	Grading and Drainage Plan	December 1, 2025
C4.01-C4.02	Site Details	December 1, 2025
C5.01	Existing Wetland Buffer Impervious Area Plan	December 1, 2025
C5.02	Proposed Wetland Buffer Impervious Area Plan	December 1, 2025
E1.00	Resource Area Plan	December 1, 2025
C7.02	Wetland Replication Plan and Details	December 1, 2025

Based upon our review of the above Plan, we offer the following comments with respect to compliance with Chapter 181, Article VI. - Stormwater Management Regulations, Section 176-12.0, Section 12.9 Utilities. And The Lexington Conservation Commission Pursuant to the Code of the Town of Lexington for Wetland Protection, Chapter 130, Section 5 - Performance Standards. This peer review is limited to the Site Utilities and Drainage Mitigation compliance only. The numerical section of the regulations is referenced at the beginning of each comment unless it is a general comment.

Planning Board Site Walk: 01/13/2026, 3:00 PM - Planning Board members. Planning Department, Development team, GCG peer review engineer.

General Comments:

The project parcel (Assessors' Map:84, Lot: 85A) consists of approximately 9.0+/- acres of developed land. The site was previously developed through special permits issued from 1965 to as recent as 2003, and currently occupied by the Boston Sport Clubs, which consists of a 56,241+/- s.f. (footprint) single story high ceiling building, a 2,736+/- s.f. single story accessory building, an outdoor swimming pool facility and associated parking lots. Bordering Vegetated Wetland (BVW) resource areas were identified on-site and an Order of Resource Area Delineation (WPA Form 4B – ORAD, MassDEP fil # 201-1237) was issued on 9/9/2021, with a 1-year extension granted by the Conservation Commission in July 2024. The resource areas are immediately north of the existing parking lot and border the parking lot along its eastern side, terminating at Bedford Street. There are two smaller Isolated Vegetated Wetlands (IVWs) identified on the back of the existing structure on the western side of the Site.

The Site generally slopes from west to east. There are existing series of catch basins conveying stormwater through a closed pipe network to subsurface storage tanks that only provide minimal stormwater detention and do not provide water quality treatment, ultimately discharging directly to the surrounding wetland complex. There is no existing pipe connection to the municipal drainage system on Bedford Street.

The Majority of the site soil was identified as (656 soil) - Udorthents - Urban Land Complex, Hydrologic Soil Group (HSG) not listed; a small portion of the northerly lot corner was identified as (631C) – Charlton-Urban Land-Hollis Complex, 3 to 15 percent slopes, HSG 'A'; and the northeastern lot corner was identified as (52A) – Freetown Muck, 0 to 1 percent slopes, HSG 'B/D'. Extensive soil tests were performed on-site (see Building\_ESHGW\_Letter prepared by Sanborn Head, dated September 29, 2025).

### **Stormwater Management Comments:**

#### Existing Conditions/Pre-Development Conditions:

1. The existing and proposed surface runoff calculations were based on the Northeast Regional Climate Center "Atlas of Precipitation Extreme for the Northeastern United States and Southern Canada," as required by the Lexington Chapter 130, Section 5, (2).
2. Ch.130, Section 5, (6) - The existing/pre-development HydroCAD calculations have modeled the existing structures and other impervious ground cover on the property to be demolished, removed, or otherwise taken out of service, as opening space in good conditions as required by the requirements. The applicant has assigned the Udorthents - Urban Land Complex with HSG 'B,' based on the Geotechnical Laboratory Data sieve analysis report, the sub soil consists of high percentage of silt content. Therefore, the HSD 'B' assumption is considered conservative and acceptable.
3. There appeared to be some discrepancies for the ESHGW (estimated seasonal high groundwater) elevation shown on the Exploration Location Plan (figure number 2) prepared by Sanborn Head, dated September 2025. The 'SHTP'series test pits' ESHGW elevations did not match the Deep Observation Hole soil logs. (e.g., SHTP-09 shown redoximorphic mottling found at 64" depth below ground surface elevation at 129. Hence, the ESHGW should be at elevation 123.7,' but the Exploration Location Plan shows elevation 122.0'), and the nearby test pit SH-2 shows ESHGW at 124.0'. The applicant should clarify that the soil test pits (SHTP and SH series) were showing ESHGW at 120+/- and 121+/- beneath the existing parking lot. However, GCG witnessed water surface approximately 1-foot+/- below the pavement surface at the northern end of edge of pavement. Furthermore, the proposed wetland replication bottom is at contour 124, at ESHGW. There are discrepancies between the ESHGW show on the soil logs and the wetland ESHGW around the site.

#### Proposed Conditions/Post-Development Conditions:

4. This project proposed 150 (mixed 1-bedroom and 2-bedroom) dwelling units, the applicant should provide an estimated daily vehicle trip generation calculation to support the project is not a Land Uses with Higher Potential Pollutant Loads (LUHPPL). Massachusetts Stormwater Handbook (MSH), Standard #5, any parking lots with high-intensity-uses (1000 vehicle trips per day or more) would be classified as LUHPPL. GCG estimated the project would generate less than 900 vehicle trips daily, which should be verified by an applicant's traffic analysis.
5. The project proposed to fill the two isolated wetlands (wetlands 2 and 3, these IVWs are regulated under Chapter 130, Section 3 – Definitions as Protected Resource Area), and portion of larger wetland complex #1 which requires Conservation Commission approval.

## Site Preparation, Sedimentation and Erosion Controls Plan (C3.00)

6. The proposed 'Silt Fence with Straw Wattle Erosion Control (TYP)' label leader should be extended to point to the erosion control line.

## Grading and Drainage Plan (C5.00)

7. MSH Table RR (vol. 1, Ch.1, Pg. 8) – the proposed Infiltration Basin 2P should have a minimum 10 -foot setback from the property line. The infiltration basin should be equipped with an emergency spillway sized to protect the earth berm with brimful conditions. (i.e., no overtopping the earth berm during excessive storm events.)
8. The proposed Infiltration Basin 3P's earth berm is constructed partially in fill and should be equipped with an impervious/low permeability core to prevent seepage. The earth berm width at contour 130 as shown was scaled 3' wide with top of berm at elevation 130.5 width as a single line. The earth berm should be equipped with an emergency spillway sized to prevent earth berm failure during brimful conditions. GCG recommends a 10-foot+/- wide berm, which provide operation and maintenance (mowing equipment) access. All pipes through the earth berm should be equipped with anti-seep collar (both basins).
9. Basin 3P proposed two forebays which collect the roof drainpipes FESs 122 and 123. These two roof drains appeared to discharge clean roof water, which do not require pre-treatments. GCG recommends eliminating the middle forebay and re-direct FES 123 to the basin directly. The northern forebay should be utilized and sized to treat the pavement and sewer pump station surface runoff within sub-catchment PR-4 only.
10. Proposed porous pavement should have a 100-foot minimum setback to any surface waters (BVW is classified as surface waters per 310 CMR 10.0 Definitions), and 10-foot minimum setback to slab foundations and property lines, and 20' setback to cellar foundations and 2-foot vertical separation above the seasonal high groundwater from bottom of storage layer, (MSH Vol.2, Ch.2, Pg. 120). The porous pavement must be equipped with a minimum of 12" filter course, (8" minimum thickness per UNHSC Design Specifications for Porous Asphalt Pavement and Infiltration Beds is also acceptable.) with a filter blanket installed above the stone reservoir. The porous pavement void and gravel filter course would provide the required surface runoff pre-treatments. GCG recommends install porous pavement for the entire site with the proposed 12" gravel base to act as filter course. However, the stone reservoir layer should be eliminated within the BVW, building foundation, and property line setback areas to meet the required setback. In addition, this should avoid identifying the porous pavement on-site with signage to define the different operation and maintenance requirements.

### Plan sheet details

11. Infiltration basin 2P outlet pipe shows a 6" HDPE, calculations used a 12" pipe, basin within 10' property setback, needs emergency spillway.
12. Infiltration Basin 3P, remove construction lines along forebays contours 128. Earth berm should be widened and equipped with an emergency spillway; contours surface areas do not match HydroCAD calculations. The surface areas at contours 127 and 128 appeared included the forebays area, (which should be reserved for sediment storage), see Stormwater Report comments below.
13. Contour and additional spot grade should be provided between the proposed grass swale and sewer pump station pad and access pavement. As shown, surface runoff drains westward to grass swale to infiltration basin 2P.

14. Yard drains proposed in front of Building 1 do not match sub-catchment PR-1; The applicant should clarify the function of these two yard-drains, runoff should pitch away from building foundation. Yard drain details drawing should be provided. (The Handicap parking access aisle's sidewalk ramp TC should be equal to BC at 128.17, this is outside GCG's review scope.)
15. Trench drain TD-1 is within 5 feet of area drain AD-110, the Storm Drainage Calculations show 0.6 cfs inflow to TD-1 during the 25-year storm event, (no inflow calculations were provided for AD-110). Trench drain TD-1's open grate (8"W x 25'L) should have the capacity to handle the surface runoff. Is AD-110 necessary? Neither drainage inlets qualified for runoff pre-treatments. It appeared Isolation Row Plus (IRP) was considered as part of the design; IRP O&M Manual was included in the stormwater management operation and maintenance Section F: Product Literature. Isolator row plus chambers should not be counted as part of the stormwater storage volume; it is designed as sediment storage with woven filter fabric bottom liner. An inlet control structure equipped with internal baffle device is required to direct first flush flow to the IRP chambers. Isolator row plus sizing calculations should be provided.
16. The proposed yard drains between buildings 2 and 3 should have details drawing, (if same as yard drain, which should be called out). These yard drains are in the middle of lawn/grass area, with proper maintenance (inspection, open grate cleaning, mowing, and properly dispose of clipping), which should not require additional pre-treatment. The lawn surface would function as vegetated filter strip.
17. TD-2 flows to subsurface infiltration system 5P should be equipped with pre-treatment device. If utilizing IRP chambers, which should be laid out with inlet control structure and sizing according to the IRP comments listed on item #15 above.
18. DMH-114 internal weir detail should be provided. Calculations used 4.0' long x 2.8' rise sharp-crest rectangular weir; detail drawing should be provided.
19. Clean out (CO) invert at the southerly building 3 corner should be specified.
20. Subsurface Infiltration System 5P outlet pipe diameter (15") should be specified.
21. Pipe diameter between Building 3 southerly building corner roof drain CO to DMH-117 should be specified. Foundation drain's pipe size should be shown.

#### Utility Plan (C6.00)

22. The proposed fire and domestic water supply services between buildings 2 and 3 are within the subsurface infiltration system 5P (shallow UIC Class V injection well) to water supply line (10-feet) setback.
23. The applicant should verify the first 10 feet of each building sewer service pipe meeting the 2.0% minimum slope as required by the Building Plumbing Code.
24. The proposed 8" sewer service connection invert at elevation 120.40, which is only 0.1' above the existing 15" VC live sewer main. GCG recommends raising the 8" sewer connection invert to above the 15" VC spring line (above the invert channel shelf preferred) to minimize disruptions with the existing sewer flow during construction. Final sewer connection should require Town of Lexington DPW Street Opening permit approval.

#### Site Details (C8.01)

25. Pond Out Control (POC) Detail. This detail shows a 4-foot diameter open grate. However, HydroCAD Pond 3P calculations were modeled with an 18" Horizontal Orifice/Grate outlet. The discrepancy should be addressed.

26. Subsurface Infiltration System (StormTech SC-310) - Detail should include Isolator Row Plus detail (or equal pre-treatment BMP device). Isolator Row Plus chamber row should be equipped with clean-out ports and/or inlet/outlet control structures suitable for sediment removal maintenance. Inlet/outlet structure with weir/baffle wall, and clean-out Details should be provided. Number of clean-out ports should be shown on the plan.
27. DMH-114 with 4' wide outlet weir/baffle wall detail should be provided.
28. Provide yard drain details.
29. Infiltration Basin detail, GCG recommends replacing the bioretention soil mixture with 50-60% sand and 40-50% topsoil mixture with water tolerant grass seed at the basin bottom, the bioretention soil mixture consists of 30-40% compost is not suitable for mowing and requires replacement every few years.
30. Trench Drain detail, the proposed 20"x10" catch basin with 24" sump at the end of the trench drain does not meet pre-treatment requirements, additional pre-treatment is required.
31. Overflow Stone Swale locations should be specified on the site plan, Section B-B stone swale width (W) should be specified, width sizing calculations. Section A-A top of berm width = 8', should be shown on the plan. Earth berm in fill should be equipped with impervious core embedded in existing ground. Outlet pipe through earth berm should be equipped with anti-seep collar.

#### Site Details (C8.03)

32. Porous Bituminous Asphalt Pavement Section detail. An 8" to 12" filter course and 3" filter blanket is required between the chocker course (4" – AASHTO No. 57 Stone) and reservoir course, a two feet separation between the bottom of the reservoir course to ESHGW is required, (MSH, Vol. 2., Ch.2, Pg. 120). Resizing reservoir course thickness accordingly. Porous pavement should meet the minimum setback to surface waters (BVW), building slab foundation and cellar foundation.

#### Stormwater Report:

HydroCAD existing (pre-development) modeling –

1. Majority of the site consists of class 656 soil, Udorthents-Urban Land Complex, per NRCS Web Soil Survey data, which means developed land with parent soil modified with fill and impervious covers, with no Hydrologic Soil Group 'HSG' rated. The applicant has utilized HSG 'B' rating in the HydroCAD modeling, which equivalents to sandy loam/loam soil. GCG concurs with the assumption. However, the site also consists of mostly BVW resource areas in open space, with seasonal high groundwater at or close to the surface and hydric soil. GCG recommends utilizing HSG 'D' soil for the BVW wetland surfaces which should also be utilized to compare the proposed BVW replication at 2:1 ratio. (Wetland replication area should be excavated to high groundwater surface and should be modeled as HSG 'D' soil.) Therefore, the 2:1 ratio wetland replication would also affect the post-development surface runoff rate.
2. There were some discrepancies with the HSG 'A' modeled on the existing conditions. There is a small portion of 631C soil (HSG 'A') at the northerly watershed boundary. However, the pre-development HydroCAD did not utilize any HSG 'A' in the modeling, but HSG 'A' was modeled in the post-development sub-catchment PR-2; Likewise, there were no 'Woods' surfaces used in the pre-development HydroCAD modeling, but 'Woods' cover was utilized in the post-development sub-catchments PR-2 and PR-3. Pre- and post-development modeling should be consistent.

- Proposed Conditions/Post-development HydroCAD modeling –
3. Sub-catchments PR-1, time of concentration (Tc) should be 6 minutes minimum as required by TR-55.
  4. Sub-catchments PR-2, the 'Woods' cover should match the pre-development's Woods/grass combination cover. HSG 'A' and Woods were not utilized in pre-development modeling. Wetland area should be modeled with HSG 'D,' wetland replication area should also be modeled with HSG 'D'
  5. Sub-catchments PR-3 should be modeled with the Pond 2P's ponding surface area (at 100-year storm event) as water surface with CN98, the basin surface area has been credited with exfiltration rate. Therefore, it should not take additional credit as open area. The PR-3's 'Woods' cover should match the pre-development's Woods/grass combination cover.
  6. Sub-catchments PR-4 should be modeled with the Pond 3P's ponding surface area (at 100-year storm event) as water surface with CN98, Tc should be 6 minutes minimum.
  7. Sub-catchments PR-5, Tc should be 6 minutes minimum.
  8. Sub-catchments PR-6, Tc should be 6 minutes minimum.
  9. Sub-catchments PR-7, Tc should be 6 minutes minimum.
  10. Pond 1P – the applicant should clarify the 56 cubic feet of stormwater storage volume #4 – surface driveway (Prismatic). The grading plan showed driveway low point at 127.50 (same as TD-1 rim grade), and the calculations had ready utilized the storage volume within the trench drain (volume #3). GCG recommends utilizing the chambers and the 40% stone void storage volume only for drainage mitigation. There is additional open area at the western end of the infiltration system suitable for additional chambers. During extreme storm events, ponding in front of a residential development garage entrance is not desirable and should be avoided. If Isolator Row Plus chambers are being utilized for pre-treatment, those IRP chambers should be excluded in the volume calculations.
  11. Pond 2P – proposed outlet 12" pipe and invert elevation at 127.00 do not match site plan sheet C5.00, 6" HDPE with outlet invert at 127.50 shown on the plan. The outlet FES (flared end section) entrance should be modeled as mitered to confirm fill. Outlet pipe length, diameter, and slope should be adjusted accordingly.
  12. Pond 3P – Infiltration Basin – the surface areas at elevation 127.00 and 128.00 do not match the plan, it appeared the surface area include the two forebays, (forebay storage volume should be reserved for sedimentation storage only. The 8" out does not match the plan sheet C5.00, 12" diameter outlet pipe specified on the plan. The 18.0" horizontal orifice/grate does not match the details shown on sheet C8.01 (48" diameter horizontal outlet grate shown on the detail drawing).
  13. Pond 4P – Porous Pavement, the porous pavement requires a (8" to 12" thick) filter course and filter blanket to provide the filtering pre-treatment. Therefore, the stone reservoir elevation and depth should be adjusted accordingly. Porous pavement should comply with the 100' setback BVW and 10' setback to slab foundation and 20' setback to cellar foundation. The stone reservoir storage area and volume should be revised accordingly.
  14. Pond 5P – the infiltration system outlet device #1 should be controlled by the 18" pipe between DMH-115 and FED 126, which has pipe slope at 0.006 feet/feet, with less capacity. Since the system has a 100-year peak elevation at the top of system stone 126.00, the revised outlet pipe slope may affect the peak water ponding elevation. The applicant should verify outlet devices #1 and #2 pipe length and lower invert elevations.
  15. Pond 8P – Bypass Outlet, the Primary 12" culvert's invert at 125.35 does not match the plan, plan shown 124.55 with lower invert at 123.58. The secondary 12" culvert lower invert at 125.55, which does not match the plan's lower invert at 124.80.

16. Storm Drainage Computations – the applicant should verify 3P Flow and 2P Flow pipe sizes, Structure #144 should be identified on the plan. 8P Bypass inverts should be verified. There was no sub-catchment plan submitted with Storm Drainage Computations.
17. The MassDEP TSS Removal Worksheet is not suitable to address the 90% TSS removal requirements (181-73, (B) 2 (m)) and 60% TP removal requirements. (181-73, (B) 2 (n)). GCG recommends utilizing the US EPA performance curve to address the requirements.
18. The operation and maintenance plan should call out catch basin sump to be cleaned at 50% sump capacity. Infiltration basins grass floor should be included in the mowing schedule. Sediment Forebay O&M should be specified.

**Conservation Commission NOI Peer Review Comments:**

1. The Planning Board comments above are also applicable with the NOI filing.
2. The applicant has proposed to fill in the two isolated wetlands (Wetland 2 and Wetland 3) at the eastern end of the existing high veiling building. These two isolated wetlands are classified as wetland resource areas under the Chapter 130 Lexington bylaw definitions. These two wetlands appear to be low depressions abutting the building foundation wall, due to the silty subsoil, (7 of the 10 soil sieve analysis indicated 70 to 80% high silt contents.) There are AC blower units partially in the wetland areas, and the proposed fill-in portion of Wetland 1 also abuts to the existing building foundation. The applicant has proposed 2:1 replication wetland at the northern end of the site. The wetland removal and replication are considered improvements to the wetland resource area. GCG has requested the applicant to clarify the ESHGW discrepancies with the test pits and the adjacent wetland boundary, which would determine the bottom of wetland replication floor elevation.
3. The NOI plan set is substantially identical with the Planning Board site plan set with two cleanout (CO) details shown on plan sheet C4.01.

Please call with any questions.

Respectfully Submitted,  
GCG ASSOCIATES, INC.

*Michael J. Carter*

Michael J. Carter, P.E.





**TOWN OF LEXINGTON**  
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Abby McCabe, Planning Director  
Meghan Roche, Asst. Planning Director  
Aaron Koepper, Planner  
Carolyn Morrison, Planning Coordinator

**To:** Lexington Planning Board

**From:** Aaron Koepper, Planner

**Re:** Site Plan Review for 475 Bedford Street; Fieldside at Lexington

**Date:** January 16, 2026

Property Information	
<b>Project Address</b>	475 Bedford Street
<b>Parcel ID</b>	Map 84 Lot 85A
<b>Permit #</b>	PLAN-25-53
<b>Applicant</b>	Pulte Homes of New England on behalf of Cresset Lexington LLC
<b>Property Owner</b>	Cresset Lexington LLC
<b>Type of Review</b>	Site Plan Review; Village and Multi-Family Overlay District
<b>Zoning District</b>	RO – One Family Dwelling & previously in MFO – Multi-Family Overlay
<b>Property Size</b>	392,072 SF or ± 9 Acres
<b>Existing Site Conditions</b>	<p>The lot is currently improved by a single-story commercial recreation building, surface parking with 274 parking spaces, a pool area, landscaping and outdoor lighting. The site slopes from west to east and resource areas are found both on the project site and on adjacent properties. A 250’ wide Boston Edison Company easement is present on the southeastern portion of the property and contains overhead wires. A Town of Lexington 20’ wide sewer easement and a 30’ wide Tennessee Gas Transmission Company easement are also present on the property.</p> <p>The site’s wetland resource areas and buffer zones were confirmed by the Conservation Commission 2021 through an Abbreviated Notice of Resource Area Delineation (ANRAD) process. The site contains extensive wetland areas and associated buffer zones, and the project intends to avoid any impact to other resource areas including Inland Bank, Land Under Water Bodies &amp; Waterways, and Bordering Land Subject to Flooding.</p>

Important Dates/Timelines	
<b>Public Meeting</b>	January 21, 2026
<b>Filed with Town Clerk</b>	December 10, 2025
<b>Decision Deadline (150 days)</b>	May 9, 2026

Approval Information	
<b>Action Required at Decision Deadline</b>	The decision of the Planning Board shall be by a majority vote of the Board. The Project is permitted by right with site plan review approval. The Planning Board shall review and act upon the site plan, requiring such conditions as necessary to satisfy the Review Standards and the Zoning Regulations.
<b>Applicability</b>	<p>Under the provisions of c. 135 § 7.5.1, the purpose of the Village Overlay District is to provide family housing, ensuring compliance with MGL c. 40A § 3A, and to promote multi-family housing in areas that are close to public transportation, shopping, and local services, by offering a variety of housing types. Planning staff believes the proposed development meets the purposes stated in c. 135 § 7.5.1.</p> <p>In 2025, the Planning Board granted approval of a definitive subdivision plan on this property. Accordingly, plans will be reviewed under the Zoning Bylaw and Zoning Map in effect on February 12, 2025.</p>

Requested Special Permits & Waivers	
<p style="text-align: center;"><b><u>Special Permit – Parking</u></b> <b><u>Design Standard</u></b> <b>c. 135 § 5.1.13.1(a)</b></p>	<p><b>Parking spaces and maneuvering aisles shall have the minimum dimensions set forth (9’x19’).</b></p> <p><u>Requested Relief:</u> The proposed parking stalls within the structured parking levels are 9’x18’ to provide adequate drive aisle widths and spacing within the proposed structures. The surface parking stalls are designed to comply with the Zoning Bylaws. Relief requested for relief of 1 ft of length for 141 spaces (47 spaces in each building).</p>
<p style="text-align: center;"><b><u>Special Permit – Parking</u></b> <b><u>Design Standard</u></b> <b>c. 135 § 5.1.13.5(b)</b></p>	<p><b>Each required off-street parking space and loading bay shall be designed so that any motor vehicle may proceed to and from said space without requiring the moving of any other vehicle or by passing over any other space or bay.</b></p> <p><u>Requested Relief:</u> The proposed tandem parking stalls within the structured parking levels are intended to be bought together and will not be shared between residents of different units.</p>
<p style="text-align: center;"><b><u>Waiver – Finished Grade</u></b> <b>c. 176 § 12.3.6</b></p>	<p><b>Finished grades in disturbed areas shall be limited to no greater than a 3:1 slope while preserving, matching, or blending with the natural contours and undulations of the land to the greatest extent possible.</b></p> <p><u>Requested Relief:</u> The project proposes 2:1 slopes northeast of Building 3 to grade between the fire access lane and wetland restoration area and west and northwest of Building 2 alongside the proposed swale. The 2:1 slopes are proposed in lieu of retaining walls minimizing impacts and clearing and grubbing limits between the limit of work (LOW) and resource areas and abutting properties. All other proposed slopes are at least 3:1</p>

<p><b><u>Waiver – Bicycle Parking</u></b>  <b>c. 176 § 12.4.2.10</b></p>	<p><b>Ten percent of the 225 long-term bicycle parking spaces shall be for oversized bicycles with 10-foot by 3-foot spaces on the same level as the entrance from the street.</b></p> <p><u>Requested Relief:</u> Due to the limited available space in the structured garage level, all long-term bicycle spaces are proposed to be 6 feet by 2 feet where 23 are required.</p>
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**Executive Summary**

- Main items to be resolved:**
- Update bicycle parking to comply with regulations.
  - Columns in the garages must be 3 feet from a maneuvering aisle.
  - Provide 2-bedroom inclusionary dwelling units.
  - The Fire Department needs exterior access to the sprinkler room.
  - The Fire Department needs a pedestrian door for access into garages.
  - Update truck turn-radius plans to show that truck does not have to cross over Bedford Street’s centerline.
  - Show at least two locations for the storage and/or removal of snow.
  - Reduce height of light poles to be under 12 feet.
  - Provide additional information for proposed signage at site entrance.
  - Transition areas (5 feet in width) required along the boundaries of the MFO district.
  - Provide detailed tree removal plan.
  - Provide conduits for future EV parking spaces.

**Project Summary**

The proposed development includes three (3) buildings, each with fifty (50) residential ownership units and forty-seven (47) garage parking spaces. An additional one hundred and twenty-nine (129) surface parking spaces, a residential amenity area, a basketball court, a playground, landscaping, and a path connection to an existing nature trail are proposed for the project as well. As planned, the development will have 46% one-bedroom, 46% two-bedroom, and 8% three-bedroom units. Ten (10) of the one-bedroom units and each of the twelve (12) three-bedroom units are proposed to be inclusionary dwelling units (IDU), totaling 22 IDUs.

On July 20, 2024, and again on October 30, 2025, the Applicant met with staff for Development Review Team (DRT) meetings to review the proposal. The Applicant held a meeting at the Bedford Plaza Hotel on Wednesday, November 19, 2025, for abutters and neighborhood members. A summary has been provided for each, available on the OpenGov portal under Permit # PLAN-25-53.

The Planning Board and Conservation Commission hired a peer review consultant to assist in this review. Peer Review memo from Michael Carter of GCG Associates, dated January 14, 2026, is included with this memo and focused on site stormwater management, sanitary sewer, water supply system and other utility site planning elements. Comments regarding stormwater management and site utilities have been limited in the staff memo for this reason.

Applicant has filed a Notice of Intent with the Conservation Commission for the proposed development and is scheduled for the January 27, 2025, Conservation Commission meeting. The site was issued an Order of Resource Area Delineation (ORAD) by the Conservation Commission on Sept 9, 2021, for confirmation of the site’s resource areas and buffer zones for a period of 3 years and was automatically extended two additional years under Covid-19 permit tolling provisions.

Planning staff and Board members performed a joint site visit on January 13, 2026; photographs have been provided in the “Photos” section of this memo.

**Inclusionary Dwelling Unit & Parking Analysis**

**IDU Analysis:**

Units	Required IDU (15%)	Provided	Notes
150	22.5	22	Complies

**Parking Analysis:**

	Required		Provided	Notes
Vehicle Parking	1 per dwelling unit	150	270	Complies; Parking ratio: 1.8
EV Vehicle Parking	4% of total spaces	10	54	Complies
Future EV Ready	50% of total spaces	135	44	Does not comply. Need 91 with conduits ( <a href="#">§5.1.13.11</a> )
Long-Term Bicycles	1.5 per dwelling unit	225	225	Complies
Short-Term Bicycles	0.1 per dwelling unit	15	16	Complies

**Chapter 135 Zoning Bylaw Review**

Staff believe the proposed development meets the requirements of the Zoning Bylaw, unless otherwise noted below.

**Section 5.0 General Regulations**

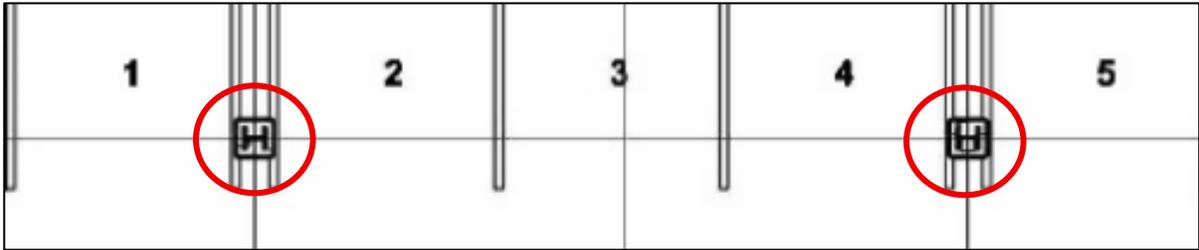
**5.1 OFF-STREET PARKING AND LOADING**

Section 5.1.12 requires screening for outdoor parking lots in residential districts. Applicant should update plan to demonstrate that outdoor parking, driveways and maneuvering aisles are sufficiently screened to comply with, “screened in a manner to protect abutting lots from the glare of headlights, noise and other nuisance factors.”

Section 5.1.13.1(a)\* requires that where one or both of the long sides of a parking space abut a wall or similar obstruction, the width shall be 12 feet. Applicant will need to update plans to provide additional width to comply (Spaces 22 and 43 in the garage).

Please show dimensions of garage parking spaces and maneuvering aisles on architectural plans to confirm compliance and review the Special Permit request for the Board to consider the specific relief.

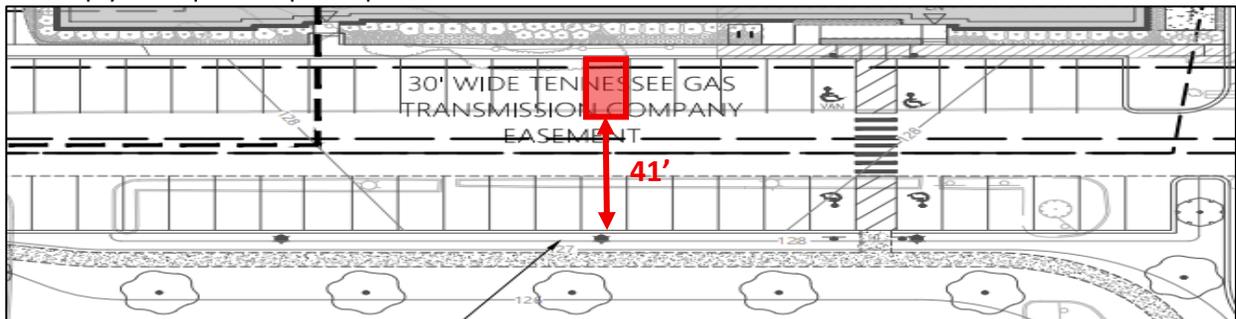
Section 5.1.13.1(c) states that, “where columns of a building or structure are located in a parking lot (such as a parking garage under a building) no part of a column may be within three feet of a maneuvering aisle.” Applicant will need to update plans to comply.



Section 5.1.13.2 states that, “in parking lots containing more than 20 spaces, not more than 33% of such spaces may be designed for use by compact cars” and “such compact spaces shall be located in one or more continuous area and shall not be intermixed with spaces designed for standard cars.” Staff notes that the proposed group of 10 compact parking spaces complies with this requirement. Applicant, please ensure that compact spaces are, “clearly designated by signs or pavement marking.”

Section 5.1.13.6 states that, “a strip of land not less than five feet in width shall be provided on at least two sides of a parking lot...for the storage of snow.” Applicant will need to update plans to provide snow storage areas.

Section 5.1.13.9(a) requires for outdoor parking lots, that “trees must be spaced so that some part of a parking space is not more than 30 feet from a tree.” The Applicant is proposing landscaping with trees and shrubs, but some parking spaces appear to be more than 30 feet from a tree, but with other plantings (shrubs) within 30 feet of all spaces. As submitted, Applicant will need to update plans with more trees to comply or request a special permit.



## 5.2 SIGNS

Section 5.2.3.6 permits signs directing traffic flow.

Staff notes a signage plan on Sheet L1.00 indicating a 40" SQ. stone sign pier and an entrance sign. Please provide any additional signage information pursuant to c. 135 § 5.2 for Board review.

**Section 7.0 Special District Regulations**

**7.5 VILLAGE AND MULTI-FAMILY OVERLAY DISTRICTS**

This project is being reviewed under the 2024 Zoning Bylaw and Zoning Map that have been frozen for a period of eight (8) years. Going forward, this project will be considered a pre-existing non-conforming use.

**7.5.5 Dimensional Controls**

**Minimum Required Front Yard:** “the lesser of that required in the underlying zoning district or 15 feet.” The required minimum front yard is 15 feet. The proposed front yard setback is 27.5 feet and is compliant.

**Minimum Required Side Yard:** “the lesser of that required in the underlying zoning district and that shown below.” The required minimum side yard is 15 feet. The proposed side yard setback is 74.8 feet and is compliant.

**Minimum Required Rear Yard:** “the lesser of that required in the underlying zoning district and 15 feet.” The required minimum rear yard setback is 15 feet. The proposed rear yard setback is 95.3 feet and is compliant.

**Maximum Height:** The maximum height in feet of a building in the MFO District is 52 feet and the number of stories is not restricted. The Building Height/Elevation forms list the highest point of a building being 51.32 feet and is compliant (still being confirmed by staff).

Section 7.5.9 states that transition areas, “are required only along the boundary of the Village Overlay Districts (VO, MFO, & VHO) and shall have a depth of 5 feet.” Applicant should update plans to comply by providing more screening that may consist of landscaping, fencing, walls and/or berms.

Section 7.5.12 states that, “in any development containing fourteen (14) or more dwelling units, at least 15% of the dwelling units shall be Inclusionary Dwelling Units with household income limited to 80% of the Area Median Income and eligible for inclusion on the EOHL’s Subsidized Housing Inventory. Where a fraction of a dwelling unit is required for this calculation, the amount of required dwelling units shall be rounded down.” As proposed, the project complies by providing 22 Inclusionary Dwelling Units.

**(150 units \* 15% = 22.5 IDU) - complies**

Section 7.5.12.2 Please show the proposed parking spaces for the IDU units. If proposed to be sold, provide at a discounted rate of 60% of the price of the market-rate unit spaces. If they are the outdoor spaces staff recommend the IDU’s parking spaces be assigned closest to the entrance to each building.

Section 7.5.12.3. IDU units shall be proportionally dispersed through the development. The proposal is for 10 one-bedroom dwelling units and 12 three-bedroom dwelling units. Please provide seven 2-bedroom IDU to be evenly dispersed among unit types.

Chapter 176 Planning Board Zoning Regulations Review
Staff believe the proposed development meets the requirements and/or expectations of Planning Board Regulations, except as otherwise noted below.
<b><u>Section 5.0 Submission Materials</u></b>
<b>5.2 INFORMATION REQUIRED; BY TYPE OF PLAN</b>

Section 5.2.2.1(d) requires, “a note containing the number and total DBH of all trees with a DBH greater than six inches.” Applicant will need to update plans to provide this information.

Section 5.2.4.9 requires, “calculations detailing the amount of earth to be imported, exported and/or regraded on the site.” Applicant will need to update plans to provide this information.

### 5.3 REQUIREMENTS FOR OTHER INFORMATION

Section 5.3.3 requires, “soil surveys, test pits, and test borings, prepared by a civil engineer, to decide the suitability of the soil for the proposed streets, drainage and utilities.” Applicant will need to update plans to provide and demonstrate compliance.

## Section 12.0 Site Plan Review Design Regulations

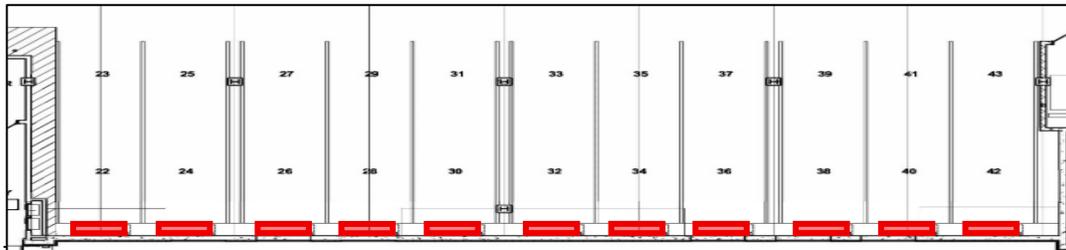
### 12.4 ACCESS; PARKING; TRANSPORTATION

Section 12.4.1.1(d) states that, “all projects adjacent to existing sidewalks and walking paths shall provide pedestrian connections on the property.” Staff notes and appreciates the trail connection being proposed as a part of this project. Staff recommends designating at least the 5 spaces closest to the trail to be available for public use during the day.

Section 12.4.1.1(h) requires, “residential developments with over 40 units shall provide multimodal directional signs or markings to guide pedestrians and bicyclists safely to, from, and through the site.”

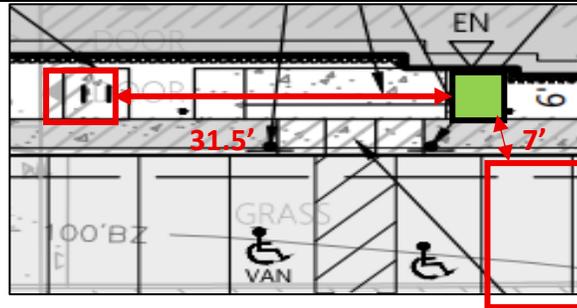
Section 12.4.2.3 states that, “residential developments shall have an area for strollers, at least one per development.” Please provide a more detailed plan of bicycle and storage areas with dimensions.

Section 12.4.2.6 states that, “bicycle parking shall be separated by at least three (3) feet from any motor vehicle parking spaces.” Proposal indicates bicycle parking at the head of each garage space and along one side of the garage and 3 ft. width does not appear to be provided.



Section 12.4.2.7 states that, “(bicycle) racks parallel to a wall must be at least 3 feet from the rack to the wall.” Applicant will need to update plans to comply.

Section 12.4.2.8 requires that, “short-term bicycle racks shall be located no further away from the main entrance than the nearest standard off-street parking space.” This regulation is not being met; however, staff feel that the short-term bike parking spaces are well spaced between the drive aisles and the building entrances and would support a waiver request from the Applicant. As submitted, Applicant will need to update plans to comply.



Section 12.4.2.14 states that, “e-bike charging shall be provided to accommodate 25% of the long-term parking spaces.” This does not appear to be met. Applicant to confirm if any e-bike charging is proposed and provide details.

Staff recommends an updated bicycle parking plan be submitted with more detail and dimensions that fully conform to the Board’s Regulations relative to total number, sizing, and spacing. A lift-assist rack may be used for 56 spaces.

The updated bike parking regulations encourage bike-share stations for residents of the development and such bike parking counts towards the required total. Applicant notes that they will work with the Planning Board to address this topic.

Section 12.4.4 states that, “projects near a bus stop are encouraged to provide a bench and shelter.” The proposed site entrance is approximately 350 feet from a Route 62 MBTA bus stop, however, due to the ongoing Bedford/Hartwell Complete Streets Project this stop location may be subject to change. Rather than a bench and shelter, Planning staff suggests that the Applicant consider encouraging alternative modes of transportation through a contribution to the Town’s TDM Fund.

Section 12.4.6.2(a) encourages canopy solar energy systems and water retention devices in surface parking area. Applicant notes that no solar parking canopies are proposed due to site powerline easement constraints.

**12.6 LANDSCAPING**

The proposed tree plantings shown on sheet L2.00, dated 12/5/2025, are all included in the Lexington Preferred Plant List.

Staff recommends salt tolerant plantings in any area where snow removal/storage is planned.

**12.8 OUTDOOR LIGHTING**

Sheet SE-1 (Site Lighting Photometric Plan) shows no light spilling over the property lines or into the ROW.

Section 12.8.7 states that, “the highest point of light fixtures not mounted on a building shall not be greater than 12 feet for residential and mixed-use developments.” Applicant will need to update plans to comply as parking lot lighting is mounted to 15-foot pole and lighting approximately 17 feet high.

**12.9 UTILITIES**

Section 12.9.5.8 states that, “stormwater harvesting systems, such as cisterns and ponds, to collect, treat, and reuse for plant irrigation should be provided”. Applicant notes that limited plant irrigation is proposed and site constraints make this not feasible.

The project proposes Low Impact Development (LID) techniques including a reduction in overall impervious area, grass channels, porous pavement, and subsurface & surface infiltration basins, as well as wetland replication on site.

### Town Staff, Board/Committee & Public Comments

#### Planning:

- The Applicant is finalizing a license agreement with Eversource that details structures and activity within the utility easement. This will be provided to staff when ready.
- While providing 22 Inclusionary Dwelling Units is compliant, staff encourages the Applicant to provide 23 IDUs (rounded up from 22.5).
- The Applicant has agreed to provide a public easement for the walking path connecting to the Simond’s Brook trail. Staff recommend the Planning Board condition the easement be executed and recorded prior to the first Certificate of Occupancy.
- Prior to application submittal, staff asked the Applicant to provide parking spaces for the public to use and access the trail. The Applicant stated that providing public parking would limit the available parking spaces needed to accommodate the project. Staff encourages the Applicant to reconsider this request and utilize at least 5 resident parking spaces for trail parking during the day. The surface parking spaces, per the Applicant, are unassigned and for residents/visitors.
- How will trash be handled on site? Staff recommend private removal.
- How will snow storage/removal be handled on site?
- What is the distance between bicycle parking and vehicle parking spaces 20, 47 & 45?
- Applicant will need to submit soil surveys, test pits, and test borings.

#### Zoning & Building:

- The proposed elevations on the Average Natural Grade forms do not match the proposed elevations on the Average Natural Grade site plan where each spot location is highlighted with existing and proposed elevations. The proposed elevations should be consistent across all documents.
- The total listed on the ANG form for Building One reads 1,015.80 when it should say 1019.43.

#### Conservation:

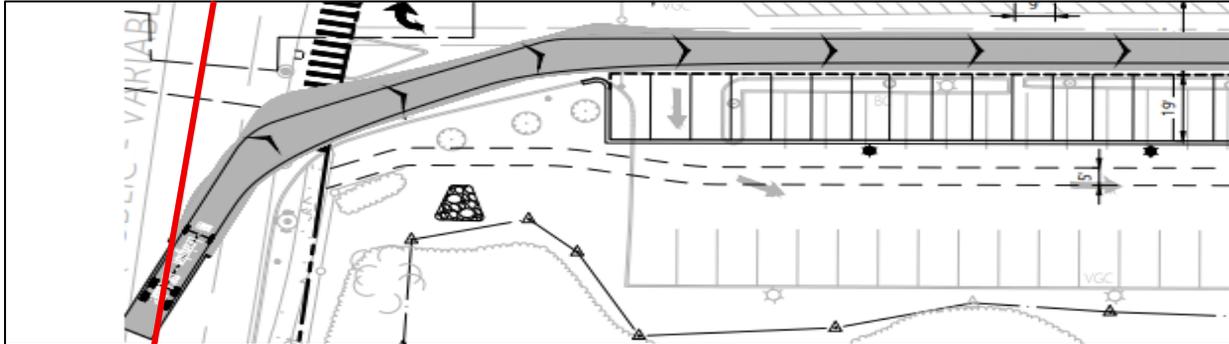
- This project will be reviewed by the Conservation Commission under a Notice of Intent filing and issuance of an Order of Conditions. The Notice of Intent filing is being simultaneously reviewed with the Planning Board’s Site Plan review process since the drainage and stormwater management will be peer reviewed jointly for all State and local regulations, including Conservation Commission Wetland Protection Code, c. 130 Rules Section 5(2) and 5(6). In addition, the project involves significant wetland alteration and replication and C. 130 Rules performance standard waivers and may require plan revisions during Conservation Commission review that should be incorporated into the final Site Plans reviewed and approved by Planning Board. The Conservation Commission’s hearing is scheduled to open on January 27.

#### Engineering:

- A water and sewer capacity analysis is required with Lexington Engineering by a third-party consultant prior to issuance of any building permits. Applicant should begin this with engineering.

**Fire:**

- Sprinkler room must have exterior access.
- Garages need a “man-door” for walk-through access in addition to the vehicle entrance.
- Update the turn-radius plans to show that truck does not have to cross the centerline of Bedford Street.



**Transportation Manager:**

- Recommends all parking spaces sold separately from the units, not just the ones inside the garage. As it stands now, the developer is proposing to only sell the garage units separate from the housing (141 parking spaces), while 129 surface spaces will be free. That is too much free parking. Free parking encourages driving.
- There is too much parking with a ratio of 1.8 spaces per dwelling unit. The MAPC Perfect Fit Parking Study, it was noted when overnight counts of parking lots in Lex were conducted that, on average, there was a supply of 1.68 spaces/unit and a demand for 1.09 spaces/unit. Meaning a utilization of 64% of the parking spaces. To reduce the number of people who move to Lexington and are dependent on cars, we need to build for people willing to live car-free or car-lite. This is the only way to reduce our already bad car congestion issues. I recommend a ratio closer to the required 1.0 parking spaces per unit and ideally no more than 1.10. While the developer can likely attract a higher price per unit with more parking and more free parking, our goals as a Town are to have more housing that is also more affordable (less parking helps reduce housing costs) and to reduce congestion and reliance on cars and enhance environmental sustainability. Please refer to our Comprehensive Plan Climate Action and Resilience Plan. Note that "affordability" doesn't just mean inclusionary units. We can generally bring down the cost of housing by not spending so much to house cars.
- Less parking may allow the developer to widen paths for walking/cycling and offer more bike parking for larger bikes, which they are currently seeking waivers for.
- The applicant/developer should join the 128 Business Council to help them manage Transportation Demand Management (TDM) and to help educate residents and offer incentives for them to use modes other than driving.
- In addition to joining the 128 Business Council, the applicant/developer should participate in the Hartwell Shuttle to/from Alewife with other properties in that corridor. While the #62 MBTA bus operates right by this property and travels to Alewife (east) and Bedford VA (west), the trip to/from Hartwell can be long, and an express shuttle would make it more enticing for those

traveling towards Alewife to take transit. The more transportation options residents have, the less they will rely on driving.

**Health:**

- Will need pest control management and dust control management plan for demolition and for during construction.

**Tree Bylaw/Tree Committee/Tree Related:**

- Provide a plan showing the total number, species, and caliper inches with a 6-inch DBH or greater on the project site, as well as identification of trees to be retained, removed, and transplanted.
- Provide a table totaling the number of DBH inches proposed for removal within the [Tree Bylaw](#) setbacks and caliper inches of proposed trees for planting.
- The Committee would like to see some shade at the playground area.
- The Committee appreciates that the Applicant specifies soil profile rebuilding in areas that had previously been parking lot.
- While we agree that large shade trees are preferred in the parking lot islands and perimeter, we understand that Eversource requirements limit the heights of trees under and near high tension power lines.

**Sustainability & Resilience:**

- Recommend an outdoor area for composting bins for residents.
- Applicant is pursuing Passive House certification.

**Environmental Services:**

- Environmental Services recommends that refuse, recycling, and organic collection be the responsibility of the developer or property manager.

**Assessing:**

- Proposal is for 3 buildings on one lot. Addresses for each unit will be coordinated with Public Safety, Assessing, and Engineering staff following a decision issuance.

**Noise Advisory Committee:**

- Submitted a letter on January 7<sup>th</sup> requesting an acoustic study for the proposed roof heat pumps and provide sound barriers.

**Greenways Corridor Committee (GCC):**

- A letter From the GCC dated January 5, 2026, was submitted to the Planning Board and Applicant. The GCC met with the applicant and is supportive of the proposed trail with a recommendation for applicant maintenance and ACROSS Lexington signage at either end of the trail, the trail be open to the public and be stone dust.

**Bicycle Advisory Committee:**

The Applicant met with members of the Lexington Bicycle Advisory Committee. The LBAC recommends submitting revised bicycle parking plans that fully comply with the Board's Regulations §12.4.2 including the oversized parking spaces and outlets for charging e-bikes.

**Public Comments:**

- Two letters submitted from Drummer Boy residents related to design, fencing, heat pump condensers on the roof, request for a no Left turn sign, request for 4 stories, upper floor step-backs.



Photo 3: Planning Board & staff Site Visit (January 13, 2026) | 1 of 5



Photo 4: Planning Board & staff Site Visit (January 13, 2026) | 2 of 5



Photo 5: Planning Board & staff Site Visit (January 13, 2026) | 3 of 5



Photo 6: Planning Board & staff Site Visit (January 13, 2026) | 4 of 5



Photo 7: Planning Board & staff Site Visit (January 13, 2026) | 5 of 5 (Trail Access)



# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

Zoning Amendment Working Session for 2026 Annual Town Meeting

### **PRESENTER:**

Board Discussion

### **ITEM NUMBER:**

### **SUMMARY:**

Working session to continue to review and discuss technical corrections in various sections of the Zoning Bylaw for Annual Town Meeting 2026. A public hearing is scheduled for February 4, 2026. The draft proposed motion is attached. This article is for technical corrections to correct and clarify the bylaw and not intended for any substantive changes.

### **SUGGESTED MOTION:**

### **FOLLOW-UP:**

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

1/21/2026

### **ATTACHMENTS:**

Description	Type
<input type="checkbox"/> Draft Motion Technical Corrections	Exhibit
<input type="checkbox"/> Article Tech Corrections	Exhibit
<input type="checkbox"/> Presentation Slides	Presentation

Town of Lexington  
Motion  
2026 Annual Town Meeting

**ARTICLE                    AMEND ZONING BYLAW – TECHNICAL CORRECTIONS**

**MOTION:**

That the Zoning Bylaw, Chapter 135 of the Code of the Town of Lexington, be amended as follows, where ~~struck through~~ text is to be removed and underlined text is to be added, and further that non-substantive changes to the numbering of this Bylaw be permitted to comply with the numbering format of the Code of the Town of Lexington:

1. Amend § 135-7.5 by deleting “AND MULTI-FAMILY” from the title of the section.
2. Amend § 135-7.1.6.3. as follows:

In Zones AE, along watercourses within the Town of Lexington that have a regulatory floodway designated on the Middlesex County FIRM Map, encroachments are prohibited in the regulatory floodway including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed ~~encouragement~~ encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

3. Amend § 135-3.4.1 Table 1 Permitted Uses and Development Standards to add the following to the KEY:

GC    Government Civic Use  
RO    One Family Dwelling  
RS    One Family Dwelling  
RT    Two Family Dwelling  
CN    Neighborhood Business  
CRS   Retail Shopping  
CS    Service Business  
CB    Central Business  
CLO   Local Office  
CRO   Regional Office  
CM    Manufacturing  
CSX   Commercial Service Expanded

4. Add the following KEY to § 135-4.1.1 Attachment 1 - Table 2, Schedule of Dimensional Controls, under the NOTES section as follows:

Town of Lexington  
Motion  
2026 Annual Town Meeting

**KEY:**

GC Government Civic Use  
RO One Family Dwelling  
RS One Family Dwelling  
RT Two Family Dwelling  
CN Neighborhood Business  
CRS Retail Shopping  
CS Service Business  
CB Central Business  
CLO Local Office  
CRO Regional Office  
CM Manufacturing  
CSX Commercial Service Expanded

(1/12/2026)

DRAFT

**ARTICLE AMEND ZONING BYLAW AND MAP - TECHNICAL CORRECTIONS**

To see if the Town will vote to approve certain amendments to the Zoning Bylaw that are clerical in nature to correct any typographical errors, create consistency, or make other non-substantive changes; or act in any other manner in relation thereto.

*(Inserted by the Select Board at the request of the Planning Board)*

DESCRIPTION: This article would not change the Zoning Bylaw in any substantive way, but would correct typos, changes to section references for consistency, and correct any errors.



# Article

## Amend Zoning Bylaw - Technical Corrections

Planning Board



# Technical Corrections

- Non-substantive changes intended to correct errors and provide consistency.

Amend as follows:

- **\$7.5 VILLAGE ~~AND MULTI-FAMILY~~ OVERLAY DISTRICTS**
- **\$7.1.6.3:** In Zones AE, along watercourses within the Town of Lexington that have a regulatory floodway designated on the Middlesex County FIRM Map, encroachments are prohibited in the regulatory floodway including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed **encouragement encroachment** would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.



# Technical Corrections

- Amend **Table 1** Permitted Uses and **Table 2** Dimensional Controls to add the zoning districts in the use of symbols key before the tables:

GC	Government Civic Use
RO	One Family Dwelling
RS	One Family Dwelling
RT	Two Family Dwelling
CN	Neighborhood Business
CRS	Retail Shopping
CS	Service Business
CB	Central Business
CLO	Local Office
CRO	Regional Office
CM	Manufacturing
CSX	Commercial Service Expanded

# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

Zoning Amendment Work Session for future Town Meetings (Time Permitting)

### **PRESENTER:**

Board Discussion

### **ITEM NUMBER:**

### **SUMMARY:**

Zoning Amendment Work Session for a future Town Meeting

- Amend Section 6.9 Special Residential Developments (**Discussion to be postponed**)
- Amendments related to Accessory Dwelling Units

### **SUGGESTED MOTION:**

### **FOLLOW-UP:**

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

1/21/2026

# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

Board Member & Staff Updates

### **PRESENTER:**

**ITEM  
NUMBER:**

### **SUMMARY:**

Any general updates.

### **SUGGESTED MOTION:**

### **FOLLOW-UP:**

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

1/21/2026

**AGENDA ITEM SUMMARY**

**LEXINGTON PLANNING BOARD**

**AGENDA ITEM TITLE:**

Review of Draft Meeting Minutes: 12/10; 1/7

**PRESENTER:**

**ITEM  
NUMBER:**

**SUMMARY:**

**SUGGESTED MOTION:**

**FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

1/21/2026

# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

Upcoming Meetings

### **PRESENTER:**

**ITEM  
NUMBER:**

### **SUMMARY:**

Upcoming Meetings: Wednesdays

- February 4
- February 25
- March 11
- March 25

### **SUGGESTED MOTION:**

### **FOLLOW-UP:**

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

1/21/2026

# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

Adjourn – The meeting will continue until all items are finished. The estimated adjournment time is 8:45 PM

### **PRESENTER:**

### **ITEM NUMBER:**

### **SUMMARY:**

### **SUGGESTED MOTION:**

### **FOLLOW-UP:**

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

1/21/2026

# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

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

### **PRESENTER:**

### **ITEM NUMBER:**

### **SUMMARY:**

Planning is inviting you to a scheduled Zoom meeting.

Topic: Planning's Zoom Meeting

Time: Jan 21, 2026 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://lexingtonma.zoom.us/j/85475009519?pwd=xPda8uz6CcTeljtcP8h8vYqLlfz87a.1>

Meeting ID: 854 7500 9519

Passcode: 492502

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Join instructions

<https://lexingtonma.zoom.us/meetings/85475009519/invitations?signature=q3DwOcS-w8h8cMKENMGQdOY65Ji-b6e1TyOV0l8rNbQ>

### **SUGGESTED MOTION:**

### **FOLLOW-UP:**

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

1/21/2026

