

AGENDA

Lexington Planning Board

Wednesday, February 1, 2023

Held virtually through Zoom link available here:

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

6:00 PM

Development Administration

1. **69 Pleasant St. Linc Cole Ln., Minor Modification Request from Sheldon Corp to amend condition #16 of Board's September 7, 2022 Special Permit approval**

Town Meeting

1. **Public Hearing: Article 40 Citizen Petition: Amend Zoning Bylaw Sec. 4.4 to Reduce Residential Gross Floor Area – Board will vote to postpone this hearing to Wednesday, February 15 at 6:00 pm on Zoom**
2. **Public Hearing: Articles 34 & 35 Amend Zoning Bylaw and Zoning Map for Multi-Family Housing for MBTA Communities and Inclusionary Housing Zoning Requirements**
3. **Public Hearing: Article 36 Amend Zoning Map – Central Business District**
4. **Public Hearing: Article 37 Extend Action Deadline for Major Site Plan Review**
5. **Public Hearing: Article 38 Minor Modifications to Approved Permits**
6. **Public Hearing: Article 39 Technical Corrections**

Board Administration

1. **Staff Updates**
2. **Board Member Updates**
3. **Upcoming Meetings: February 8, February 15, March 1, March 15**
4. **Review of Meeting Minutes: 1/4/23, 1/6, 1/12, 1/18 (tentative)**

Adjourn

1. **The meeting will continue until all items are finished. The estimated adjournment time is 10:30 pm**
-



Meeting broadcast by LexMedia

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

69 Pleasant St. Linc Cole Ln., Minor Modification Request from Sheldon Corp to amend condition #16 of Board's September 7, 2022 Special Permit approval

PRESENTER:

Applicant: Sheldon Corp

ITEM NUMBER:

SUMMARY:

On September 7, 2022, the Planning Board approved a special permit residential development at 69 Pleasant Street, Linc Cole Lane. The Planning Board issued an approval with conditions on September 13, 2022, attached for reference.

Condition #16 on page 7 prohibits any vehicles from even arriving to the site prior to 7:00 am because it refers to the Town's Noise Control Bylaw. Applicant request minor modification to modify this condition to strike the words "no vehicles are to arrive at the construction site before designated construction hours" from condition #16. Language prohibiting starting construction and prohibiting vehicle idling prior to 7:00 am is to remain.

Police and planning staff support the request. As written, workers arriving early are forced to park on other nearby streets or drive around until 7:00 am.

Access virtual meetings here: <https://lexingtonma.gov/planningmeetings>

SUGGESTED MOTION:

Move to find this request to be a minor modification because it does not materially change the original approval.

Move to ***approve*** the Minor Modification to remove the words "no vehicles are to arrive at the construction site before the designated construction hours" in condition #16.

Roll call vote.

Attached is a draft approval.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

2/1/2023

ATTACHMENTS:

Description		Type
☐	Minor Modification Request	Cover Memo
☐	Board SPRD Approval 09.07.2023	Exhibit
☐	Approved Plan Set Linc Cole Ln 69 Pleasant	Backup Material
☐	Draft Minor Modification Approval	Exhibit

SHELDON CORP

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

Dear Ms. McCabe-

I would like to strike the words "No vehicles are to arrive at the construction site before the designated construction hours" from Condition # 16 of the Special Permit for Linc Cole Lane. My subs would like the ability to arrive before 7 so they can start work right at 7. I understand we can't start work or idle before 7.

Thank you for your consideration-

Todd Cataldo



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1625 MASSACHUSETTS AVENUE, LEXINGTON, MA

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MEMBERS OF THE PLANNING BOARD:
ROBERT PETERS, CHAIR, MICHAEL SCHANBACHER, VICE CHAIR
MELANIE THOMPSON, CLERK, ROBERT CREECH, CHARLES HORNIG,
MICHAEL LEON, ASSOCIATE MEMBER

**DECISION OF THE PLANNING BOARD
SPECIAL PERMIT SITE SENSITIVE RESIDENTIAL DEVELOPMENT
AND DEFINITIVE SUBDIVISION
69 PLEASANT STREET
LINC COLE LANE**

September 7, 2022

APPLICANT: Sheldon Corporation
121 Marrett Road
Lexington, MA 02420

PROPERTY OWNER: Storer Lexington LLC
16 Chesterford Road
Winchester, MA 01890

PROPERTY LOCUS: 69 Pleasant Street
Map 14, Lot 57
Zoning District: One-Family Dwelling (RS)

PROJECT SUMMARY

The proposed development will subdivide the 5-acre lot into ten lots accessible from a common drive. The existing two-story dwelling will remain and be converted to three residential dwelling units with a new garage. The third dwelling unit will be a moderate-income dwelling unit. Nine additional single-family homes are proposed. The lots are accessed by a common driveway entering the property in the same general location as the existing driveway from Pleasant Street.

STATEMENT OF FINDINGS

PROCEDURAL FINDINGS:

After having reviewed all the plans and material filed by the Applicant and its representatives and having considered the analysis, supplemental information provided during the course of the public hearings, correspondence and testimony from various staff, the public, and from all other interested parties, the Lexington Planning Board makes the following procedural and project findings:

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1. On April 25, 2022, an application requesting a Site Sensitive Development Special Permit, pursuant to § 135-6.9 and § 135-9.4 of the Zoning Bylaw, and Definitive Subdivision, pursuant to § 175 Planning Board Subdivision Regulations, was filed with the Planning Board by Project Engineer Michael Novak of Patriot Engineering on behalf of Sheldon Corporation and was determined to be complete and submitted to the Town Clerk on May 24, 2022.
2. Pursuant to M.G.L. Chapter 40A, Section 9 and 11 and M.G.L. Chapter 41, Section 81T and the applicable provisions of the Lexington Zoning Bylaw and Planning Board Zoning Regulations, the Planning Board caused notice of the public hearing to be published in the *Lexington Minuteman*, a newspaper of general circulation in Lexington, on June 9, 2022 and again on June 16, 2022. Notice of the public hearing was posted in the Lexington Town Office Building with the Town Clerk and on the official town website commencing on May 31, 2022 and continuing through the opening of the public hearing on June 29, 2022. Said notice of public hearing was mailed postage prepaid to all Parties in Interest as defined in M.G.L. Chapter 40A, Section 11 on May 31, 2022.
3. The public hearing on the Application commenced on June 29, 2022 held remotely via Zoom, pursuant to M.G.L. c. 30A §§18-25, c. 20 of the Acts of 2021, and c. 22 of the Acts of 2022 further extending the remote access provisions through July 15, 2022. The public hearing was continued to the Select Board Meeting Room in the Town Office Building, 1625 Massachusetts Avenue, in Lexington on August 3, 2022, and was further continued to September 7, 2022 held remotely via Zoom, pursuant to c. 107 of the Acts of 2022 further extending the remote access provisions through March 31, 2023. The Planning Board accepted public comments via Zoom, mail, and e-mail.
4. At the start of the public hearings the Chair called on Associate Member Michael Leon to act as a voting Board member due to an absence of Robert Creech. Lexington Planning Board members Robert Peters, Charles Hornig, Michael Leon, Melanie Thompson, and Michael Schanbacher were present for all of the public hearings. The Board closed the public hearing on September 7, 2022.
5. Lexington Planning Board members Robert Peters, Charles Hornig, Michael Leon, Melanie Thompson, and Michael Schanbacher deliberated on the Application at a meeting on September 7, 2022.

PROJECT SPECIFIC FINDINGS:

In the course of the public hearing process, the Planning Board took under advisement all information received from various municipal departments; comments made by members of the public; and information submitted by the Applicant. The Planning Board arrived at this Decision based on §135-6.9 of the Zoning Bylaw and makes the following findings specifically for the project at 69 Pleasant Street.

1. Property, Historic Preservation and Neighborhood Characteristics: The proposed Site Sensitive Development includes nine new lots each to be improved with one one-family dwelling. This is consistent with the surrounding residential uses on similar-sized lots. The existing two-story

Site Sensitive Development Special Permit Definitive Subdivision
Linc Cole Lane – September 7, 2022

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1850s Greek Revival house will be converted to a three-family dwelling with an ~1,152 sq. ft. addition on the north side, a new garage, and the third dwelling unit proposed to be a moderate-income unit attached to the garage. The existing barn is proposed to be razed. On August 30, 2022, the Historical Commission held a public meeting to review the Planning Board application, including the plan set revised through August 24, 2022, and recommended the proposed exterior changes to the existing house be subject to review and approval by the Historical Commission.

2. Building Disposition. The proposed new dwellings are generally sited in a manner similar to the abutting neighborhood. The Applicant submitted Model Home Examples 1 and 2 prepared by Space Craft Architecture dated August 22, 2022. The Applicant has agreed to contemporary style dwellings with low pitched roofs for Lots A, B, C, and J as shown on the two model samples. Dwellings on Lots D, E, and I will be transitional style or contemporary as shown in the two model samples. Dwellings on Lots F and G may be contemporary or traditional styles.
3. Traffic and Parking: The Planning Board reviewed the existing conditions as part of this special permit and subdivision application. The proposed development utilizes a common drive to be known as Linc Cole Lane to access all ten lots in the development. The Board found Linc Cole Lane to provide adequate access to the proposed building lots. There is no minimum frontage required on a shared drive pursuant to § 6.9.5 (2). The common drive will be on its own parcel, shown as Parcel 1, but will remain private and is not considered a way within the meaning of the MA Subdivision Control Law M.G.L. c. 41, § 81L. The proposed drive is in the same general location as the existing driveway entrance. An intersection redesign for Pleasant and Watertown Streets is currently in the design stages; the proposed development is set back off the road leaving room for future expansion of the intersection if necessary. The Lexington Engineering, Police, and Fire departments prefer one entrance to the development in this location rather than the submitted proof plan that would add four new driveways and a new road in a different location. The Applicant has proposed access and utility easements to facilitate the use of the common drive by all of the residents of the development. The Project proposes a sidewalk on the east side of the common drive from the site entrance to Lot H. The Project proposes that each of the houses have a garage.
4. Dwelling Unit Count and Limitations on Unit Size: The proposed development complies with the provisions of § 135-6.9.3.1. The submitted proof plan depicts six (6) fully-compliant building lots on a new cul-de-sac and four (4) fully compliant lots fronting on Pleasant Street. The proposed development includes ten (10) distinct lots, nine (9) with one one-family dwellings, and lot H with a three-family dwelling pursuant to § 6.9.17. Applicant's project is allowed a maximum total gross floor area for all buildings of 76,207 sf under § 135.6.9.6.1.
5. Stormwater and Environmental Impact: The proposed development met the Town's stormwater management standards and requirements at the time the application was submitted to the Town Clerk in May 2022. The stormwater management system includes isolator rows within subsurface infiltration systems along with deep sump catch basins for treatment and mitigation. A trench drain is provided at the front of the property near the Pleasant Street entrance.
6. Utilities: Utilities will be provided to all lots through proposed access and utility easements along the common drive. The Applicant has agreed to establish a Homeowners Association that will be responsible for the maintenance of the common drive and its infrastructure such as drainage and snow management. Trash and recycling removal shall be provided by the town's environmental services department with specific collection point locations.

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7. Visual Impacts: The existing mature trees around the boundary of the property behind lots A, J, H, G, F, E, D, and C remain outside of the limit of work. New plantings are proposed along Pleasant Street on lots A and B consisting of Canadian Hemlocks and Dogwoods (*Cornus Florida*).
8. Dwellings: The existing house on Lot H will remain largely intact with an addition proposed behind the building to allow a conversion to two dwelling units. An attached garage is proposed on the north side with an additional attached dwelling unit to be a moderate-income restricted dwelling unit. The conversion of the existing house property into a three-family dwelling is consistent with Lexington's housing goals, specifically Goal 2 of the draft Comprehensive Plan for a mix of housing types. The three-family dwelling is not visible from Pleasant Street and the additions are proposed behind the existing building.
9. Moderate Housing Unit: The Applicant has designed the project to provide one (1) deed restricted moderate-income dwelling unit in an addition behind the existing house. The moderate-income dwelling unit shall be in protected in perpetuity by a deed rider that ensures the unit will be kept as a moderate-income housing unit, sold or rented to a household with income at or below 150 percent of the area median income (AMI) for the Boston-Cambridge area.

WAIVERS AND ZONING RELIEF

The Planning Board may waive any of its Rules and Regulations if the Board finds the waiver and zoning relief is in the public interest and not inconsistent with the intent and purpose of the Subdivision Control Law.

1. The Board considered the site sensitive development in relation to the submitted proof plan sheet 17 of approved plan set revised through August 24, 2022 and supported waivers from strict requirements of the Board's Subdivision Rules and Regulations § 175-7.0 for Required Improvements and Design Standards for streets and rights-of-ways, sidewalks and paths, street classification, bicycle accommodations, dead-end street turnaround design standards, vertical granite curbing, and street lighting. The Board finds the proposed site sensitive development provides less site disturbance than the submitted proof plan, creates one entrance common drive on Pleasant Street compared to five curb cuts on Pleasant Street as shown on the submitted proof plan. The proposal provides adequate access to all the building lots.
2. The Board allowed the retaining wall to be within four (4) feet of the property line and waived strict compliance with § 135-4.3.1 (1) and (2), which is permitted pursuant to § 6.9.5 (3) of the Zoning Bylaw. The Board finds as proposed there is less earth work and earth movement disturbance associated with the proposal that does not involve blasting or regrading of the full property.
3. The Board considered a waiver of 4,628 sq. ft. to allow project to exceed the maximum allowed impervious area permitted by § 135-6.9.8 (1) by proposing 61,350 sq. ft. where 56,722 sq. ft. is allowed. During the course of the public hearings, the project was altered from the original submission to include sidewalk on one side of the private way, a garage addition to the existing house, and a moderate-income unit that exceeds the maximum impervious area. The Applicant's project complies with the stormwater management regulations in place at the time of the Application submission and has been designed to off-set the additional impervious areas. A

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trench drain is proposed at the front of property near the drive's entrance to Pleasant Street and the project has been designed to the 100-year storm event.

4. The Board considered a waiver of 2,168 sq. ft. to allow the project to exceed the maximum allowed site coverage by proposing 31,246 sq. ft. where 29,078 sq. ft. is permitted by § 6.9.9 (1). During the course of the public hearings, the project was altered from the original submission to include more housing diversity with the moderate-income unit and expansion of existing house that will exceed the maximum site coverage. The Applicant's project complies with the stormwater management regulations at the time of the application submission and accounts for the additional impervious surface. A trench drain is proposed at the front of property near the drive's entrance to Pleasant Street and the project has been designed to the 100-year storm event.
5. The Board considered a waiver from strict requirements of § 175-8.4 to allow occupancy of dwellings prior to completion of all common elements. The Board approved this waiver request subject to planning, engineering, building commissioner, and public safety sign off prior to occupancy. Public safety and the Building Commissioner shall determine the area is safe for occupancy.

CONDITIONS OF APPROVAL

The Planning Board finds that the Application and Site Plans submitted by the Applicant comply with all applicable provisions of Lexington's Zoning Bylaw and applicable regulations, relevant to this review, except those waived by the Planning Board during the public review of the project. Accordingly, the Planning Board votes to approve the plan set entitled "Linc Cole Lane (69 Pleasant Street – Assessors Map 14 Lot 57) Site Sensitive Development Definitive Plan Set, located in Lexington, MA" dated March 30, 2022, revised through August 24, 2022, prepared by Patriot Engineering, prepared for Sheldon Corporation, consisting of 17 sheets, subject to the following conditions:

A. General Provisions.

1. This approval is limited to the ten (10) dwellings as shown on the site plan entitled "Linc Cole Lane 69 Pleasant Street (Assessors Map 14 Lot 57) Site Sensitive Development Plan Set" prepared by Patriot Engineering, Lexington, Massachusetts, prepared for Sheldon Corporation, dated March 30, 2021, revised to August 24, 2022.
2. No material corrections, additions, substitutions, alterations, or any changes shall be made in any plans, proposals, and supporting documents approved and endorsed by the Planning Board without the prior written approval of the Planning Board, or their designee. Any request for a material modification of this approval shall be made in writing to the Planning Department for review and approval by the Planning Board, or their designee and shall include a description of the proposed modification, reasons the modification is necessary, and any supporting documentation. Upon receipt of such a request, the Planning Department may, in the first instance, decide in writing authorizing a minor modification to the site plans, or the Planning Director may refer the matter to the Planning Board, which may consider and approve minor modifications at a regularly scheduled Planning Board public meeting. In the event the Planning Board determines the change is major in nature (e.g., resulting in material changes, newly identified impacts, etc.), the Planning Board shall consider the modification at a noticed public hearing.

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3. In the event that the permit is not exercised or substantial use thereof has not commenced within three (3) years of the date of recording, except for good cause as determined by the Planning Board, the permit shall be deemed null and void.
4. Applicant is responsible for filing any other permits or approvals that may be required by other town, state, or federal entities such as the application for Stormwater Permit approval from Lexington Engineering Department.

B. Before the start of any site work:

5. The Applicant shall record this Decision with any exhibits at the Middlesex South Registry of Deeds prior to the commencement of authorized site activity and shall submit proof of recording to the Planning Office. Failure to record this Decision prior to the commencement of authorized site activity may result in rescission of this Decision.
6. The Applicant is responsible for coordinating address assignments for the properties on Linc Cole Lane. Before endorsement, the Property Rights and Dimensional Standards Plan shall be updated with house numbers approved by the Engineering Division.
7. The approved site plan shall be updated to include the location of the shared mailboxes and the house numbers.
8. The Property Rights and Dimensional Standards Plan (Sheet 4 of the approved plan set) shall be endorsed by the Planning Board and recorded at the South Middlesex Registry of Deeds.
9. Before endorsement of the Property Rights and Dimensional Standards Plan, the Planning Board must receive a performance guarantee, in accordance with the provisions of §135-9.4.5 of the Zoning Bylaw, to secure the construction of the common drive and the installation of utilities and services. Said form of guarantee may be varied from time to time by the Applicant subject to agreement on the adequacy and the amount of said guarantee by the Board.
10. The provisions of Chapter 120 (Tree Bylaw) apply to this project as no waivers were requested. The Applicant is responsible for filing a tree removal permit with the Tree Warden. The existing trees and vegetation to remain shall be protected in the field from damage during construction. The limits of work and trees to be removed and trees to be preserved shall be clearly identified in the field.

C. Prior to issuance of the first Building Permit:

11. A mylar copy of the recorded plans bearing the date of recording and the book and page number shall be delivered to the Planning Department before any building permits are issued.
12. The Applicant shall submit the architectural plans for the proposed exterior modifications (for the addition for the second dwelling unit, the garage, and the third dwelling unit attached to the garage) to the existing house to the Historical Commission for review prior to the issuance of a building permit for lot H. The Historical Commission's review is advisory to provide the Applicant guidance as to if the proposed exterior is consistent with the architectural elements and materials are consistent with the exterior design of the existing dwelling.

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D. During Construction and Site Development

13. A copy of this Decision shall be kept on the Site in a location that is highly visible and accessible during construction.
14. All construction activities relative to this decision shall comply in all respects to all applicable Zoning Bylaw, Planning Board Zoning Regulations, and other municipal requirements unless specifically waived by a vote of the Planning Board and recorded in writing.
15. Any work in the roadway and utility work is subject to the Department of Public Works Rules and Regulations. Agents of the Planning Board shall have the right to enter the site and to gather all information, measurements, photographs, or other materials needed to ensure compliance with this approval. Agents of the Planning Board entering onto the site for these purposes shall comply with all safety rules, regulations and directives of the Applicant and the Applicant's contractors.
16. No equipment on-site shall be started and allowed to warm up prior the start of the allowed construction hours or hours outlined in the Lexington Noise Control Bylaw. No vehicles are to arrive at the construction site before the designated construction hours, with no vehicle parking, standing or idling on adjacent public or private streets. Oversized deliveries of construction materials shall occur before or after peak traffic hours.
17. The limits of clearing of land or grading for the installation of any improvements relative to the project, including, but not limited to the driveways, stormwater management system, and utilities, shall be the limits of the grading shown on the site plans. Prior to any clearing of the land, the limits of such clearing and grading as shown on the approved plan shall be clearly marked in the field and shall remain in place until the completion of the project construction. This limit of work line shall be reviewed in the field by the Applicant and Planning staff prior to the issuance of a building.
18. The Applicant shall perform daily cleanup of construction debris, including soil on streets within two hundred (200) yards from the entrance of the site driveways caused by construction relative to the project.
19. The Applicant shall check all stormwater features prior to and at the end of each construction day. In the event a multiple day storm event occurs, the project manager shall check on the stormwater features to ensure they are functioning properly and have not exceeded their capacity. Any repairs, adjustments, or deficiencies shall be made immediately.
20. The Applicant shall provide appropriate erosion control methods such as silt fences, straw wattles, or organic hessian fabric burlap filled with compost around the stockpiles in case of a storm event, in addition to the temporary dust control requirements.
21. The use of hay bales shall be prohibited on-site.
22. The use of plastic stabilization netting shall be prohibited.
23. The Applicant shall be responsible for ensuring that runoff and eroded material does not run onto Pleasant Street.
24. The Applicant shall comply with the Stormwater Management Plan, prepared for Sheldon Corporation, 121 Marrett Road, Lexington, Massachusetts, Prepared by Patriot Engineering, Lexington Massachusetts, dated March 30, 2022, last revised August 24, 2022 or any further revisions that may be required with the stormwater permit approval.
25. All on-site utilities will be located underground.

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E. Before the issuance of the Occupancy Permits within the development:

26. The Moderate-Income dwelling unit shall have an Affirmative Fair Housing Marketing Plan including a lottery for income eligible individuals. Applicant is responsible for obtaining an experienced lottery agent. The Fair Housing Marketing Plan shall be submitted to Planning Staff for review and approval prior to issuance of the sixth certificate of occupancy.
27. The moderate-income dwelling unit shall be in protected in perpetuity by a deed rider that ensures the unit will be kept as a moderate-income housing unit, sold or rented to a household with income at or below 150 percent of the area median income (AMI) for the Boston-Cambridge area. The exterior of the Moderate Housing Unit shall match the existing residence. The Applicant shall reference the deed rider in the deed for the unit. Such deed shall be submitted to the Planning Department for review and approval prior to the sixth certificate of occupancy for the development.
28. Marketing of the moderate-income dwelling unit shall begin prior to occupancy of the sixth certificate of occupancy.
29. The Applicant is responsible for seeking approval from the U.S. Post Office for the mailboxes at the site entrance near Pleasant Street.
30. The Applicant shall draft a final Homeowner's Association Operations and Maintenance (O&M) Plan and submit such to the Planning Office for preliminary review as to form and content. The O&M Plan shall at a minimum include the Association's responsibilities, in perpetuity, with respect to:
- Maintenance of all stormwater management facilities, snow removal, preservation of the existing trees, and other infrastructure improvements;
 - Trash waste and recycling removal shall be provided by the Lexington environmental services department with specific collection point locations provided and to be determined by public works for Lots B, A, J, I and Lots E, F, G, and H.
 - Maintenance of the landscaping in accordance with the landscape plan, with owners responsible for replacing in kind any landscape that does not survive the first available growing season.

F. Prior to the request for each Certificate of Occupancy:

31. Each deed shall reference this special permit and enumerate remaining GFA, site coverage, and impervious surface coverage allotted to the house lot and be submitted to the Planning Office.

G. Prior to the request for the last Certificate of Occupancy within the development:

32. All deeds and easements shall be prepared for review and approval by the Town. The deeds must include a specific reference to this special permit as well as a narrative to explain any preservation restrictions or limit of work areas. Upon approval by the Town, the applicant shall file the appropriate deeds and easements with Middlesex South District Registry of Deeds or Middlesex South Registry District of the Land Court. Proof of such recording shall be provided to the Planning Department, which includes the date of recording, along with the book and page number of executed legal documents.
33. The Applicant shall establish a Homeowners Association or Trust, recorded with the Middlesex South District Registry of Deeds, which shall be approved as to form and content by both the Planning Board and Town Counsel, for the purposes of the operation and maintenance in perpetuity of the roadway, stormwater and drainage infiltration system, infrastructure and streetlights, and

Site Sensitive Development Special Permit Definitive Subdivision

Linc Cole Lane – September 7, 2022

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snowplowing, in addition to associated improvements. Trash waste and recycling removal will be provided by the Lexington environmental services department with specific collection point locations to be determined by public works for Lots B, A, J, I and Lots E, F, G, and H.

34. Prior to release of the surety, the Applicant shall provide the Planning Board with an "As Built Plan" stamped by a Professional Engineer registered in the Commonwealth of Massachusetts certifying that all improvements are completed in accordance with the approved Site Plans. The as-built plan shall be submitted in electronic formats (PDF and AutoCAD) to the Lexington Planning and Engineering Division. The AutoCAD file must conform to the current form of the Mass GIS Standard for Digital Plan Submission to Municipalities or other standard requested by the Lexington Engineering Division. The plan shall include, but not be limited to, site utility improvements and tie-in dimensions to all pipes and connection points, walkways, sidewalks, plantings, and retaining walls.

H. On-Going:

35. The exterior character of the existing house shall remain in perpetuity. The proposed exterior changes for the addition, the garage, and the third dwelling shall be submitted to the Historical Commission for an advisory review. The Historical Commission's review shall be to provide guidance to the Applicant relative to the proposed exterior changes and if they are similar and match the existing structure.
36. Any future requests for demolition of the existing house on Lot H shall return to the Planning Board for an Amendment of this approval to be considered at a public hearing, pursuant to M.G.L. c. 40A, Section 9 and 11, and shall be submitted to the Historical Commission for review and comment. The Historical Commission shall be given at least 60 days notification for an opportunity to document the property prior to any demolition.

RECORD OF VOTE

On September 7, 2022, the Planning Board voted number (5) in favor, none (0) opposed, and none (0) in abstention to grant an approval with conditions for the Definitive Residential, Site Sensitive Special Permit Residential Development and Definitive Subdivision Application for the property at 69 Pleasant Street.

Special Permit – Site Sensitive Development

Charles Hornig – yes

Robert Peters - yes

Michael Leon - yes

Michael Schanbacher - yes

Melanie Thompson – yes

Board Chair Approval:  Date: September 13, 2022

EXHIBITS

The Applicant has filed with the Planning Board various plans and reports required under the Lexington Zoning Bylaws and Planning Board Zoning Regulations. During the public hearing review process, the following materials were submitted to the Board by the Applicant and various municipal departments, and material submitted by the public. This material is hereby incorporated into this Decision by reference.

1. Plan set entitled Linc Cole Lane (69 Pleasant Street – Assessors Map 14 Lot 57) Site Sensitive Development Definitive Plan Set, located in Lexington, MA, prepared by Patriot Engineering, dated March 30, 2022, revised through August 24, 2022, consisting of 11 sheets.
2. Stormwater Analysis and Calculations for 69 Pleasant Street Site Sensitive Definitive Subdivision Lexington, Massachusetts, prepared for Sheldon Corporation, prepared by Patriot Engineering, dated March 30, 2022, revised through August 24, 2022.
3. Waiver request form from Sheldon Corp. revised on August 29, 2022.
4. Draft Covenant for Sheldon Corp.
5. Draft Homeowners Association Declaration of Easements, Restrictions, and Maintenance Requirements.
6. Application (PLAN-22-4) form B submitted to the Planning Board on April 22, 2022, stamped in as complete by the town Clerk on May 24, 2022 and project narrative submitted by Patriot Engineering, dated April 7, 2022.
7. Sample elevations prepared by Space Craft, dated April 20, 2022.
8. Sketch plan approval from Acting Planning Board Administrator Eve Tapper, dated January 24, 2022.
9. Memorandum from Marissa Liggiero, Lexington Engineering to Abigail McCabe, Subject: 69 Pleasant Street Comments, dated June 22, 2022, revised June 24, 2022.
10. Findings of Fact prepared by Sheldon Corp.
11. Memorandum from Planning Staff to Lexington Planning Board, re: Project Review for 69 Pleasant Street: Definitive Site Sensitive Special Permit Residential Development, dated June 24, 2022, and August 3, 2022.
12. Letter from Carpenter/Shenston dated June 27, 2022 to the Lexington Planning Board, re: 69 Pleasant Street SSD Development plan Set Rev May 23, 2022.
13. Pre Sub Catchment Plan located in Lexington, MA prepared by Patriot Engineering two sheets dated August 1, 2022.
14. Sample House Style, submitted August 3, 2022.
15. Comments to the Planning Board, from Barbara Katzenberg, President Six Moon Hill, Inc., Memo from Marissa Liggiero Lexington Engineering, to Abigail McCabe, dated August 18, 2022.
16. Photos of existing house.
17. Model Home Example 1 and 2, prepared by Space Craft, dated August 22, 2022.

18. Memorandum from Historical Commission Chair Susan Bennett to Planning Board members, dated September 1, 2022.

19. Memo from Marissa Liggiero to Abigail McCabe, dated September 7, 2022.

20. Memo from Ross Morrow, P.E. Assistant Town Engineer to Planning Board members, dated September 7, 2022.

21. Letter with exhibits from Jeffrey Howry, Ryan Day and Sarah Reynolds, Jonathan and Andrea Gruber, to the Lexington Planning Board, dated September 2, 2022.

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1. THE INFORMATION DEPICTED ON THIS PLAN HAS BEEN COMPILED FROM THE TOWN OF LEXINGTON GIS SYSTEM
2. LAND USE WITHIN 500 FEET OF THE SUBJECT PROPERTY IS PRIMARILY SINGLE FAMILY DWELLINGS WITH THE EXCEPTIONS OF BOWMAN PARK, MOON HILL POOL AND WILSON FARM

MAP-LOT	ADDRESS	OWNER NAME
14-87	MOON HILL RD	SIX MOON HILL INC
14-82	MOON HILL RD	SIX MOON HILL INC
8-31B	PLEASANT ST	TOWN OF LEXINGTON
14-83	10 MOON HILL RD	CHAUDHRY RAJIVE &
8-161	10 WHITE PINE LN	VAN DUINEN NIELS &
14-59C	10 LUONGO FARM LN	LUONGO EUGENE R &
14-94	11 MOON HILL RD	WARREN PETER G &
8-73	10 WATERTOWN ST	CHARLANTINI ROBERT &
14-59D	12 LUONGO FARM LN	RAMNATHAN VIJAY & VINITHA C
8-75	14 WATERTOWN ST	ANDRONACO FRANK J &
8-164	12 WHITE PINE LN	PARISH OF THE CHURCH OF OUR REDEEMER
8-74	12 WATERTOWN ST	DEVINENI RAGHU R &
14-84	12 MOON HILL RD	HAMILTON GEORGE C
8-163B	13 WHITE PINE LN	PETERSON SARA BETH
8-165	14 WHITE PINE LN	LIAO ELIZABETH
14-93	15 MOON HILL RD	TING SAMUEL C & TING SUSAN C M TRUSTEES
14-91	21 MOON HILL RD	KEAVENY RICHARD I &
8-70	2 WATERTOWN ST	FINLAY JAMES R &
14-86A	16 MOON HILL RD	BHOWMIK NEELANJANA &
14-92	17 MOON HILL RD	BLUMENTHAL STEVEN &
14-149	23 MASON ST	SCARBROUGH WILL &
14-136	22 MASON ST	HEUCHLING DONNA A
14-88	24 MOON HILL RD	SIX MOON HILL INC
14-135	24 MASON ST	GUTH GIORA &
8-24	32 MOON HILL RD	BERKOWITZ LAWRENCE & COHN ELLEN TRUSTEES
14-146	29 MASON ST	FRANKEL JAMES LOWELL
14-134B	28 MASON ST	MENZIN, TR. JOSEPH H
8-23	28 MOON HILL RD	WHITNEY PATRICIA ALEXANDER &
8-68B	30 WATERTOWN ST	LONG TERM CENTERS OF LEXINGTON INC
14-89A	29 MOON HILL RD	SLACK JOSIEH & MELTUS MARY A
14-133B	28 MASON ST	HACOBIAN AREMIN
14-148	25 MASON ST	WEAVER ANDREW T &
14-147	27 MASON ST	MORENO ENRIQUE &
14-52A	48 PLEASANT ST	GREKAS ELIZABETH &
14-60C	5 LUONGO FARM LN	BABCOCK HAZEN P &
14-131	5 WHITE PINE LN	EINSTEIN EILEEN B TRUSTEE
8-159	6 WHITE PINE LN	GILLESPIE KATHLEEN M
14-59A	6 LUONGO FARM LN	CHENG JOANNE T
8-22	81 PLEASANT ST	REYNOLDS SARAH ELIZABETH &
14-151	57 PLEASANT ST	MAJID, TR ATIF & ALI, TR HIFZA
8-72	6 WATERTOWN ST	YILDIZYAN ALEKSANDR & JANELLE
14-51	50 PLEASANT ST	RAJARAMAN GANESH & PATEL VIHA TRUSTEES
8-69	66 PLEASANT ST	ASSORTATO FRANK P & ASSORTATO CATHERINE
14-56C	64 PLEASANT ST	WARREN WAYNE DOUGLAS & WARREN AUDREY
14-56B	60 PLEASANT ST	GOUDREAU PAUL JOSEPH TR & MAUL JOSEPH GOU
14-132A	7 WHITE PINE LN	LINDSEY JOY
14-100	4 BIRD HILL RD	MATTSOHN PHILIP ARNOLD TRS/PHILIP ARNOLD
8-71	4 WATERTOWN ST	CHERIAN SIJO P &
14-53	52 PLEASANT ST	PATTERSON ROBERT D &
14-60B	7 LUONGO FARM LN	BRAY WILLIAM J &
14-59B	8 LUONGO FARM LN	CHAUVIN ROBERT F & CHAUVIN DEBRA J TRS
8-21A	83 PLEASANT ST	GRUBER JONATHAN &
14-49A	8 PLEASANT ST	WILSON FARM INC
8-160	8 WHITE PINE LN	SACKTON JOHN T &
8-31A	82 PLEASANT ST	HUANG ALBERT C K & HUANG YUNG SHEN TRS
8-21C	85 PLEASANT ST	ANDRYAKASAS FRANK W &
14-60A	9 LUONGO FARM LN	HOOLI BASAVARAJ
8-21D	85A PLEASANT ST	SILVERA ISAAC F & LILI J TRUSTEES
8-20	87 PLEASANT ST	SILVERA ISAAC F & SILVERA LILI J TRUSTEE
8-162A	9 WHITE PINE LN	AMORRORTU PEDRO ALVARO &
8-22	8 PLEASANT ST	CARPENTER ALICE & CARPENTER
8-67	WATERTOWN ST	TOWN OF LEXINGTON
15-3A	31 MOON HILL RD	FEE MICHAEL &
8-163C	11 WHITE PINE LN	DAGGETT MATTHEW P &
14-152	55 PLEASANT ST	KALUS - BYSTRICKY IVA C &
14-85A	14 MOON HILL RD	YALE PHYLUS R & TAFT TUCKER S
14-90	20 MOON HILL RD	SEGAL MARTHA FOX & GRAF ROLAND III TRS

[illegible]

I, _____, CLERK OF THE TOWN OF LEXINGTON,
MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS
PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN RECEIVED AND
RECORDED AT THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING
TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDED OF SAID NOTICE.

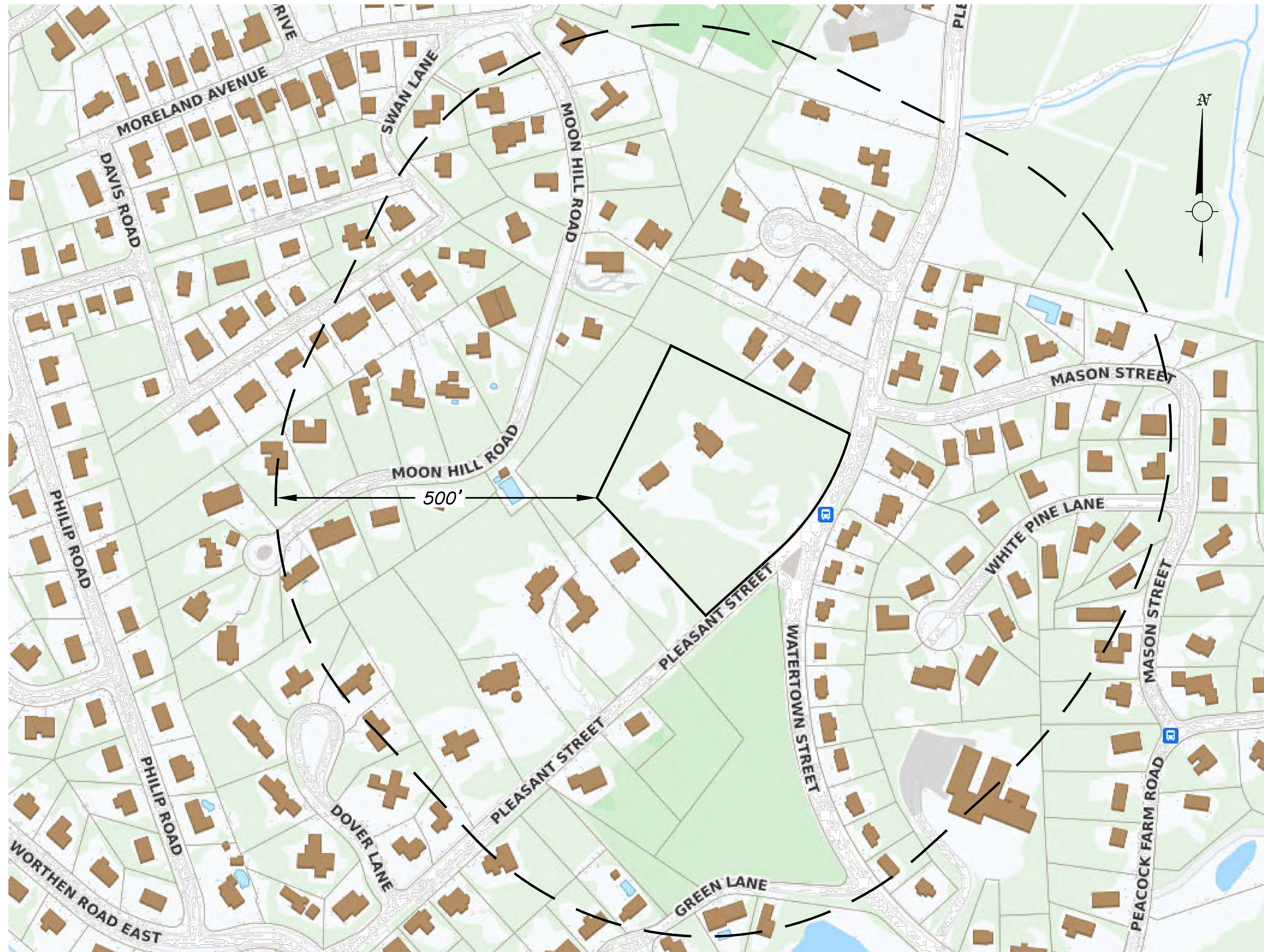
DATE _____

REVISED MAY 23, 2022; JULY 21, 2022; AUGUST 1, 2022, AUGUST 24, 2022
(IN ACCORDANCE WITH SECTION 135-6.9-3 OF THE LEXINGTON ZONING BYLAW)

35 BEDFORD STREET, SUITE 4
LEXINGTON, MASSACHUSETTS 02420
T: (978) 726-2654
www.patriot-eng.com



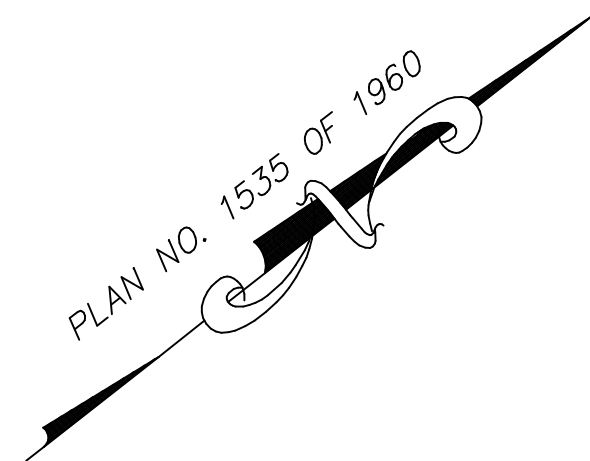
1. COVER SHEET
2. RECORD CONDITIONS PLAN
3. SITE ANALYSIS PLAN
4. PROPERTY RIGHTS PLAN
5. SITE CONSTRUCTION PLAN
6. SITE UTILITY PLAN
7. UTILITY PROFILE PLAN
8. LANDSCAPE PLANTING PLAN
9. TREE PROTECTION & REMOVAL
10. DETAILS
11. DETAILS
12. DETAILS
13. DETAILS
14. DETAILS
15. DETAILS
16. DETAILS
17. PROOF PLAN



STORER LEXINGTON LLC
16 CHESTERFORD ROAD
WINCHESTER, MA 01890

(SCALE 1"=100')

SHELDON CORPORATION
121 MARRETT ROAD
LEXINGTON, MA 02420



EXISTING CONDITIONS PLAN
IN
LEXINGTON, MASS.
(MIDDLESEX COUNTY)

SCALE: 1 IN. = 30 FT.

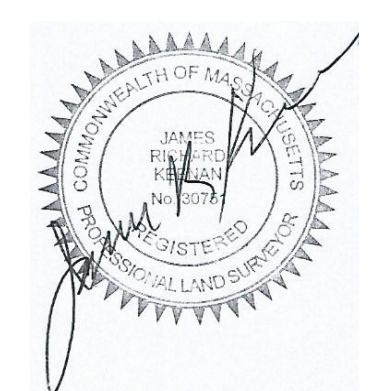
MARCH 21, 2022

KEENAN SURVEY
8 WINCHESTER PLACE
WINCHESTER, MASS.
781-729-4213

LEGEND	
STY. W.F.	STORY WOOD FRAME
BIT.	BITUMINOUS
CONC.	CONCRETE
S.F.	SQUARE FEET
UP	UTILITY POLE
DBL	DOUBLE
WCR	WHEELCHAIR RAMP
SMH	SEWER MANHOLE
OHW	OVERHEAD WIRES
TEC	COMMUNICATIONS LINE

NOTES: TOPOGRAPHY ON TOWN OF LEXINGTON SEWER DATUM
ZONE: RS
UTILITIES SHOWN ARE FROM FIELD SURVEY AND A PLAN
BY MERIDIAN ASSOCIATES DATED JAN. 7, 2020

NOTE:
UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY
AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES
AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED
RECORD PLANS AND ARE APPROXIMATE ONLY. BEFORE PLANNING
FUTURE CONNECTIONS THE PROPER UTILITY ENGINEERING DEPARTMENT
SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE
STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL TOLL FREE
DIG SAFE CALL CENTER 1-888-344-7233, 72 HOURS PRIOR TO
EXCAVATION.



MILIKEN (PRIVATE) ROAD

MAP 14 PARCEL 151
N/F ATIF MAJID & HIFZA ALI,
TRUSTEES, UNDER THE MAJID - ALI REVOCABLE TRUST
BK.77602 PG.315

MAP 14 PARCEL 87
N/F PHYLLIS R. YALE & TUCKER TAFT
BK.19064 PG.202

MAP 8 PARCEL 22
N/F SARAH ELIZABETH REYNOLDS & RYAN DANIEL DAY
BK.73196 PG.217

PART LOT B
AREA = 5.035 ACRES
219,349 S.F.
MAP 14 PARCEL 57
STORER LEXINGTON LLC
BK.72722 PG.51

PLEASANT

WATERTOWN
STREET

STREET

MASON
STREET

TEST PIT DATA
TEST PIT DATA AND LOCATIONS OBTAINED
FROM A PLAN ENTITLED RECORD CONDITIONS
PLAN OF LAND PREPARED BY MERIDIAN
ASSOCIATES DATED JANUARY 7, 2020

TEST PIT TP-1
ELEV.=237.2±
ASSUMED E.S.H.G.W. ELEV.=231.2
0'-12" A HORIZON: SANDY LOAM
12'-17" B HORIZON: LOAMY SAND
17'-24" LAYER C: LOAMY SAND
24'-36" LAYER C: GRAVELLY LOAMY SAND
36'-46" LAYER C: FINE SAND
46'-72" LAYER C: GRAVELLY LOAMY SAND
72'+ REFUSAL

NO REDOX OBSERVED
NO WEEDING OBSERVED

TEST PIT TP-2
ELEV.=265.0±
ASSUMED E.S.H.G.W. ELEV.=262.3
0'-8" A HORIZON: SANDY LOAM
8'-14" B HORIZON: GRAVELLY SANDY
LOAM WITH COBBLES
14'-32" LAYER C: GRAVELLY SANDY LOAM
WITH COBBLES
32'+ REFUSAL

NO REDOX OBSERVED
NO WEEDING OBSERVED

TEST PIT TP-2
ELEV.=265.0±
ASSUMED E.S.H.G.W. ELEV.=262.3
0'-8" A HORIZON: SANDY LOAM
8'-14" B HORIZON: GRAVELLY SANDY
LOAM WITH COBBLES
14'-32" LAYER C: GRAVELLY SANDY LOAM
WITH COBBLES
32'+ REFUSAL

NO REDOX OBSERVED
NO WEEDING OBSERVED

TEST PIT TP-3
ELEV.=274.3±
ASSUMED E.S.H.G.W. ELEV.=269.6
0'-10" A HORIZON: SANDY LOAM
10'-14" B HORIZON: SANDY LOAM WITH
COBBLES AND BOULDERS
14'-31" LAYER C: GRAVELLY LOAMY SAND
WITH COBBLES
31'-56" LAYER C: GRAVELLY LOAMY SAND
56'+ REFUSAL

NO REDOX OBSERVED
NO WEEDING OBSERVED

TEST PIT TP-4
ELEV.=254.9±
ASSUMED E.S.H.G.W. ELEV.=253.6
0'-8" A HORIZON: SANDY LOAM
8'-16" B HORIZON: SANDY LOAM
16'+ REFUSAL

NO REDOX OBSERVED
NO WEEDING OBSERVED

TEST PIT TP-5
ELEV.=249.5±
ASSUMED E.S.H.G.W. ELEV.=243.2
0'-17" HTM
17'-28" A HORIZON: SANDY LOAM
28'-32" B HORIZON: SANDY LOAM
32'-40" LAYER C: GRAVELLY SANDY LOAM
40'-45" LAYER C: GRAVELLY LOAMY
SAND WITH COBBLES
45'-76" LAYER C: GRAVELLY LOAMY
SAND WITH COBBLES
76'+ REFUSAL

NO REDOX OBSERVED
NO WEEDING OBSERVED

TEST PIT TP-6
ELEV.=243.0±
ASSUMED E.S.H.G.W. ELEV.=239.2
0'-8" A HORIZON: SANDY LOAM
8'-12" B HORIZON: SANDY LOAM
12'-32" LAYER C: GRAVELLY SANDY LOAM
WITH COBBLES
32'-46" LAYER C: GRAVELLY LOAMY
SAND WITH COBBLES
46'+ REFUSAL

NO REDOX OBSERVED
NO WEEDING OBSERVED

TEST PIT TP-7
ELEV.=258.9±
ASSUMED E.S.H.G.W. ELEV.=255.9
0'-10" A HORIZON: SANDY LOAM
10'-14" B HORIZON: SANDY LOAM
14'-36" LAYER C: SANDY LOAM
36'+ REFUSAL

NO REDOX OBSERVED
NO WEEDING OBSERVED

LEXINGTON PLANNING BOARD

DATE:

I, _____ CLERK OF THE TOWN OF LEXINGTON,
MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS
PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN RECEIVED AND
RECORDED AT THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING
TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDED OF SAID NOTICE.

TOWN CLERK

DATE



NOTES:

1. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM A PLAN PREPARED BY KEENAN SURVEY.
2. THE SOLE PURPOSE OF THIS PLAN SET IS TO COMPLY WITH SECTION 135-6.9.3 OF THE TOWN OF LEXINGTON ZONING BYLAW.
3. THE SUBJECT PROPERTY DEPICTED IS LOCATED WITHIN THE RS ZONING DISTRICT.
4. THE SUBJECT PROPERTY IS DEPICTED AS LOT 57 ON THE TOWN OF LEXINGTON ASSESSOR'S MAP 14
5. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND PLANS OF RECORD. THIS PLAN DOES NOT GUARANTEE THE LOCATION OF UTILITIES DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
6. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST.

SOILS INFORMATION

SOILS INFORMATION DERIVED FROM THE USDA NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY OF MIDDLESEX COUNTY, MASSACHUSETTS, URL: <http://websoilsurvey.nrcs.usda.gov>.

SOIL TYPE	HYDROLOGIC SOIL GROUP	TYPICAL DEPTH TO ESHGW
104D HOLLIS-ROCK OUTCROP-CHARLTON COMPLEX, 15 TO 25 PERCENT SLOPES	GROUP D	MORE THAN 80"
302D MONTAUK FINE SANDY LOAM, 15 TO 35 PERCENT SLOPES, EXTREMELY STONY	GROUP C	18"-37"
422B CANTON FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES, EXTREMELY STONY	GROUP B	MORE THAN 80"

LEGEND:

- 631C SOIL TYPE
- L.P. LOW POINT
- H.P. HIGH POINT
- 15-25% SLOPES
- 25-40% SLOPES
- >40% SLOPES
- ESHGW ESTIMATED SEASONAL HIGH GROUNDWATER
- TP-1 TEST PIT
- FLOW DIRECTION

RECORD OWNER:
STORER LEXINGTON LLC
16 CHESTERFORD ROAD
WINCHESTER, MA 01890

- DEED BOOK 72722 PAGE 50

APPLICANT:
SHELDON CORPORATION
121 MARRETT ROAD
LEXINGTON, MA 02420

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD
INFORMATION WITHOUT SUBSURFACE VERIFICATION

LINC COLE LANE
69 PLEASANT STREET
LEXINGTON, MA

DATE: 3-30-2022
PROJECT NO: 21-12

DRAWN BY:
CHECKED BY:

REVISIONS

DATE	BY	DESCRIPTION
5-23-2022		NO REVISIONS TO THIS SHEET
7-21-2022		NO REVISIONS TO THIS SHEET
8-1-2022		NO REVISIONS TO THIS SHEET

PATRIOT Engineering

35 BEDFORD STREET, SUITE 4
LEXINGTON, MASSACHUSETTS 02420
T: (978) 726-2654
www.patriot-eng.com

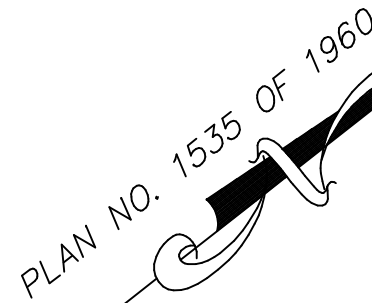
SITE ANALYSIS MAP
LOCATED IN
LEXINGTON, MA
(MIDDLESEX COUNTY)
PREPARED FOR
SHELDON CORP.

SHEET
3 OF 17

I DECLARE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

FOR KEENAN SURVEY

DATE



MAP 14 PARCEL 87
N/F PHYLLIS R. YALE & TUCKER TAFT
BK.19064 PG.202

TABLE OF DIMENSIONAL REQUIREMENTS

ZONE: RS

ITEM	REQUIREMENT
MINIMUM LOT AREA	15,500 SF
MINIMUM FRONTAGE	125'
BUILDING SETBACK	
FRONT YARD	30'
SIDE/REAR YARD	15'

REFERENCES:

PLAN NO. 1535 OF 1960

DOCUMENTS ON RECORD AT THE
MIDDLESEX SOUTH DISTRICT REGISTRY
OF DEEDS.

RECORD OWNER/APPLICANT:

APPLICANT:
SHELDON CORP
121 MARRETT ROAD
LEXINGTON, MA 02421

OWNER:
STORER LEXINGTON LLC
DEED BOOK 72722 PAGE 50
LEXINGTON, MA 02421

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO CREATE LOTS A-J AND PARCEL 1 (WITH A COMBINED TOTAL AREA OF 5.035±ACRES) AS SHOWN ON PLAN 1535 OF 1960. LOTS A-J WILL BE ACCESSED THROUGH PARCEL 1.
2. THIS PLAN IS BASED ON AN INSTRUMENT SURVEY PERFORMED ON THE GROUND BY KEENAN SURVEY ON MAY 19, 2021.
3. THE SUBJECT PROPERTY IS LOCATED IN THE ONE FAMILY DWELLING (RS) RESIDENTIAL ZONING DISTRICT.
4. THE SUBJECT PROPERTY IS DEPICTED AS PARCEL 57 ON TOWN OF LEXINGTON ASSESSOR'S MAP 14.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

MAP 14 PARCEL 151
N/F ATIF MAJID & HIFZA ALI,
TRUSTEES, UNDER THE MAJID - ALI REVOCABLE TRUST
BK.77602 PG.315



MILLIKEN ROAD

STREET

MASON STREET

WATERTOWN STREET

LEXINGTON PLANNING BOARD

DATE:

I, _____, CLERK OF THE TOWN OF LEXINGTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK

DATE

REVISIONS

PROPERTY RIGHTS PLAN OF LAND

LOCATED IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)
PREPARED FOR
SHELDON CORP

KEENAN SURVEY

8 WINCHESTER PLACE
WINCHESTER, MASS.
781-729-4213

DATE:
JULY 20, 2022

SCALE:
1"=30'

SHEET NO.

4 OF 17

PROJECT NO.

CHECKED BY:

DESIGNED BY:

DESCRIPTION

DATE

BY

FOR REGISTRY OF DEEDS USE ONLY

I DECLARE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

FOR PATRIOT ENGINEERING DATE

LEXINGTON PLANNING BOARD

I, _____ CLERK OF THE TOWN OF LEXINGTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDED OF SAID NOTICE.

TOWN CLERK DATE



NOTES:

- THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM A PLAN PREPARED BY KEENAN SURVEY.
- THE SOLE PURPOSE OF THIS PLAN SET IS TO COMPLY WITH SECTION 135-6.9.3 OF THE TOWN OF LEXINGTON ZONING BYLAW.
- THE SUBJECT PROPERTY DEPICTED IS LOCATED WITHIN THE RS ZONING DISTRICT.
- THE SUBJECT PROPERTY IS DEPICTED AS LOT 57 ON THE TOWN OF LEXINGTON ASSESSOR'S MAP 14
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND PLANS OF RECORD. THIS PLAN DOES NOT GUARANTEE THE LOCATION OF UTILITIES DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST.
- THIS UNIT WILL BE DESIGNATED AS A MODERATE INCOME UNIT (150% AMI) EXACT FINISHED SQUARE FOOTAGE TO BE DETERMINED

TABLE OF DEVELOPMENTAL DATA

TOTAL ASSESSED LAND AREA OF DEVELOPMENT	5.04 ±AC (MAP 14, LOT 57)
TOTAL CALCULATED LAND AREA OF DEVELOPMENT	219,349 ±SF (MAP 14, LOT 57)
TOTAL ONSITE DEVELOPABLE SITE AREA	219,349 ±SF
TOTAL AREA WITH PROPOSED ROW	25,492 ±SF
TOTAL AREA OF IMPERVIOUS SURFACES WITHIN PROPOSED ROW	17,951 ± SF
(TOTAL AREA OF LOTS IN PROOF PLAN = TOTAL CALCULATED LAND AREA OF DEVELOPMENT - TOTAL AREA WITHIN PROPOSED ROW = (219,349 - 25,492) = 193,857 ±SF	
193,857 SF * 0.20 = 38,771 SF	
38,771 SF + (TOTAL IMPERVIOUS AREA WITHIN ROW PROOF PLAN) = (38,771 + 17,951) = 56,722 SF	
TOTAL IMPERVIOUS SURFACE AREA ALLOWABLE IN A SITE SENSITIVE DEVELOPMENT (SSD) = 56,722 SF	

SPECIAL PERMIT SUBDIVISION CALCULATIONS (FROM PROOF PLAN)

TYPE OF SPECIAL PERMIT RESIDENTIAL DEVELOPMENT	MAXIMUM GROSS FLOOR AREA (SF)	NO. OF DWELLINGS	MAXIMUM AMOUNT OF IMPERVIOUS SURFACES (SF)	MAXIMUM SITE COVERAGE (SF)	MINIMUM COMMON OPEN SPACE REQUIRED (SF)
SITE SENSITIVE	76,511	10	56,722	29,078	NOT REQUIRED
PROPOSED	< 76,511	10	61,350*	31,246*	NOT REQUIRED

*WAIVER REQUESTED TO EXCEED IMPERVIOUS SURFACE LIMIT
*WAIVER REQUESTED TO EXCEED SITE COVERAGE LIMIT

ADDITIONAL NOTES:

- ALL PATIOS AND WALKWAYS WILL BE POROUS.
- ALL STONES FROM EXISTING STONE WALLS TO BE REUSED ON SITE
- CONSTRUCTION FENCING TO BE INSTALLED AROUND PERIMETER OF PROPERTY
- PROPOSED FOUNDATIONS WILL BE USED FOR GRADING PURPOSES TO MINIMIZE RETAINING WALLS WHERE FEASIBLE

TABLE OF DIMENSIONAL REQUIREMENTS

ITEM	REQUIREMENT
MIN LOT AREA	15,500 SF
MIN FRONTAGE	125'
BUILDING SETBACKS	
FRONT YARD	30'
SIDE/REAR YARD	15'

LEGEND	DESCRIPTION
PEOP	PROPOSED EDGE OF PAVEMENT
PBB	PROPOSED BIT. BERM
●	PROPOSED AREA DRAIN (PAD)
■	PROPOSED CATCH BASIN (PCB)
—244—	PROPOSED CONTOUR
○	PROPOSED DRAIN MANHOLE (PDMH)
●	PROPOSED FIRE HYDRANT
~~~~~	PROPOSED FILTERMITT
- - - - -	PROPOSED LIMIT OF WORK LINE
▬	RETAINING WALL
⊙	PROPOSED SEWER MANHOLE (PSMH)
x271	PROPOSED SPOT GRADE
✱	TREES TO BE REMOVED
✱	TREES TO BE PROTECTED
D	PROPOSED LOT
▨	PROPOSED TEMPORARY CONSTRUCTION PARKING

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

LINC COLE LANE

69 PLEASANT STREET  
LEXINGTON, MA

DATE: 3-30-2022  
PROJECT No: 21-12

REVISIONS

DATE	BY	DESCRIPTION
5-23-2022	M/JN	REVISIONS PER TOWN COMMENTS
7-21-2022	M/JN	REVISIONS PER TOWN COMMENTS
8-1-2022	M/JN	REVISIONS PER TOWN COMMENTS
8-24-2022	M/JN	EXISTING HOUSE AND DRAINAGE

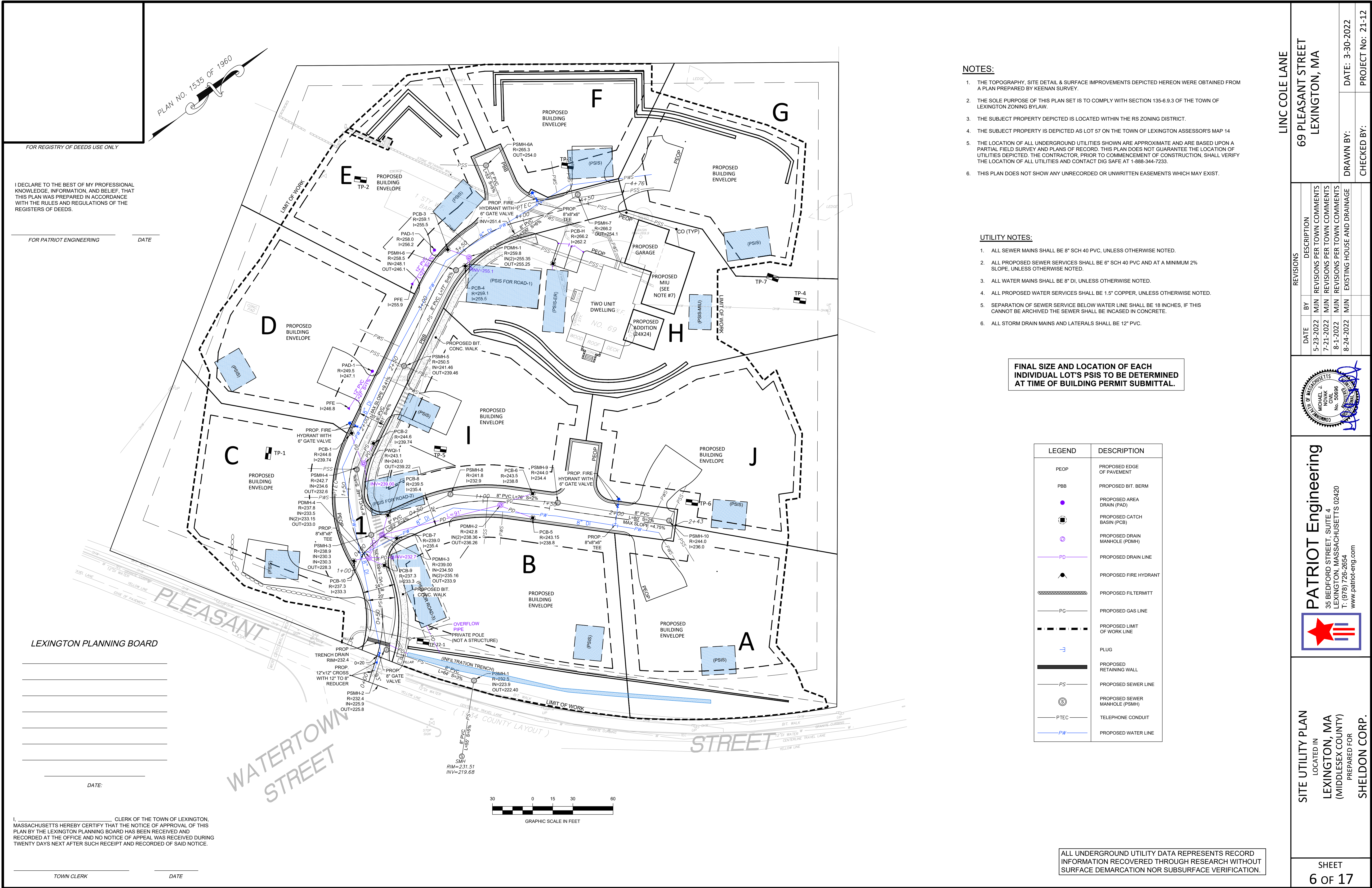
**PATRIOT Engineering**  
35 BEDFORD STREET, SUITE 4  
LEXINGTON, MASSACHUSETTS 02420  
T: (978) 726-2654  
www.patriot-eng.com

SITE CONSTRUCTION PLAN

LOCATED IN  
LEXINGTON, MA  
(MIDDLESEX COUNTY)  
PREPARED FOR  
SHELDON CORP.

SHEET  
5 OF 17







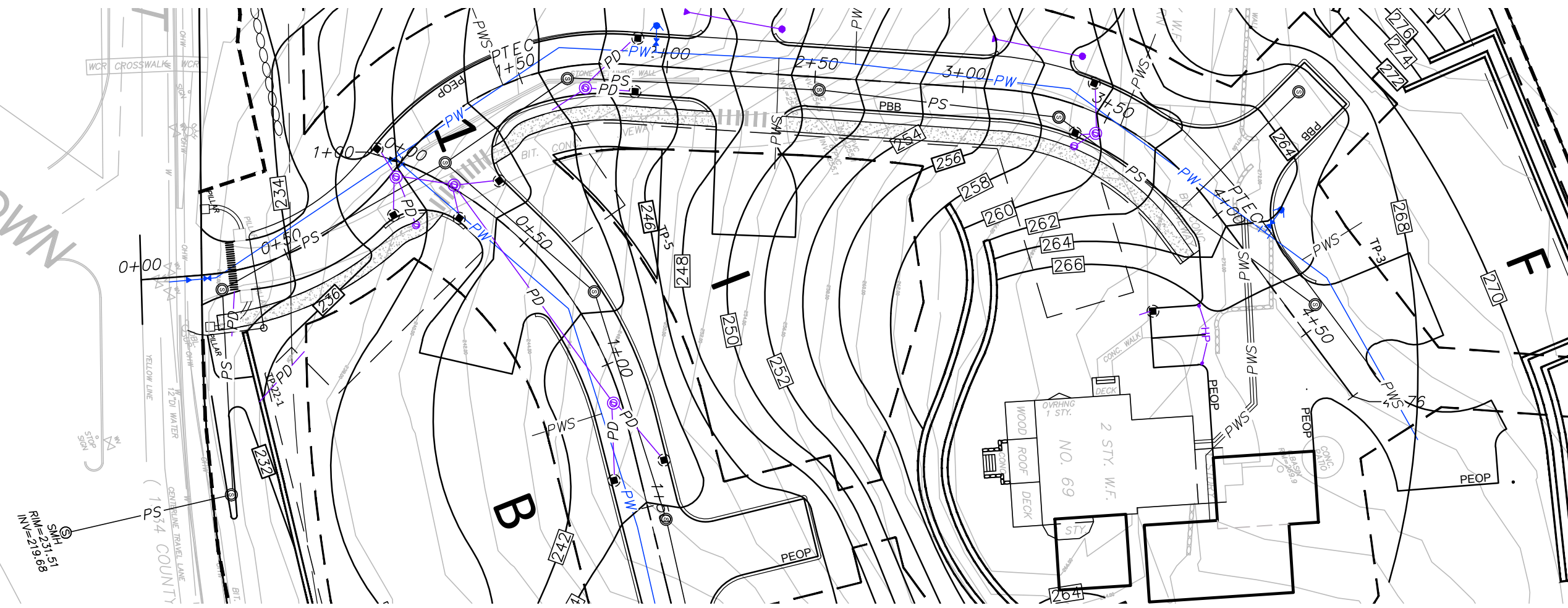
FOR REGISTRY OF DEEDS USE ONLY

I DECLARE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

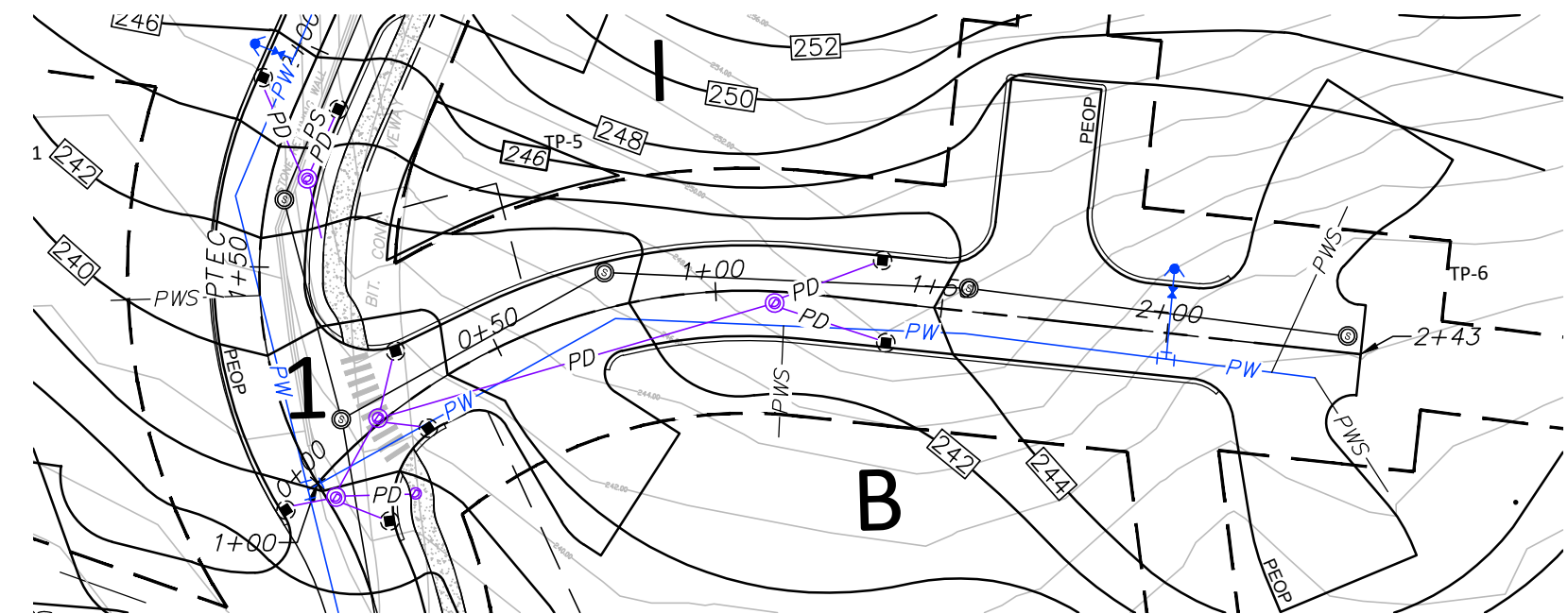
FOR PATRIOT ENGINEERING

DATE

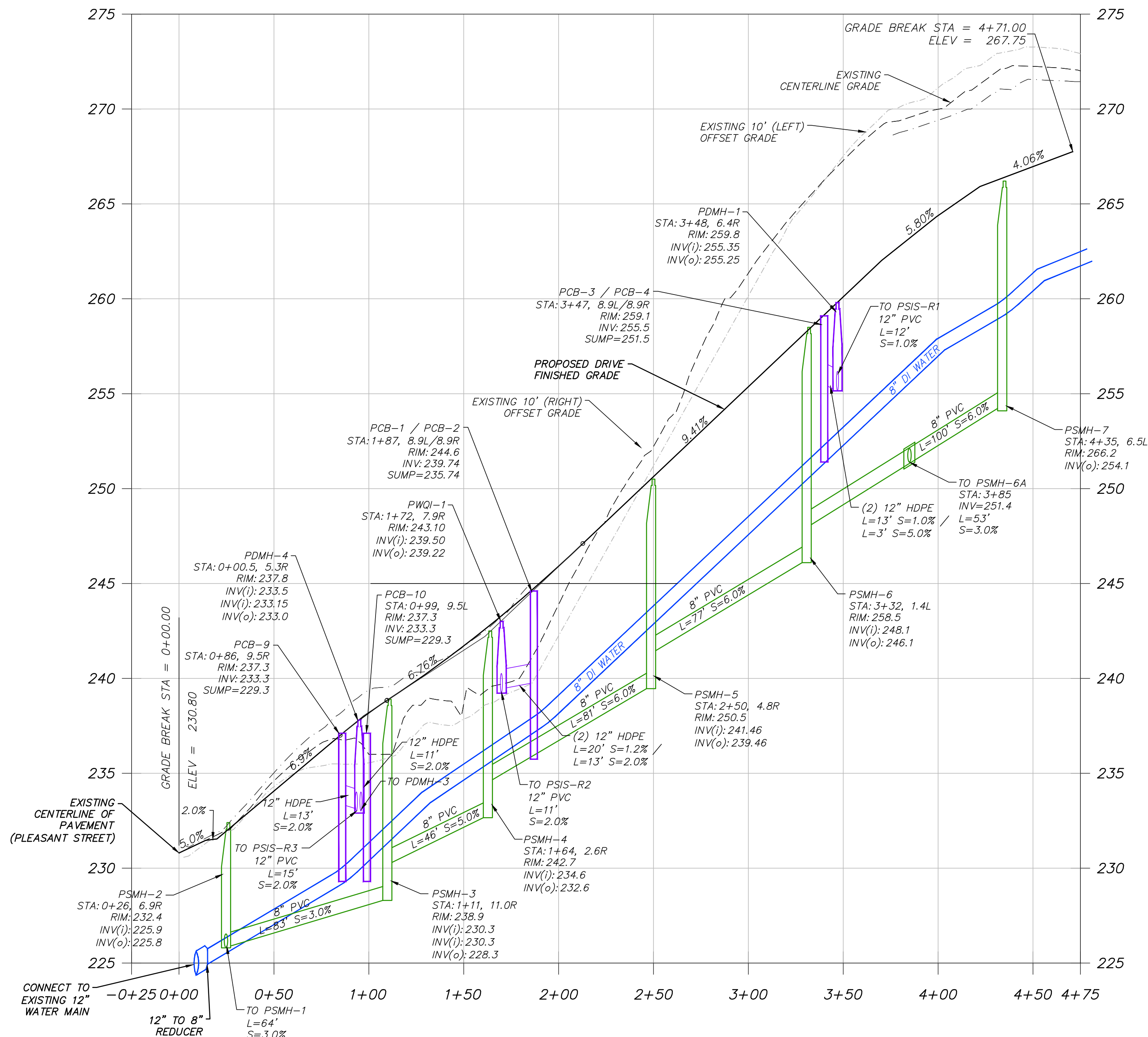
WATERTOWN STREET



PLAN VIEW DRIVE-1  
SCALE: 1"=40'



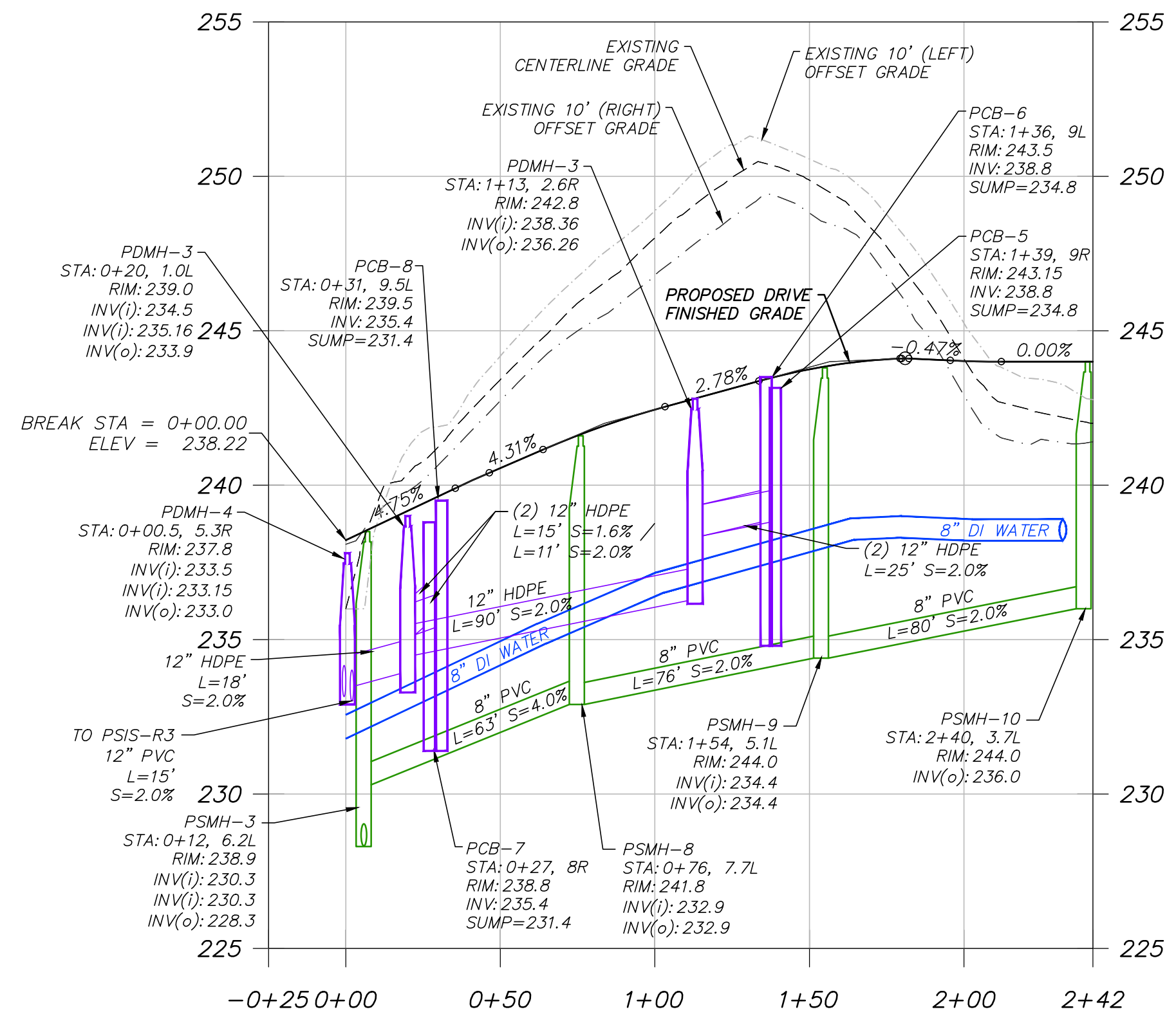
PLAN VIEW DRIVE-2  
SCALE: 1"=40'



PROPOSED PRIVATE DRIVE-1  
PROFILE VIEW  
SCALE: 1"=4' VERT.  
1"=40' HOR.

PROFILE NOTE:

ALL PIPE LENGTHS LISTED ABOVE ARE CENTER OF STRUCTURE TO CENTER OF STRUCTURE MEASUREMENTS.



PROPOSED PRIVATE DRIVE-2  
PROFILE VIEW  
SCALE: 1"=4' VERT.  
1"=40' HOR.

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

LEXINGTON PLANNING BOARD

DATE:

I, _____, CLERK OF THE TOWN OF LEXINGTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDED OF SAID NOTICE.

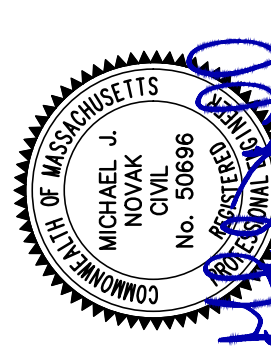
TOWN CLERK

DATE

LINC COLE LANE

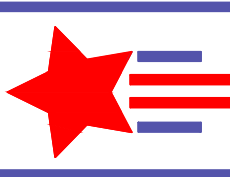
69 PLEASANT STREET  
LEXINGTON, MA

REVISIONS	DATE	BY	DESCRIPTION
1	5-23-2022	M/JN	REVISIONS PER TOWN COMMENTS
2	7-21-2022	M/JN	REVISIONS PER TOWN COMMENTS
3	8-1-2022	M/JN	REVISIONS PER TOWN COMMENTS
4	8-24-2022	M/JN	EXISTING HOUSE AND DRAINAGE



PATRIOT Engineering

35 BEDFORD STREET, SUITE 4  
LEXINGTON, MASSACHUSETTS 02420  
T: (978) 726-2654  
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UTILITY PROFILE PLAN

LOCATED IN

LEXINGTON, MA

(MIDDLESEX COUNTY)

PREPARED FOR

SHELDON CORP.

SHEET  
7 OF 17

DRAWN BY: DATE: 3-30-2022  
CHECKED BY: PROJECT No: 21-12



FOR REGISTRY OF DEEDS USE ONLY

I DECLARE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

FOR PATRIOT ENGINEERING

DATE

LEXINGTON PLANNING BOARD

DATE:

I, _____, CLERK OF THE TOWN OF LEXINGTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDED OF SAID NOTICE.

TOWN CLERK

DATE

BK.19064 PG.202



PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
DECIDUOUS TREES				
LS	LIQUIDAMBAR STYRACIFLUA	19	3\"-3.5\" CAL.	B&B
QR	QUERCUS RUBRA	19	3\"-3.5\" CAL.	B&B
ORNAMENTAL TREES				
CF	CORNUS FLORIDA	14	12', 3\"C	B&B
EVERGREEN TREES				
TC	TSUGA CANADENSIS	27	8\"-10', 3\"C	B&B
SHRUBS				
PERENNIALS				
HH	HEMEROCALLIS 'HAP. RETURNS'	115	#2 POT	C.G.
CS	CHRYSANTHEMUM X SUPERBUM	115	#2 POT	C.G.

**NOTE:** THE ABOVE PLANT LIST WAS DEVELOPED USING THE LEXINGTON PREFERRED PLANT LIST AS ADOPTED ON OCTOBER 6, 2021. THE LARGE SHADE TREES WERE SELECTED FROM THE RECOMMENDED LARGE SHADE TREES LIST OF THE LEXINGTON TREE MANUAL SECTION V.B.5 AS REFERENCED IN CHAPTER 120 OF THE LEXINGTON GENERAL BYLAWS, ENTITLED 'TREES'. 100% OF THE TOTAL DBHs OF ALL PROPOSED TREES ARE NATIVE TREES FROM THE LEXINGTON PREFERRED PLANT LIST. 100% OF THE SHRUBS ARE NATIVE SPECIES FROM THE LEXINGTON PREFERRED PLANT LIST. RED OAK, KENTUCKY COFFEE TREE AND WHITE PINE ARE TREE SPECIES SELECTED FROM THE RECOMMENDED LARGE SHADE TREES LIST IN THE LEXINGTON TREE MANUAL REFERENCED ABOVE.

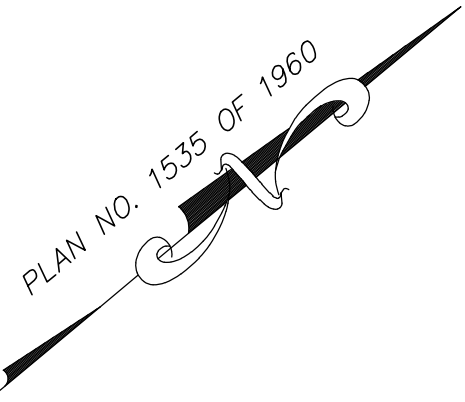
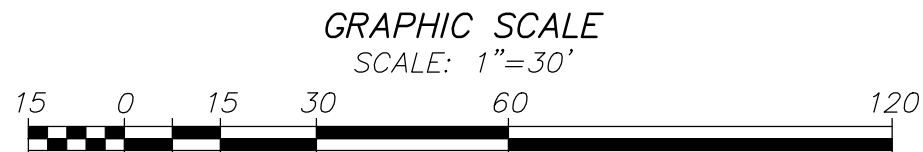
*PLANTS WITHOUT QUANTITIES IN THE LIST ARE PROPOSED FOR USE ON FUTURE FOUNDATION PLANTINGS WITHIN THE INDIVIDUAL LOTS SHOWN ON THE PLAN.

LANDSCAPE NOTES:

- SEE SHEET 4 FOR GENERAL NOTES AND LEGEND.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.
- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
- ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
- ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
- ALL PLANTED AREAS TO BE EDGED AND MULCHED WITH AGED PINE BARK: PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
- PLANTING SOIL MIX: UTILIZE EXISTING SITE LOAM FROM STOCKPILES. THOROUGHLY INCORPORATE WITH COMPOST AS NEEDED PER SOILS ANALYSIS. FERTILIZE PER RECOMMENDED RATES IN SOIL ANALYSIS.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
- ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDED WITH A MINIMUM DEPTH OF 6\" DEPTH TOPSOIL UNLESS OTHERWISE NOTED.

LEGEND

- PROP. SHADE TREE
- PROP. EVERGREEN TREE
- PROP. ORNAMENTAL TREE
- PROPOSED SHRUB PLANTING
- EX.TREE T.B.R.
- EX.TREE T.B. PROTECTED



69 PLEASANT STREET  
LEXINGTON, MA

REVISIONS  
DESCRIPTION  
PLANNING BOARD COMMENTS  
REV. STREET TREE PLANTING



J. T. HOMA  
Land Design Studios  
141 Haggetts Pond Rd  
Andover, MA 01810  
978.409.9815 - www.jthomalds.com



LANDSCAPE PLAN  
LOCATED IN  
LEXINGTON, MA  
(MIDDLESEX COUNTY)  
PREPARED FOR  
SHELDON CORP.

SHEET  
8 OF 15

DRAWN BY: JAT  
CHECKED BY: JAT  
DATE: 03.30.2022  
PROJECT No:21-12



FOR PATRIOT ENGINEERING

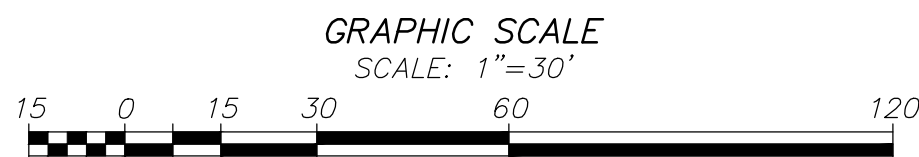
*LEXINGTON PLANNING BOARD*

DATE:

I, _____ CLERK OF THE TOWN OF LEXINGTON,  
MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF  
THIS PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN RECEIVED  
AND RECORDED AT THE OFFICE AND NO NOTICE OF APPEAL WAS  
RECEIVED DURING TWENTY DAYS NEXT AFTER SUCH RECEIPT AND  
RECORDED OF SAID NOTICE.

TOWN CLERK

DATE _____



### List of Protected Trees To Be Removed (Trees 6" DBH or greater within setback area)

Tree #		Tree Size - DBH (in inches)	Description	Reqd. Replacement Inches	
1	2	7	Hemlock	7	
2	3	28	Oak	112	
3	4	15	Maple	15	
4	5	17	Pine	17	
5	6	26	Pine	104	
6	7	19	Pine (7" + 12")	19	
7	8	17	Pine	17	
8	9	18	Pine	18	
9	10	16	Hemlock (8" +8")	16	
10	11	10	Maple	10	
11	12	9	Pine	9	
12	13	6	Maple	6	
13	14	21	Oak	21	
14	15	6	Oak	6	
15	16	15	Oak	15	
16	17	17	Oak	17	
17	18	12	Oak	12	
18	19	17	Oak	17	
19	20	8	Oak	8	
20	21	15	Oak	15	
21	22	11	Oak	11	
22	23	9	Hemlock	9	
23	24	11	Oak	11	
24		15	Oak	15	
Total No.	24	Total Caliper Inches	345	Total Reqd. Replacement Inches	507

### Additional Tree Removal & Mitigation Information (Trees 6" DBH or greater on entire site)

	Quantity	DBH (In Inches)	Replacement Rate	Proposed Replacement Inches
TOTAL NUMBER OF TREES REMOVED	190	2228		
TOTAL NUMBER OF TREES SAVED	104	1018		
PROPOSED 3" CALIPER SHADE TREES (FROM RECOMMENDED LARGE SHADE TREE LIST)	38	114	1:4	456
PROPOSED 3" CALIPER TREES	41	123	1:1	123
		Total Proposed. Replacement Inches		579

## PROTECTION REQUIREMENTS FOR EXISTING TREES

- Barrier Protection** - Protect all trees to be saved before demolition and land clearing begins. Install barrier at locations shown on plan. To the extent possible install tree protection barrier/enclosure at the drip line of the tree. This may be modified to a location adjacent to during an on-site visit by the Tree Warden. Construct barriers of 60" wood stakes and 4' orange snow fence (highly visible plastic mesh). This protection will prohibit heavy equipment from compacting soil, damaging roots, breaking branches and scarring the tree trunk. **See Detail #1 - Tree Protection Enclosing this sheet.**
- Weights under Tree** - Park vehicles, equipment, or stockpile earth, fill and other materials **ONLY OUTSIDE** the tree root zone.
- Chemical Damage** - Dispose of all debris properly (rubble, cement, asphalt, petroleum products, herbicides, all chemicals) away from the tree root zone.
- Leaf Mulch** - Allow fallen leaves from the trees within the root zone to remain on the ground as mulch. If leaves are on the lawn, they can be raked up or mowed.
- Flooding** - Provide proper drainage so that roots of trees are free of standing water.
- Fasteners** - Use separate posts instead of trees for fastening signs, fences, electrical wires and pulley stays.
- Utility Lines** - Locate all new underground utility lines outside the critical root zone of trees to be saved. If not possible, tunnel under roots as an alternative.
- Watering** - During dry spells in the growing season, water trees once a week so that the water penetrates 12 to 18 inches into the soil.

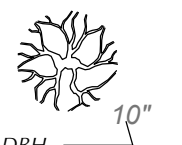
## LEGEND



EX.TREE T.B.R



EX.TREE T.B. PROTECTED

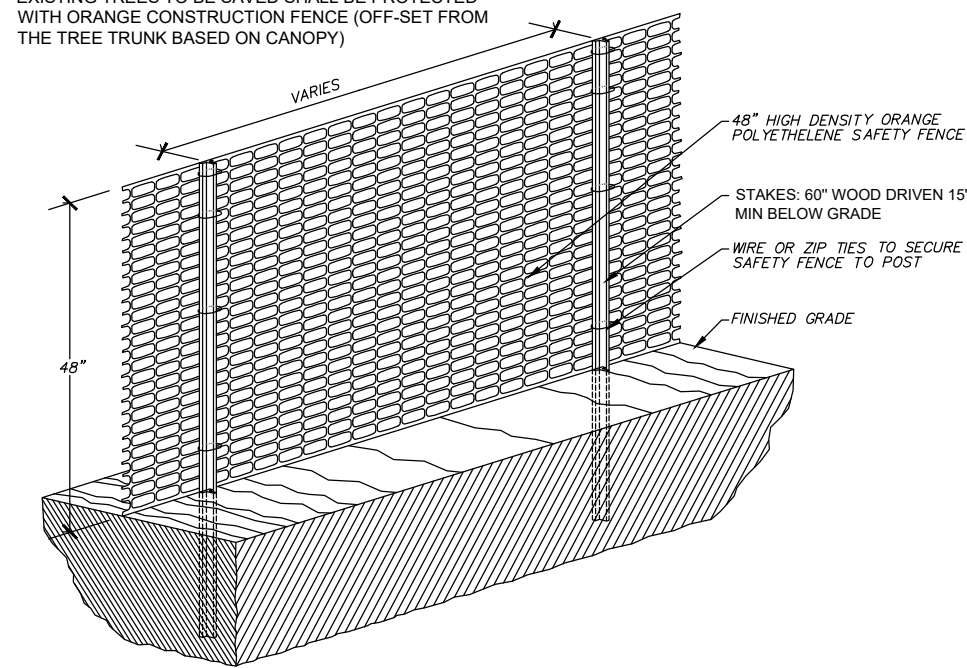


EX. TREE TO REMAIN  
OUTSIDE L.O.W.



*TREE PROTECTION FENCE*

NOTE:  
EXISTING TREES TO BE SAVED SHALL BE PROTECTED  
WITH ORANGE CONSTRUCTION FENCE (OFF-SET FROM  
THE TREE TRUNK BASED ON CANOPY)



## 1 TREE PROTECTION FENCING

SCALE: N.T.S.

69 PLEASANT STREET  
LEXINGTON, MA

DESCRIPTION
PLANNING BOARD COMMENTS
REV DRIVE LAYOUT

DATE	BY
07.22.2022	JA
08.24.2022	

J T HOMA  
Land Design Studios


**LDS**  
 Live Work Play

LOCATED IN | LEXINGTON, MA  
REMOVAL PLAN  
TREE PROTECTION AND

SHEET  
9 OF 15

Andover, MA 01810  
978.409.9815 - [www.jthomalds.com](http://www.jthomalds.com)

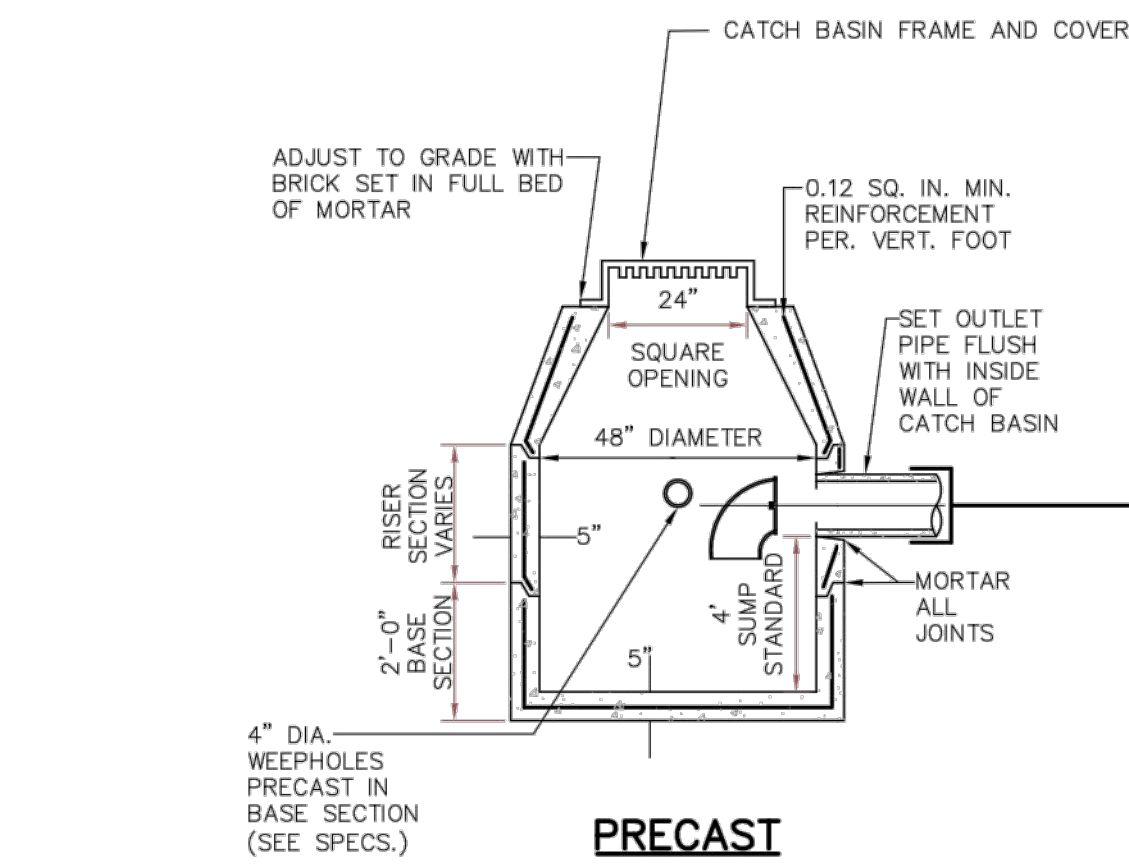
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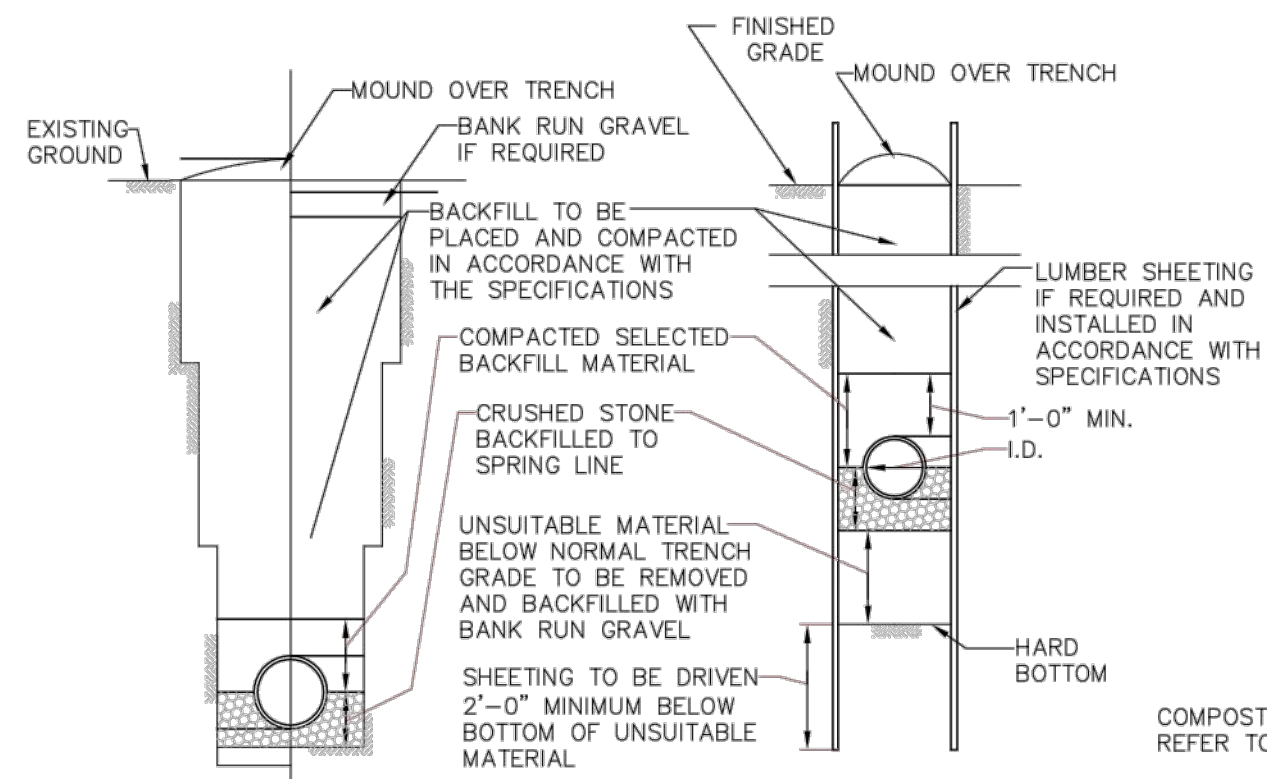






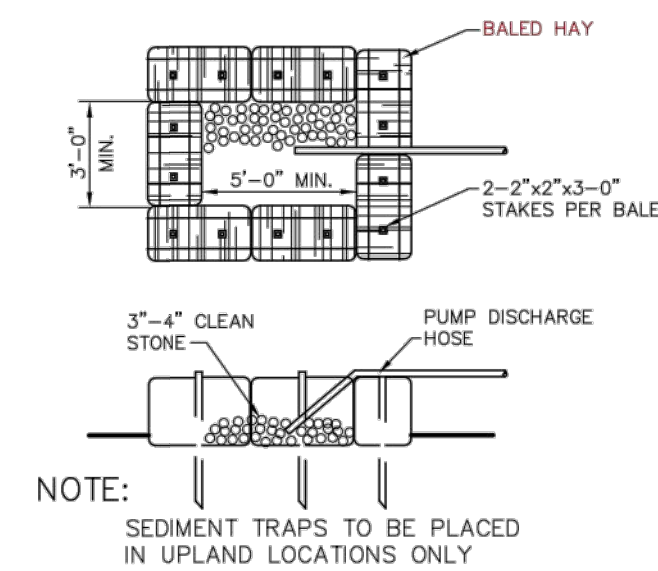


**PRECAST  
CONCRETE CATCH BASIN  
(WITH 4 FLANGE CATCH BASIN FRAME)**

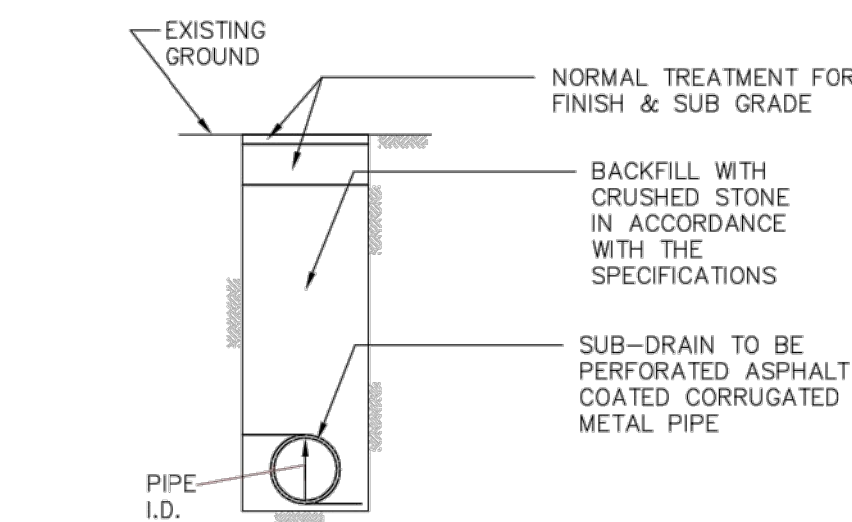


**TYPICAL TRENCH SECTION  
STABLE GROUND**

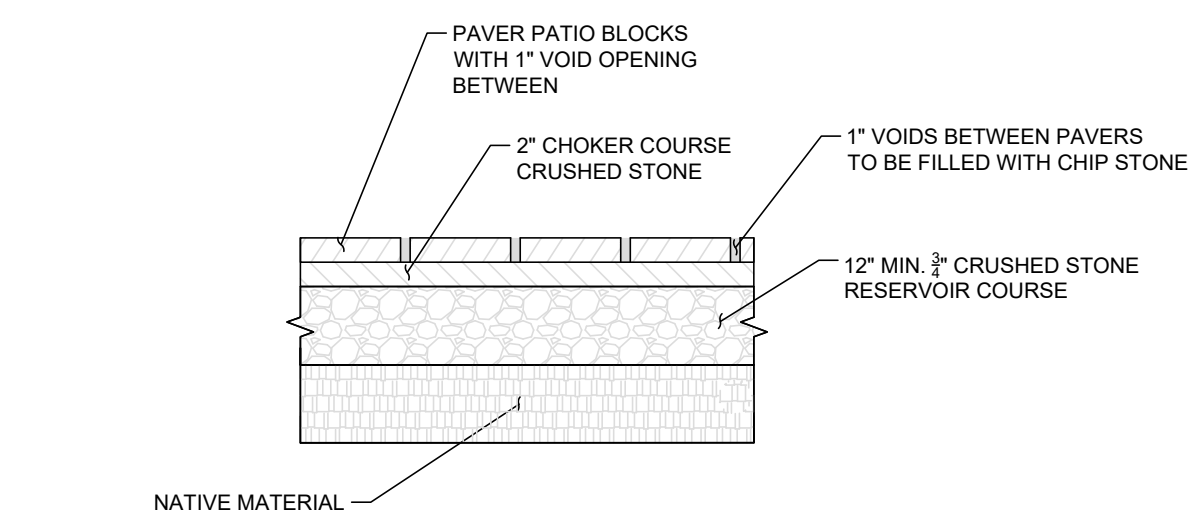
**TYPICAL TRENCH SECTION  
UNSUITABLE MATERIAL**



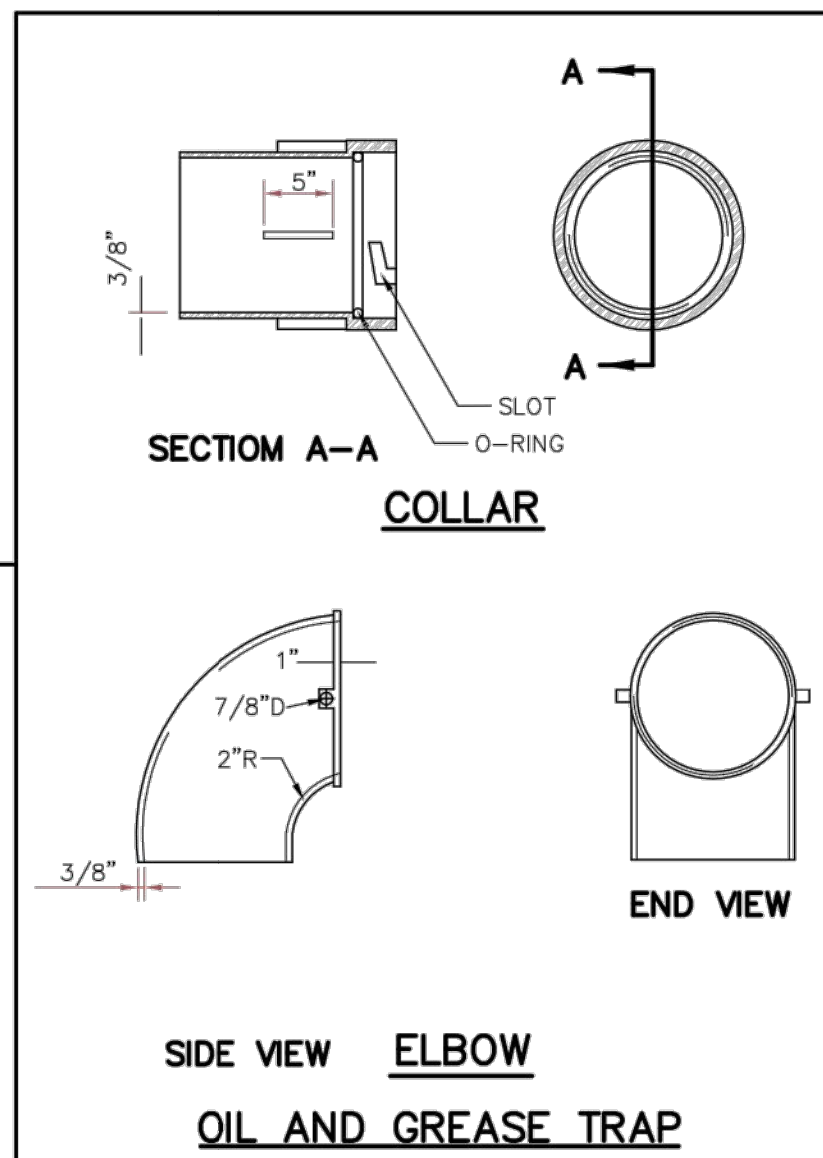
**SEDIMENT CONTROL TRAP  
N.T.S.**



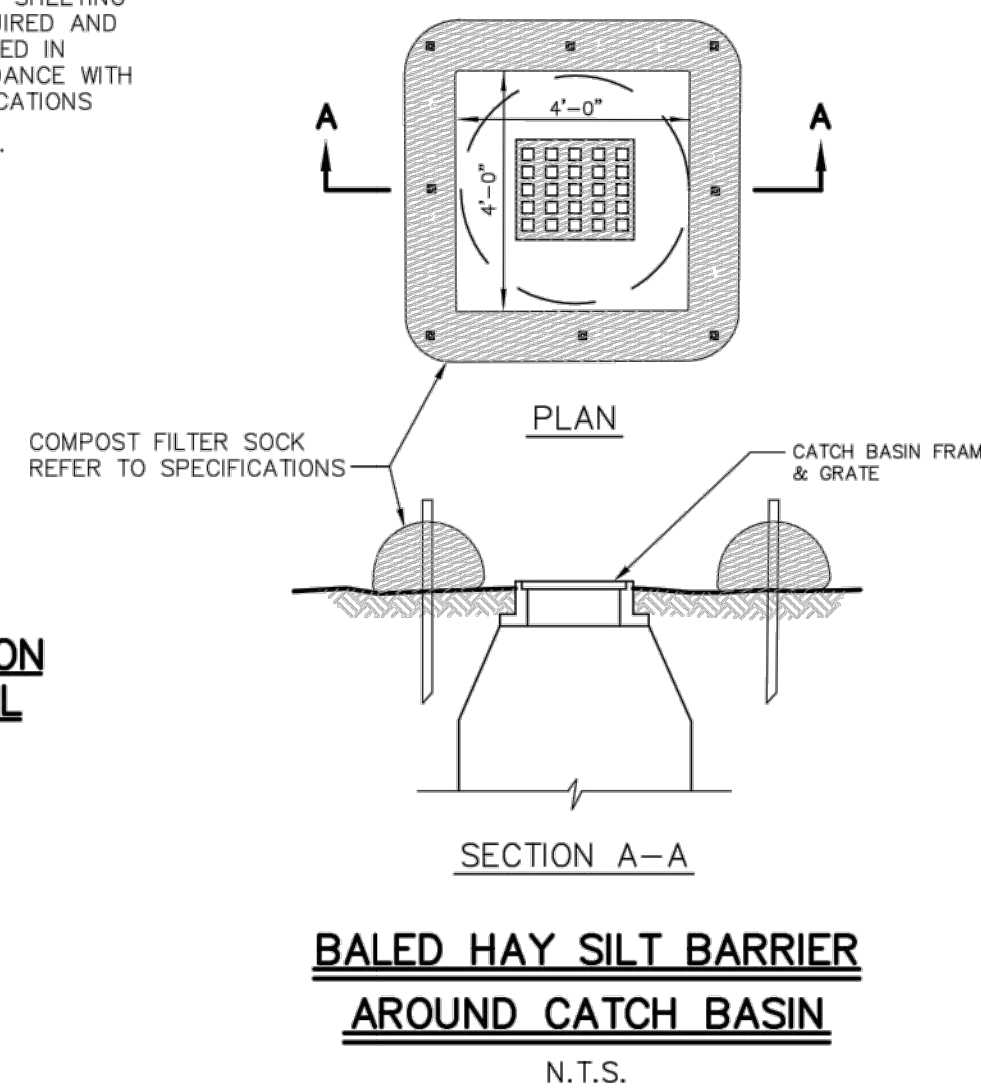
**SUB-DRAIN DETAIL**



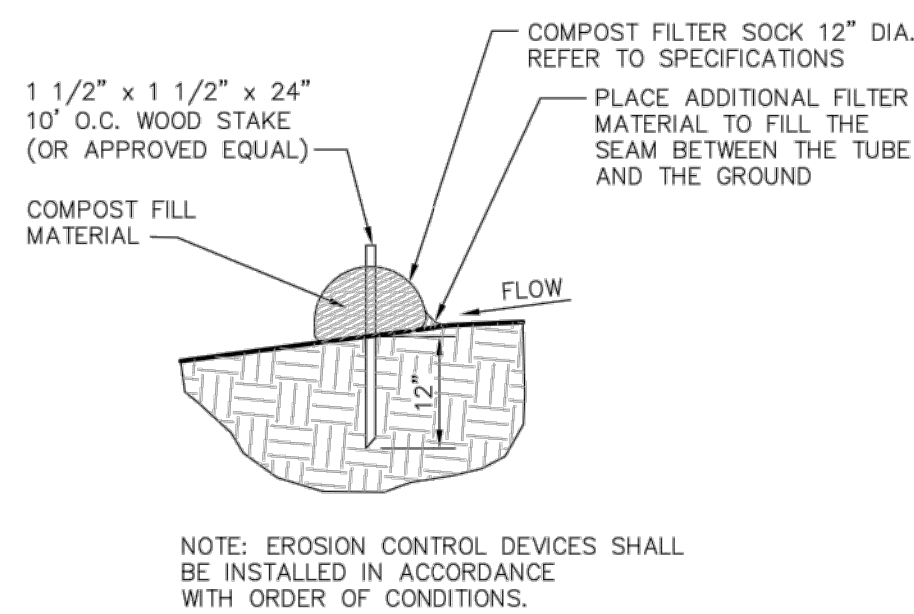
**PROPOSED POROUS PAVER PATIO DETAIL  
(NOT TO SCALE)**



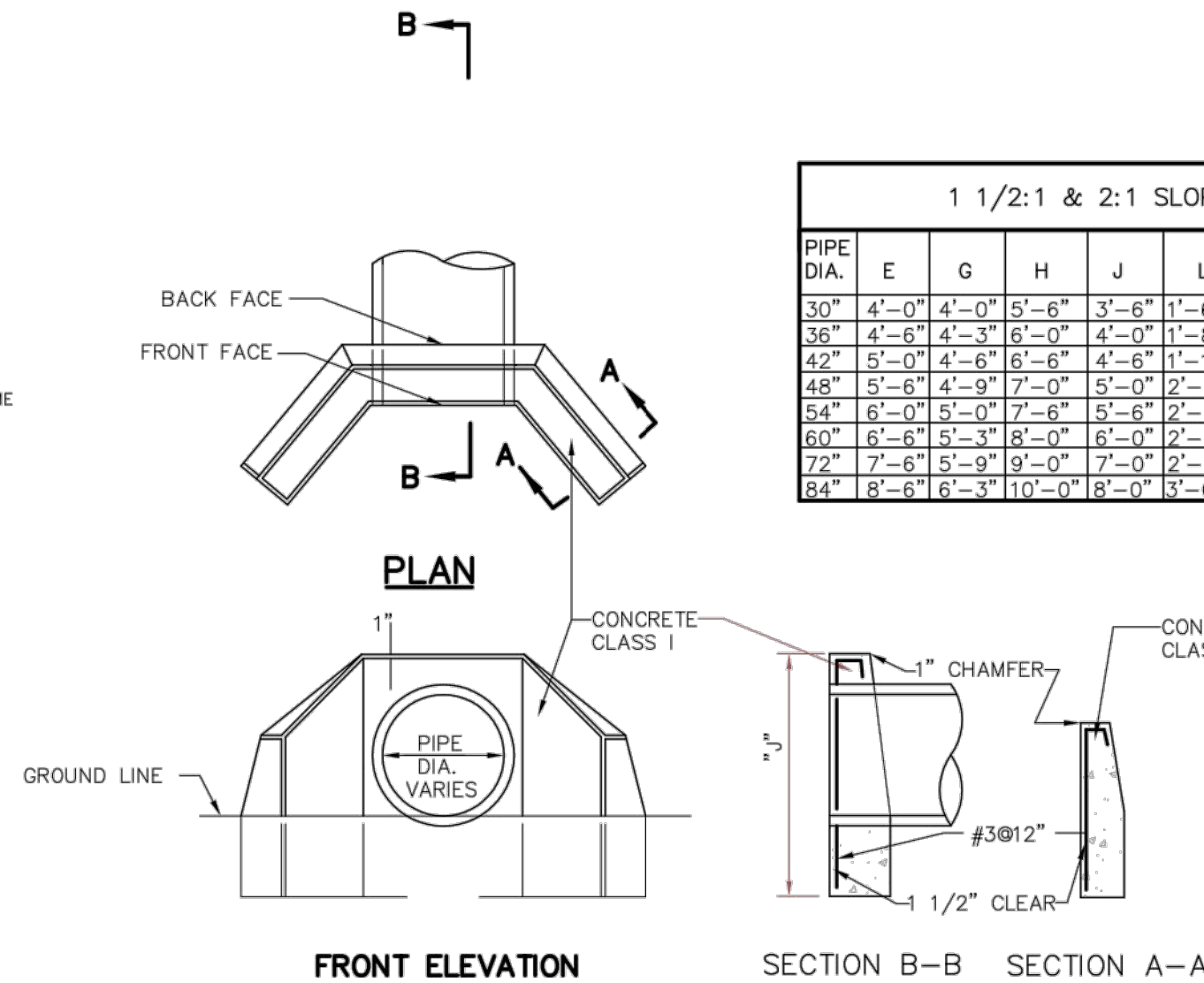
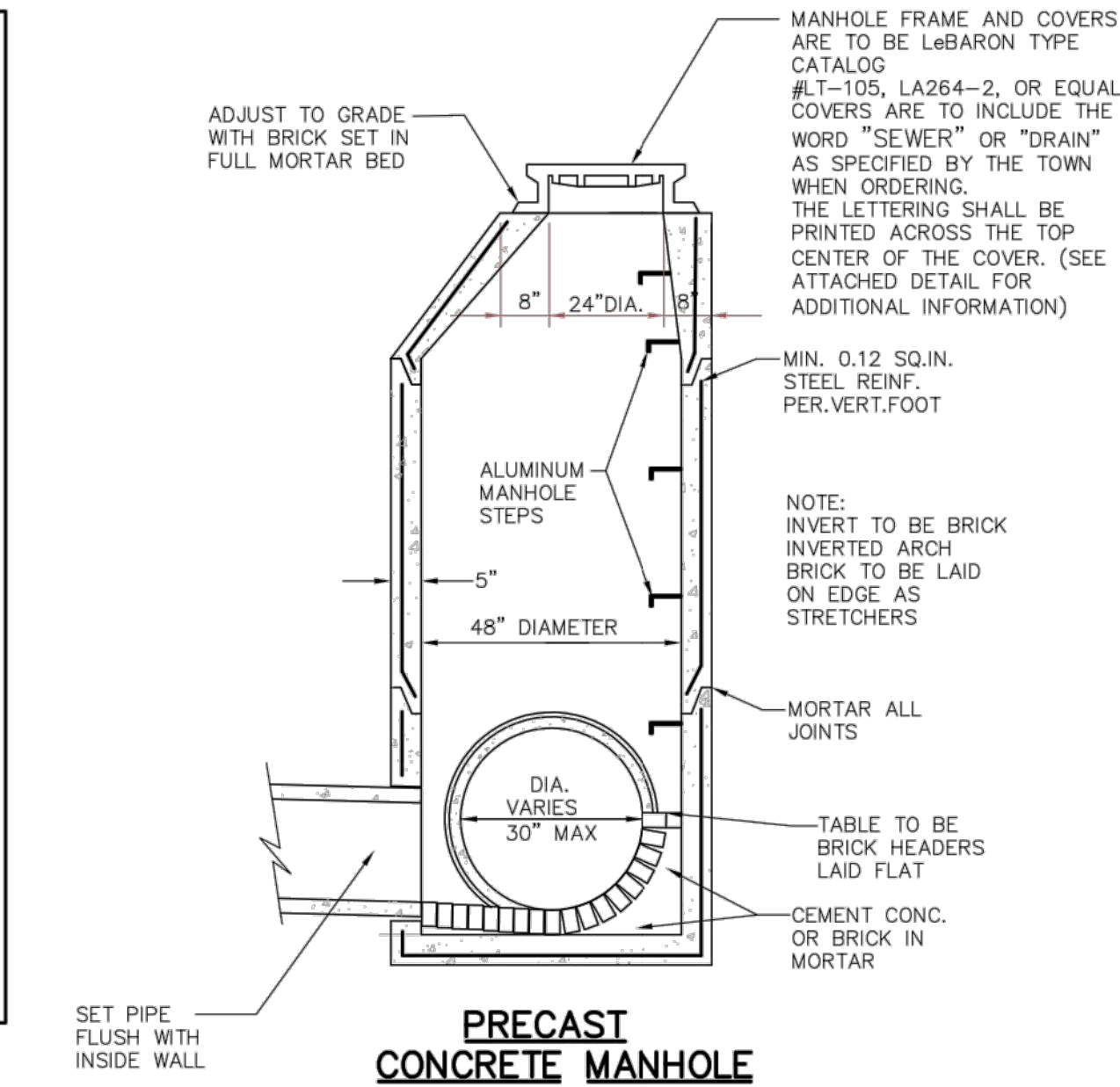
**PRECAST  
CONCRETE MANHOLE**



**BALED HAY SILT BARRIER  
AROUND CATCH BASIN  
N.T.S.**

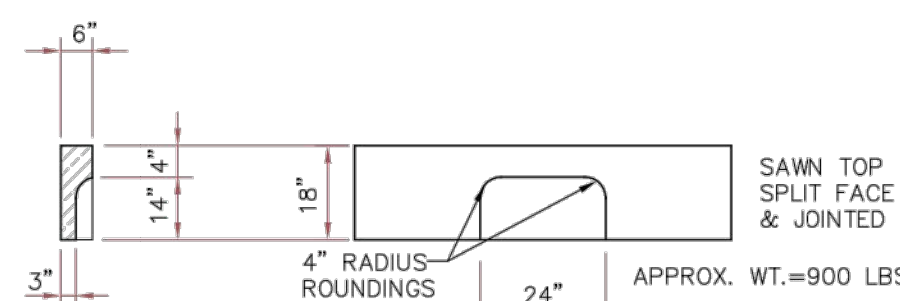


**SEDIMENTATION BARRIER**

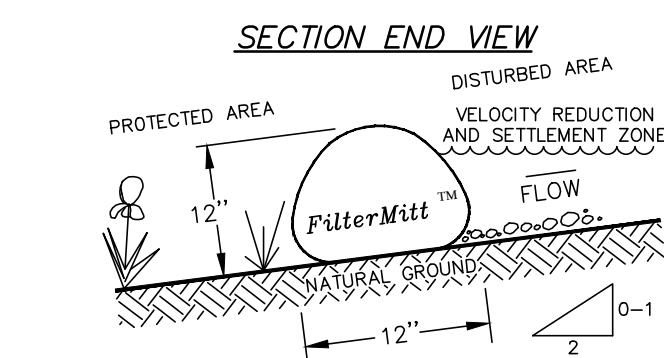


**CONCRETE HEADWALL DETAILS FOR 30" TO 84"  
PIPE CULVERTS**

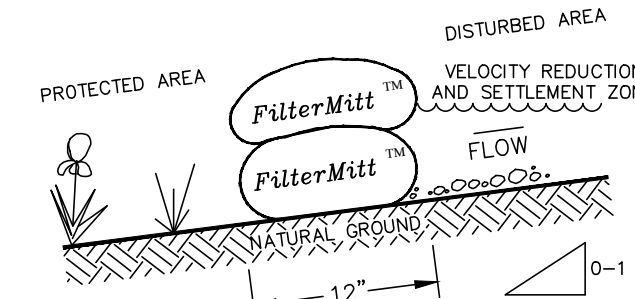
**NOTES:**  
1. ALL CONCRETE CORNERS SHALL BE CHAMFERED  
2. ALL CONCRETE SHALL BE 3000 PSI



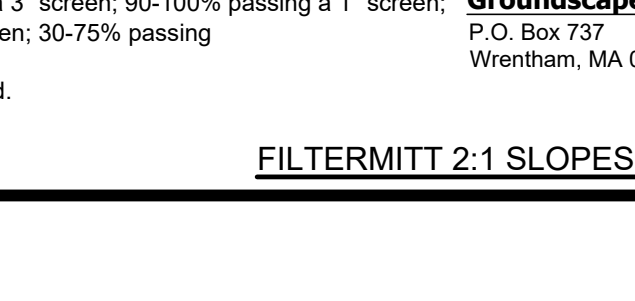
**GRANITE CURB INLET DETAILS**



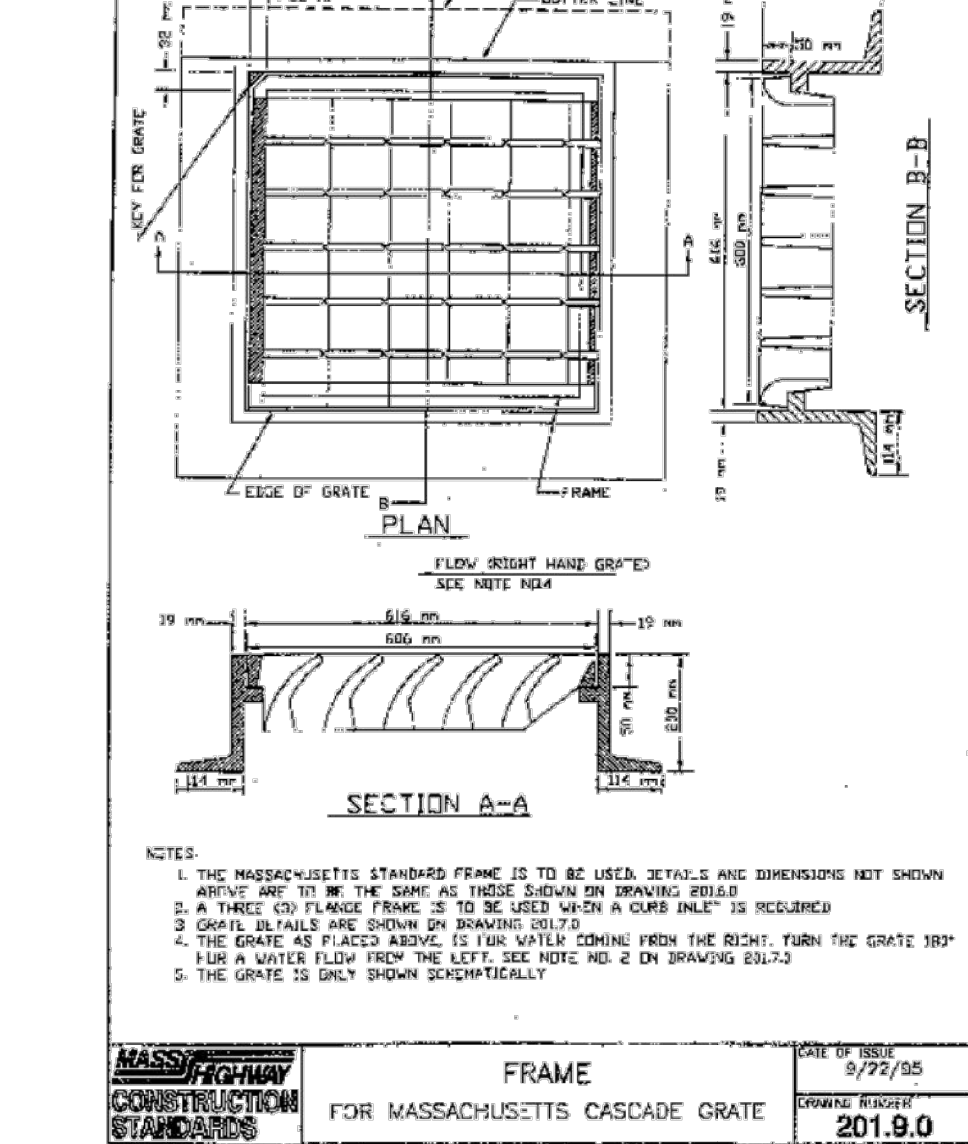
**SECTION END VIEW**



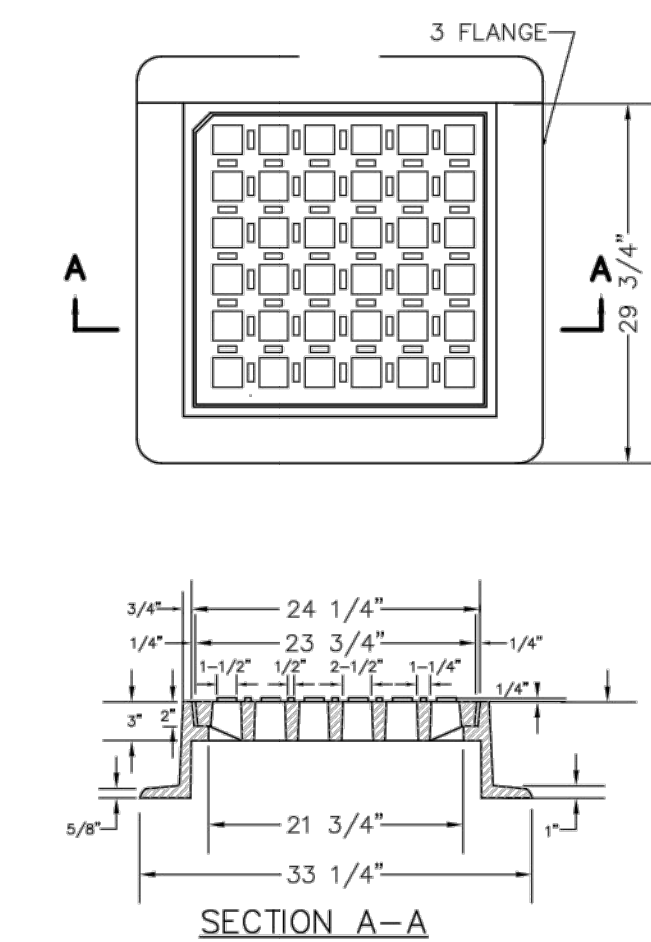
**SECTION TOP VIEW**



**SECTION END VIEW**

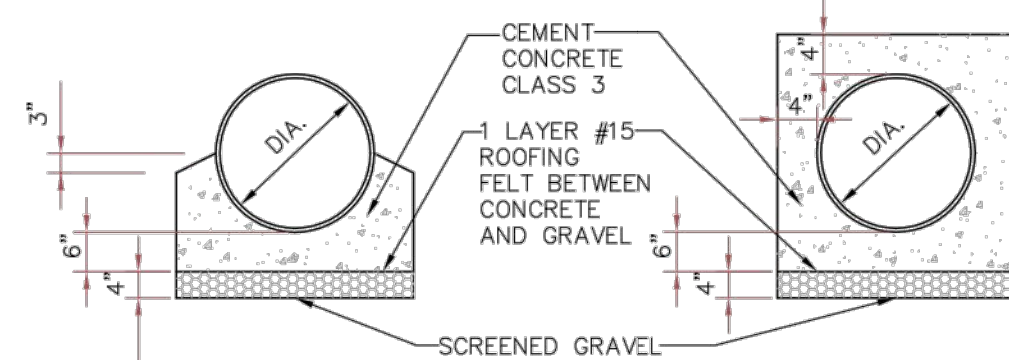


**CATCH BASIN FRAME AND GRATE  
N.T.S.**



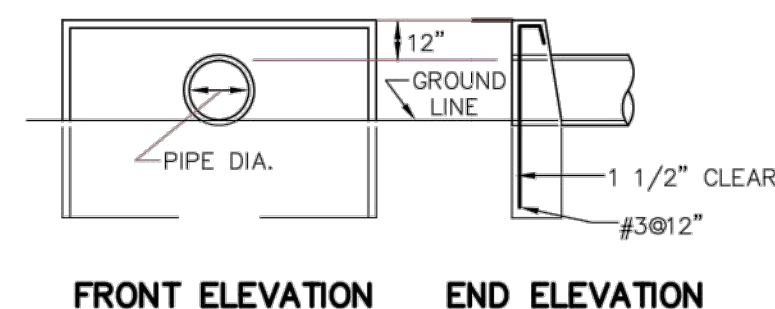
**CATCH BASIN FRAME AND GRATE  
N.T.S.**

**NOTE:** CATCH BASIN FRAME AND COVERS  
ARE TO BE LeBARON TYPE CATALOG  
#LF248-3 OR EQUAL



**DETAIL  
CONCRETE CRADLE**

**DETAIL  
CONCRETE  
ENCASEMENT**

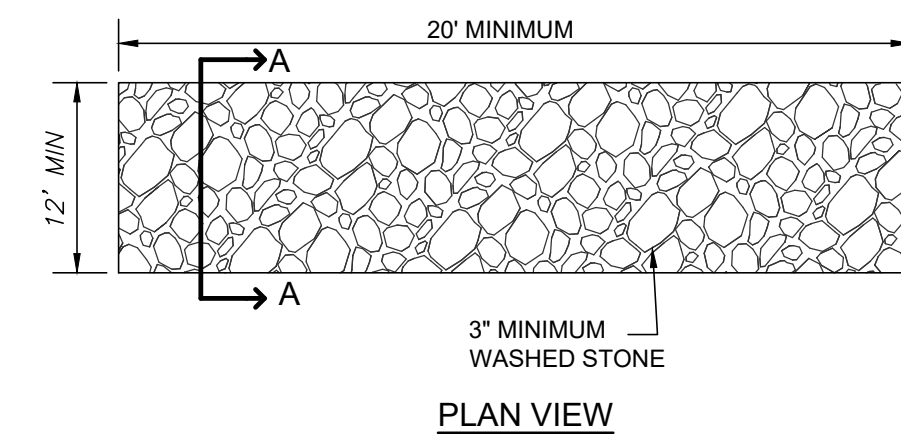


**FRONT ELEVATION    END ELEVATION**

**CONCRETE HEADWALL DETAILS  
FOR 8" TO 30" PIPE CULVERTS**

PIPE DIA.	1 1/2:1 SLOPE			2:1 SLOPE		
	L	CU.YDS.	LBS.	L	CU.YDS.	LBS.
8"	4'-2"	0.77	15	5'-10"	1.08	21
10"	4'-10"	0.92	20	6'-8"	1.28	23
12"	5'-6"	1.08	21	7'-6"	1.49	29
15"	6'-6"	1.34	24	8'-9"	1.82	32
18"	7'-6"	1.61	30	10'-0"	2.18	39
21"	8'-8"	1.95	34	11'-6"	2.62	43
24"	9'-3"	2.16	35	12'-6"	2.97	50
30"	10'-6"	2.63	44	15'-6"	3.86	62

q=4 INCHES    q=6 INCHES



**SECTION A-A  
CONSTRUCTION ENTRANCE**

**FilterMitt™ INSTALLATION:**  
With the newest technology and equipment, sections can be constructed on site in lengths from 1' to 100'.  
Sections can also be delivered to the site in lengths from 1' to 8'.  
The flexibility of allows it to conform to any contour or terrain while holding a slightly round shape at 8" high by 8" wide.  
Where section ends meet, there shall be an overlap of 6" or greater.

**NOT TO SCALE**

LINC COLE LANE

69 PLEASANT STREET

LEXINGTON, MA

REVISIONS

DATE	BY	DESCRIPTION
5-23-2022		NO REVISIONS TO THIS SHEET
7-21-2022		NO REVISIONS TO THIS SHEET
8-1-2022		NO REVISIONS TO THIS SHEET
8-24-2022		MIN REVISIONS PER TOWN COMMENTS

DRAWN BY:

CHECKED BY:

DATE: 3-30-2022

PROJECT NO: 21-12

PATRIOT Engineering

35 BEDFORD STREET, SUITE 4

LEXINGTON, MASSACHUSETTS 02420

T: (978) 726-2654

www.patriot-eng.com

SITE DETAILS

LOCATED IN

LEXINGTON, MA

(MIDDLESEX COUNTY)

PREPARED FOR

SHELDON CORP.

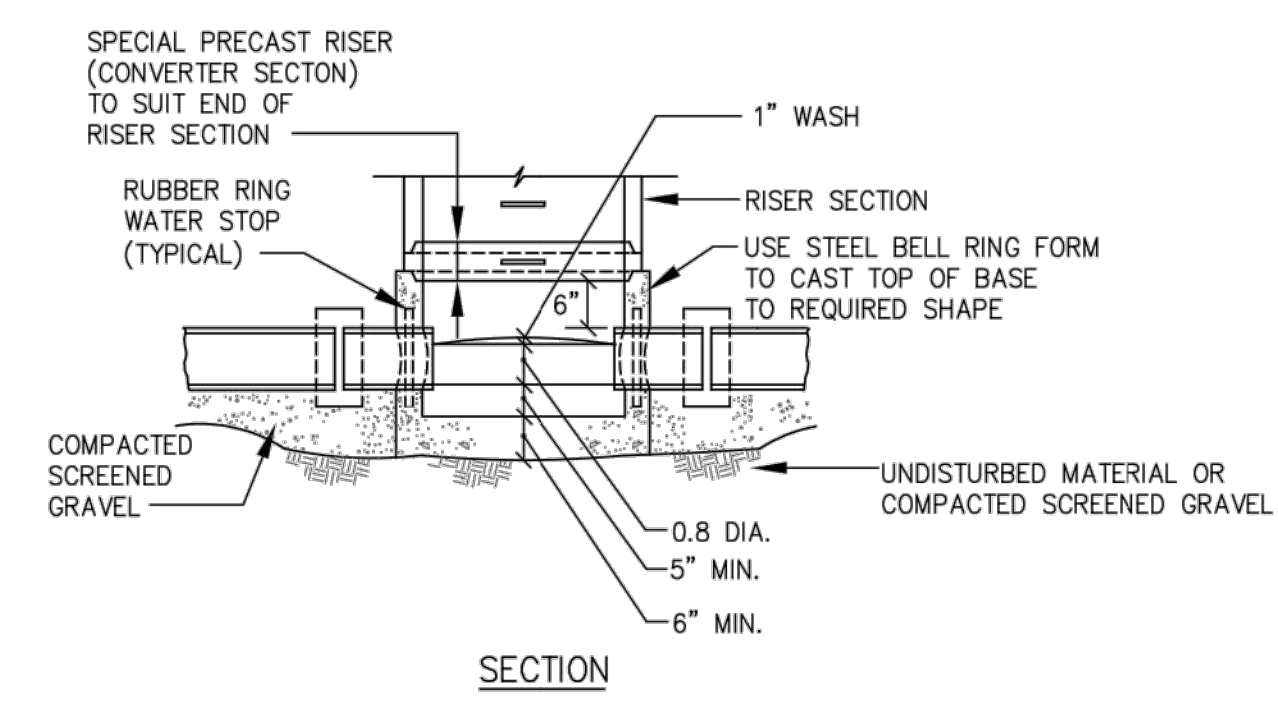
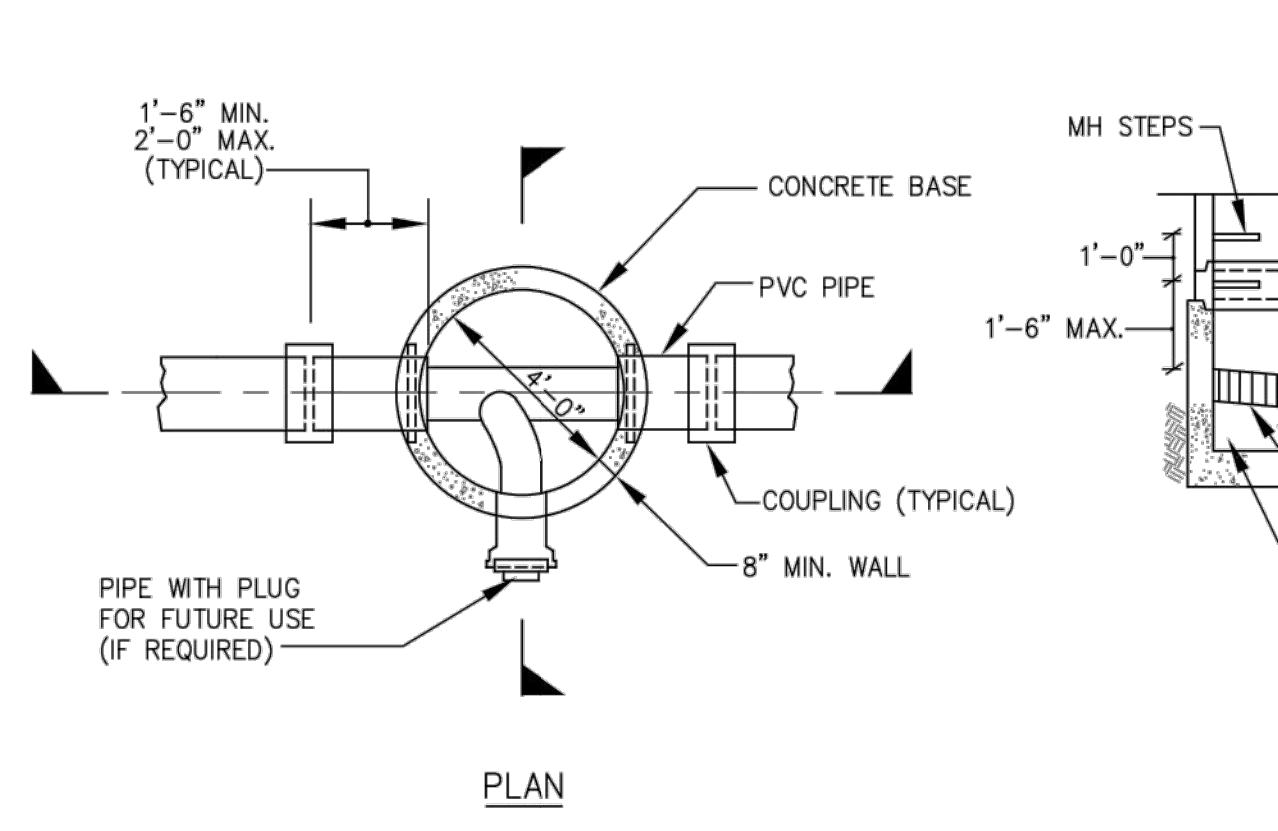
SHEET

11 OF 17

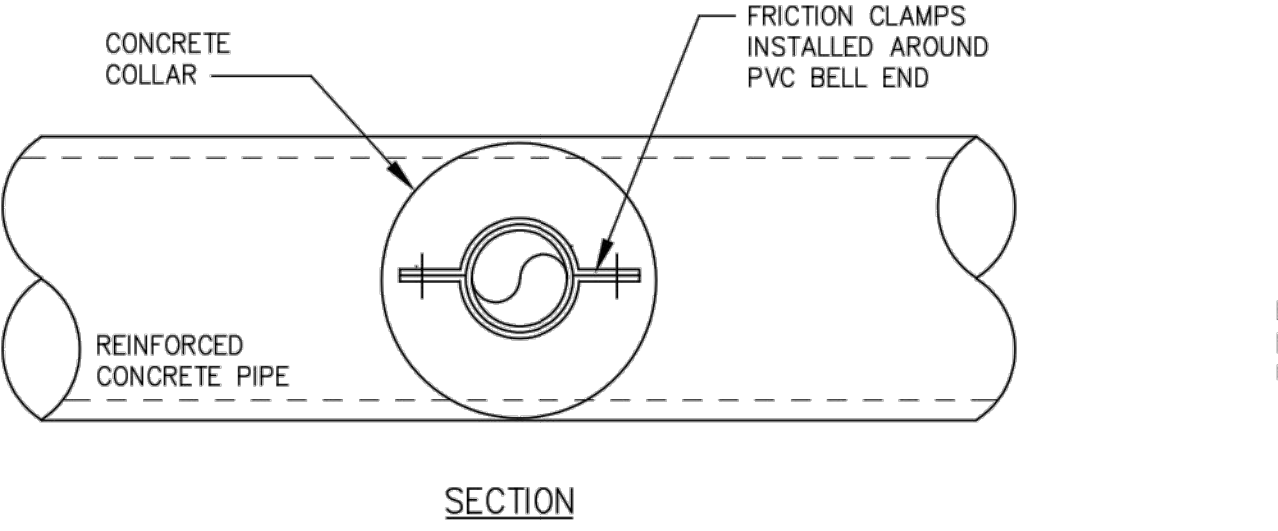
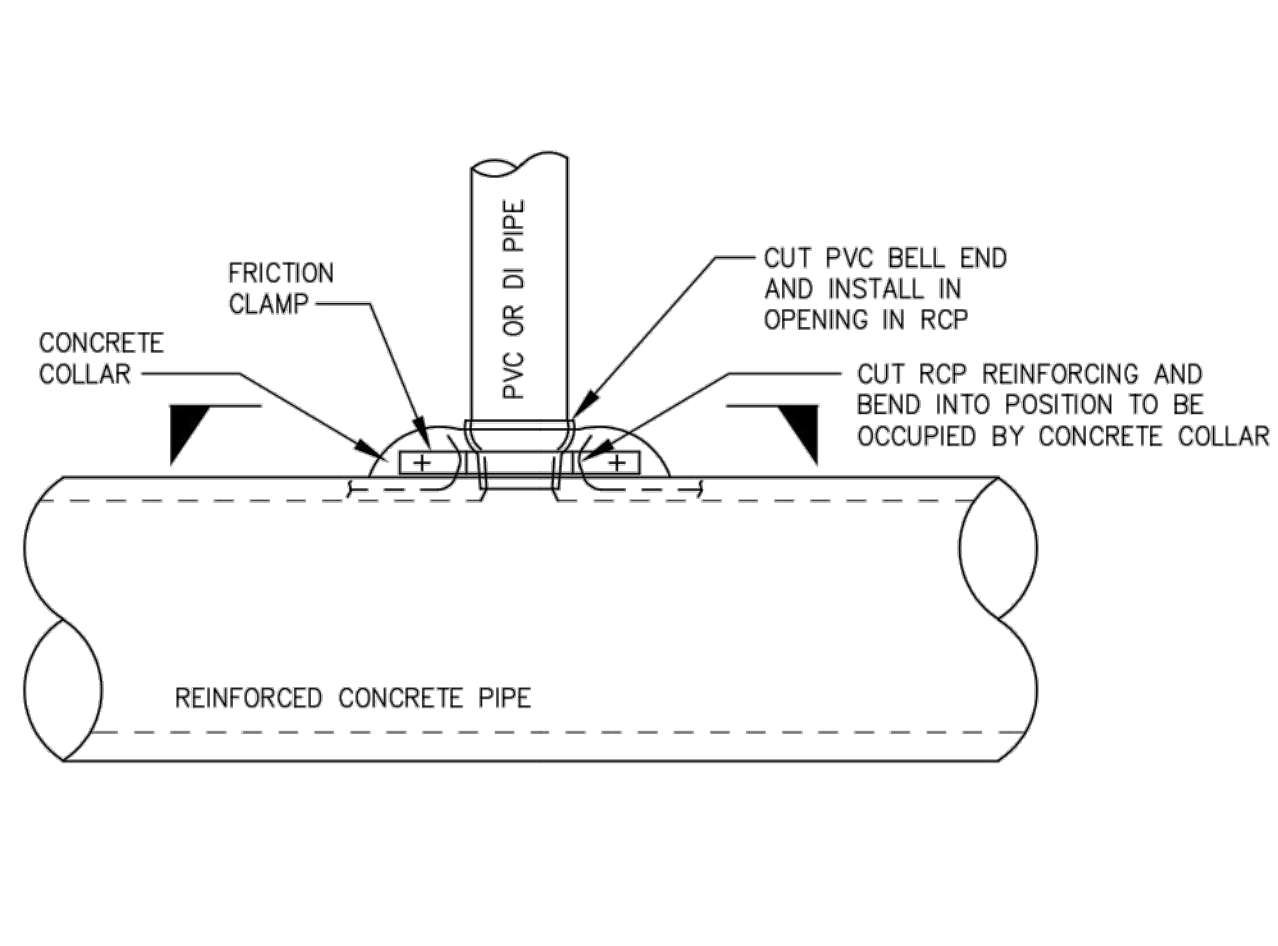




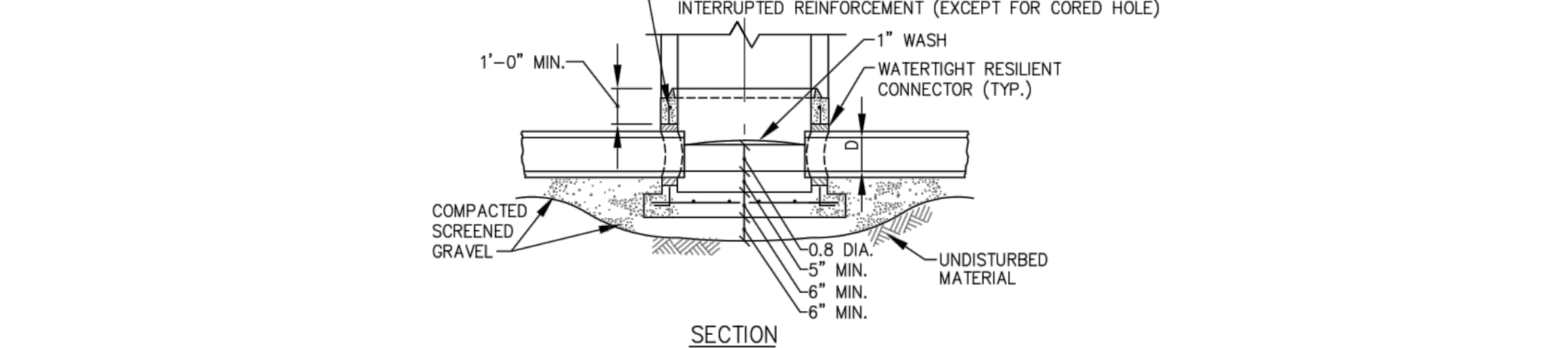
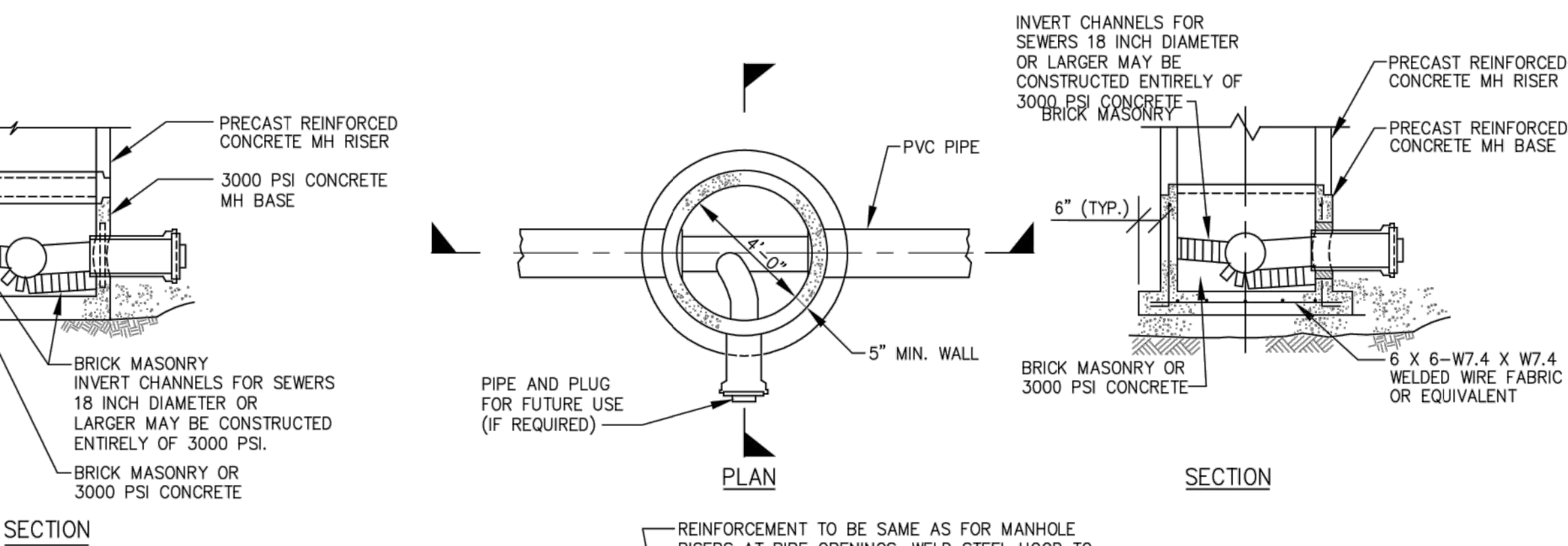




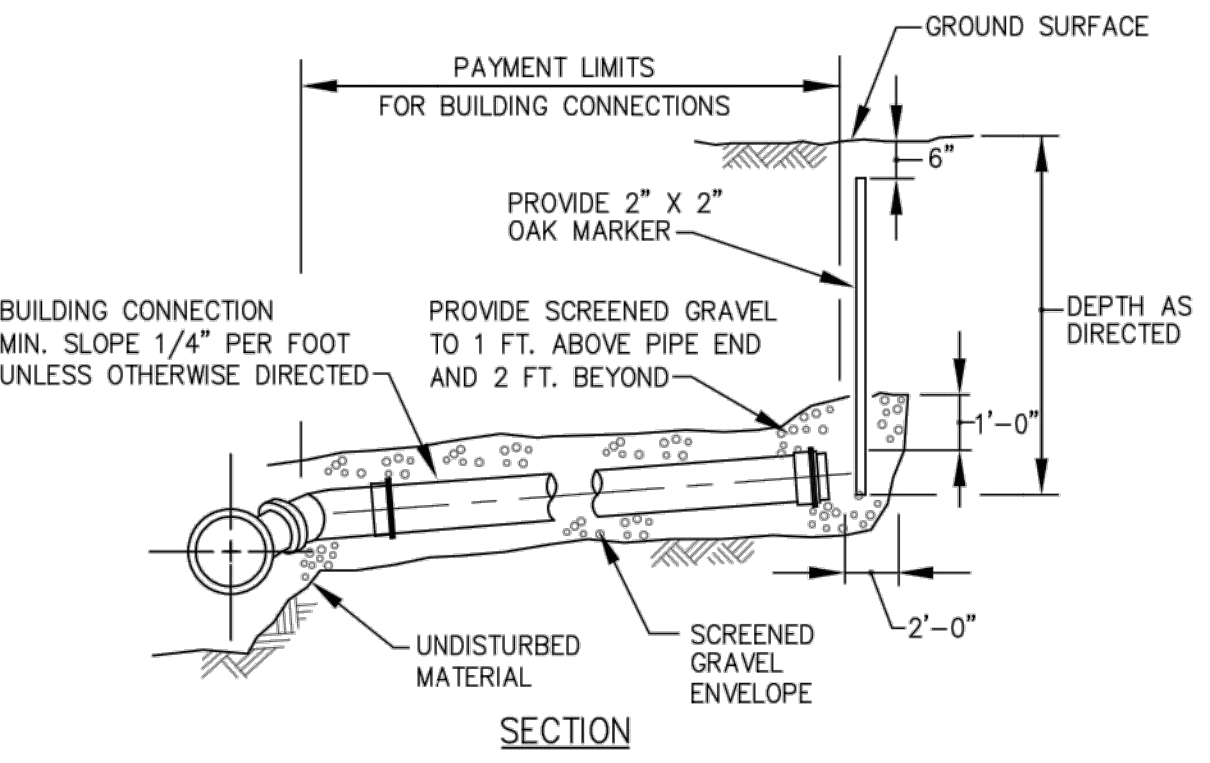
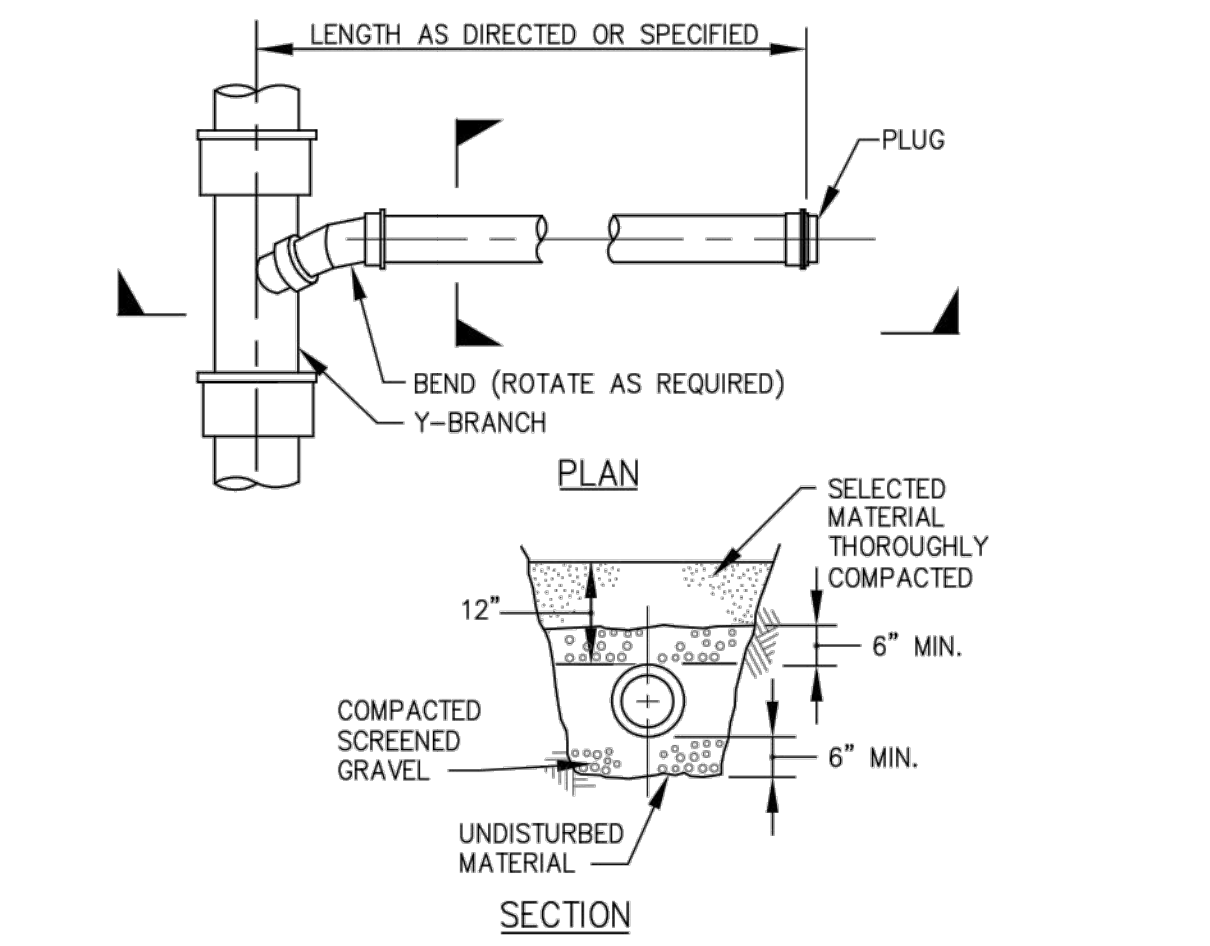
**CAST-IN-PLACE CONCRETE BASE FOR PVC SEWERS**  
NOT TO SCALE  
2-1.5.4 (REV. 03-15-95)



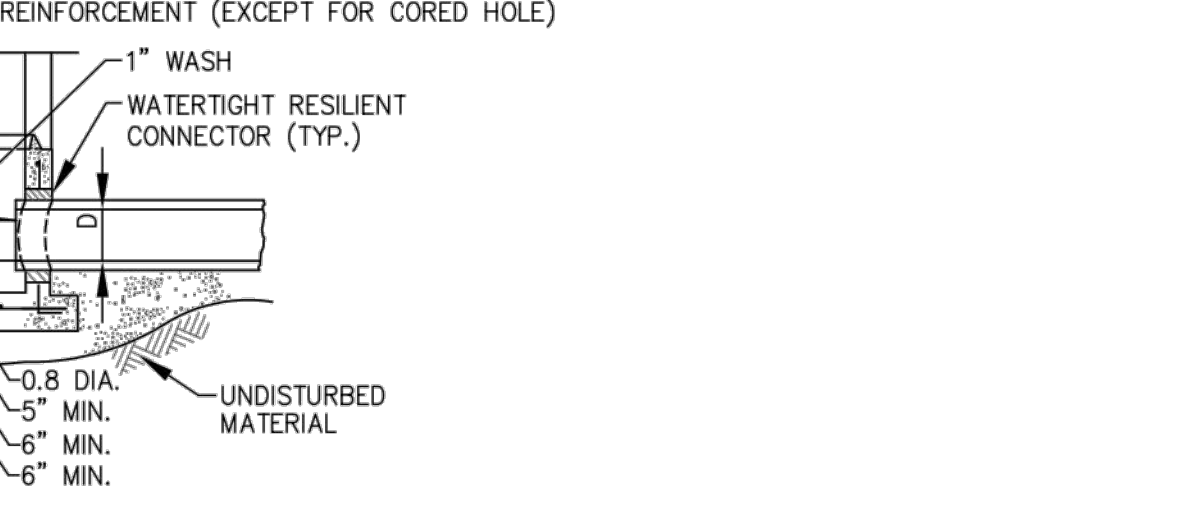
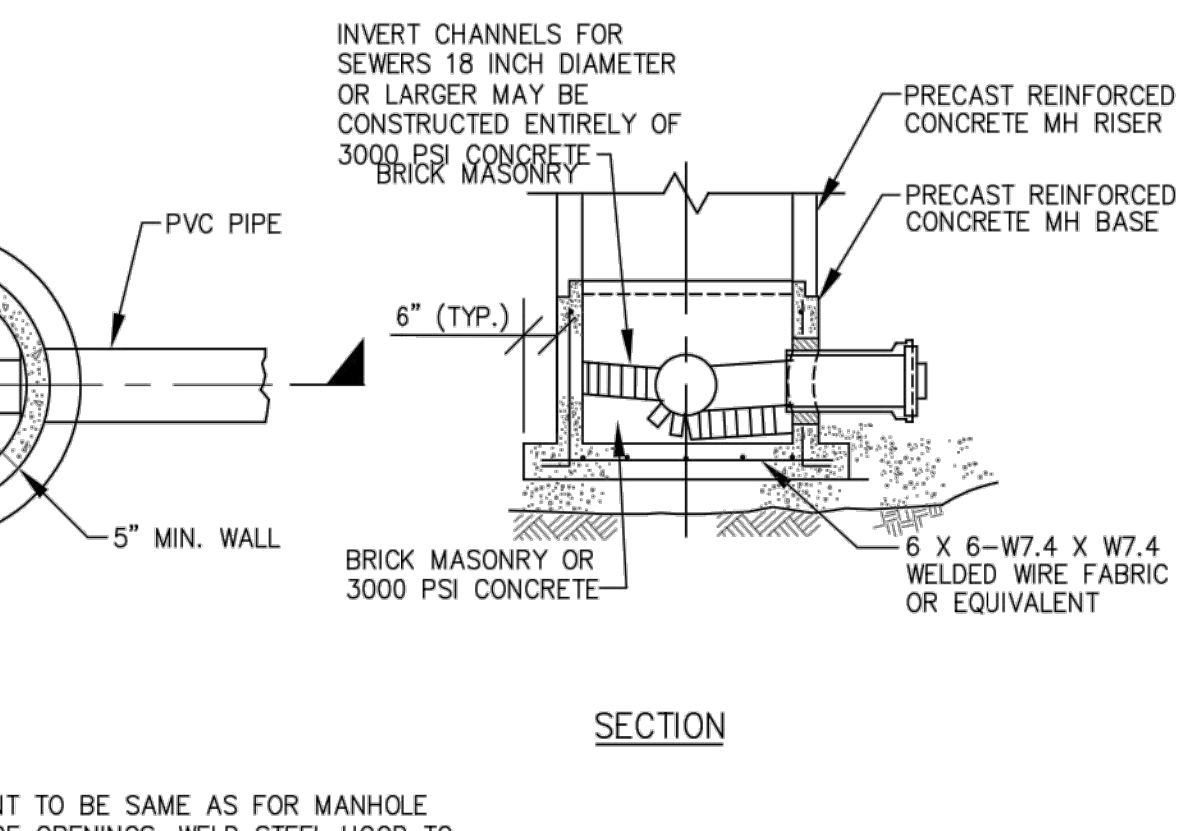
**T-BRANCH FOR BUILDING OR CHIMNEY CONNECTION IN RC PIPE (PVC OR DI PIPE BRANCH)**  
NTS  
2-1.2.15 (REV. 08-17-95)



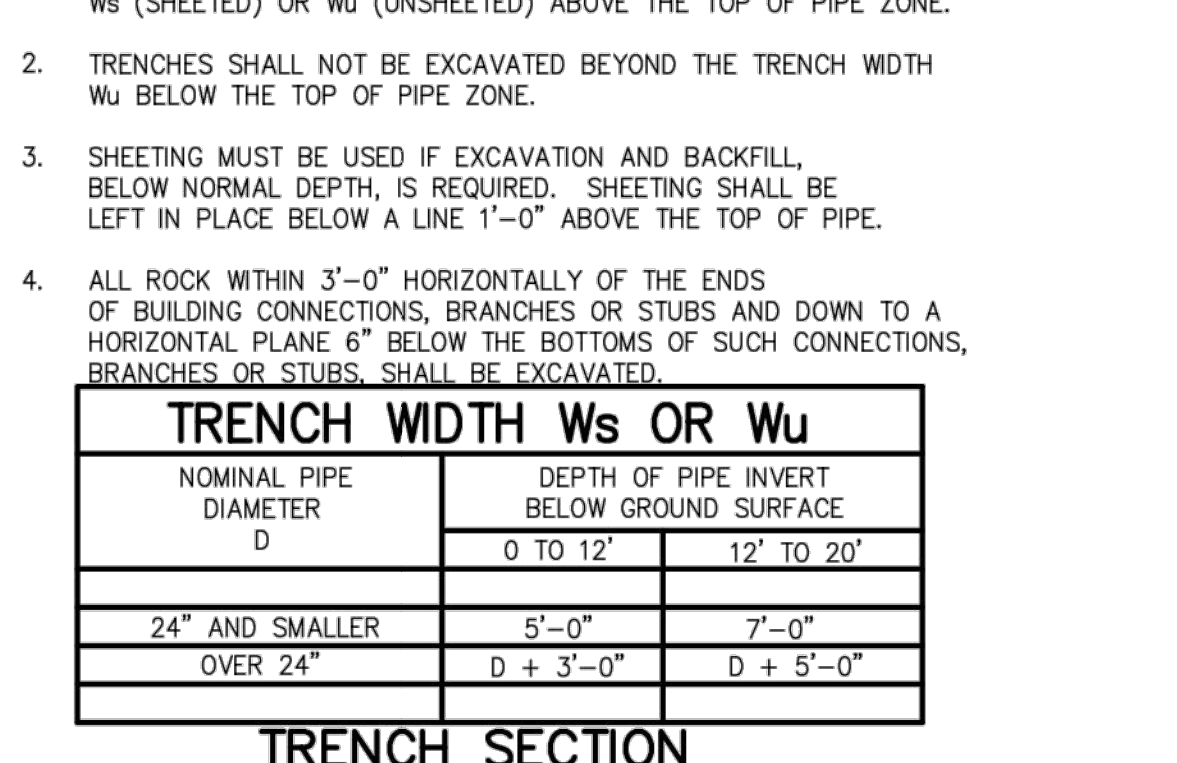
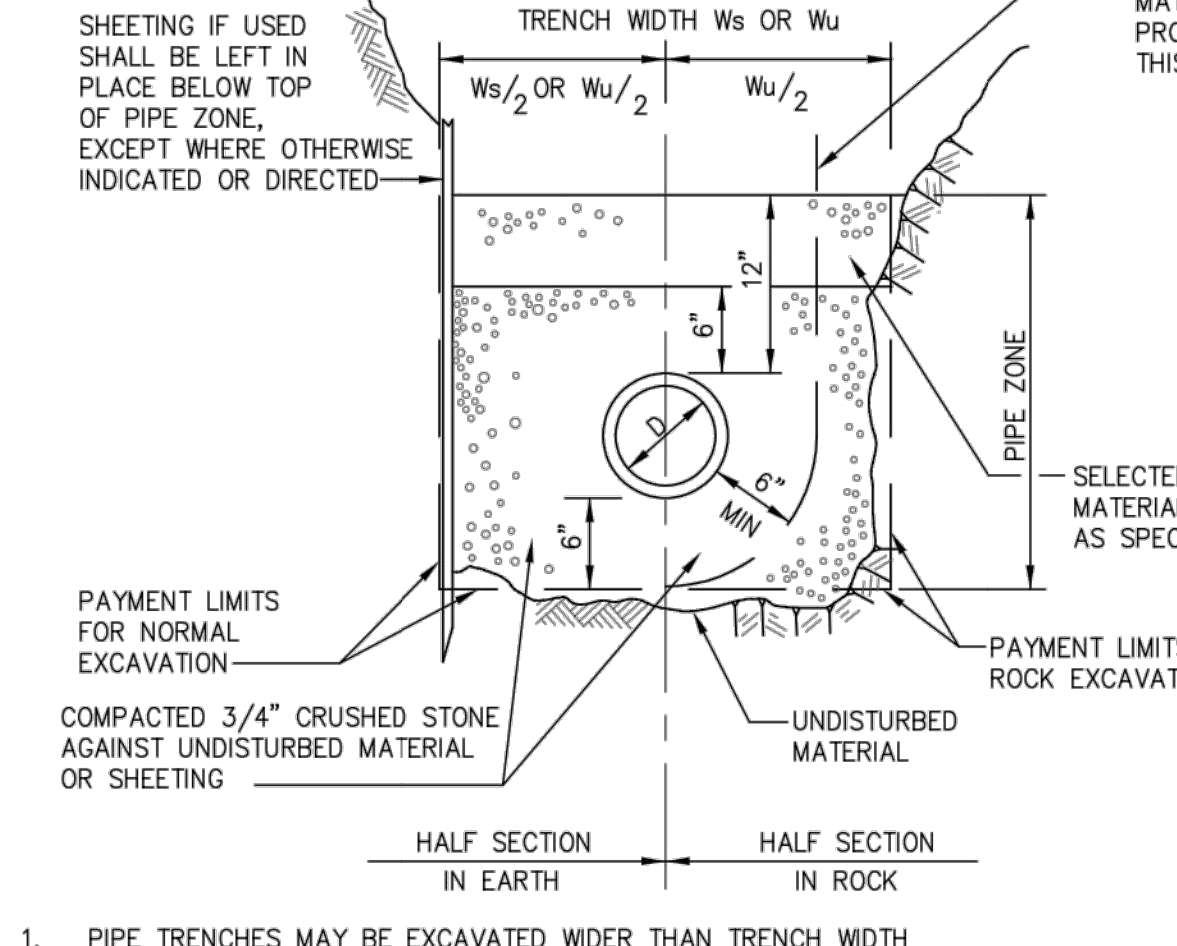
**4'-0" PRECAST REINFORCED CONCRETE MANHOLE BASE FOR PVC SEWERS AND DRAINS**  
NOT TO SCALE  
2-1.5.14 (REV. 03-15-95)



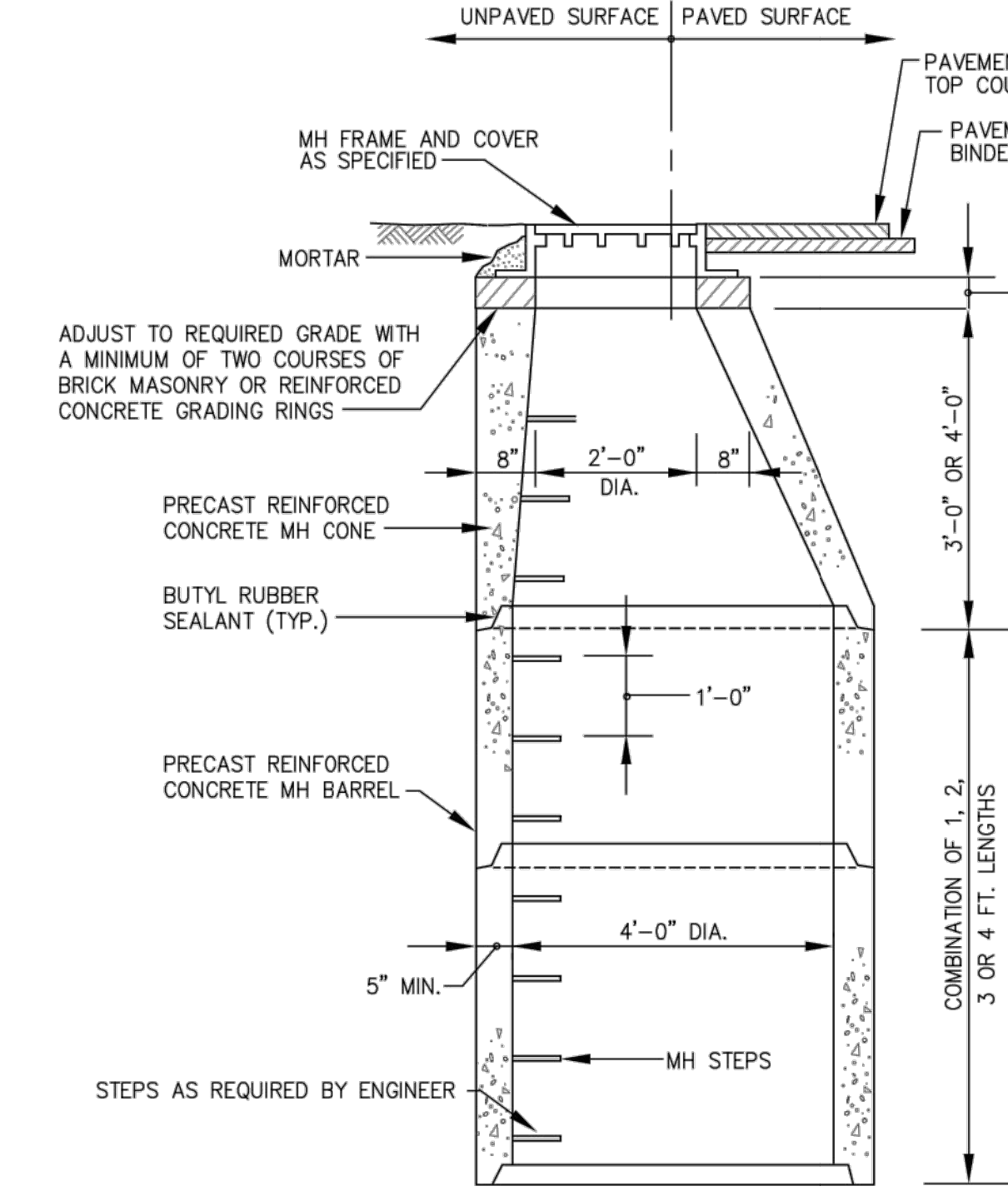
**TRENCH SECTION FOR PVC PIPE**  
NOT TO SCALE  
2-1.2.1 (REV. 03-15-95)



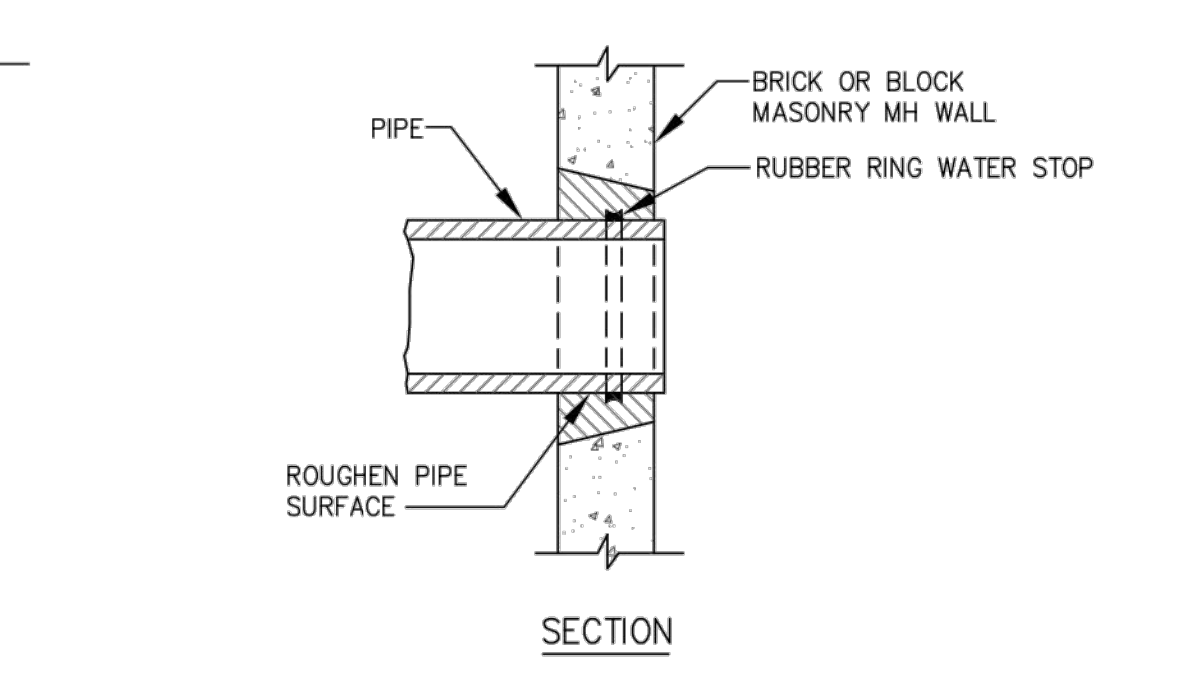
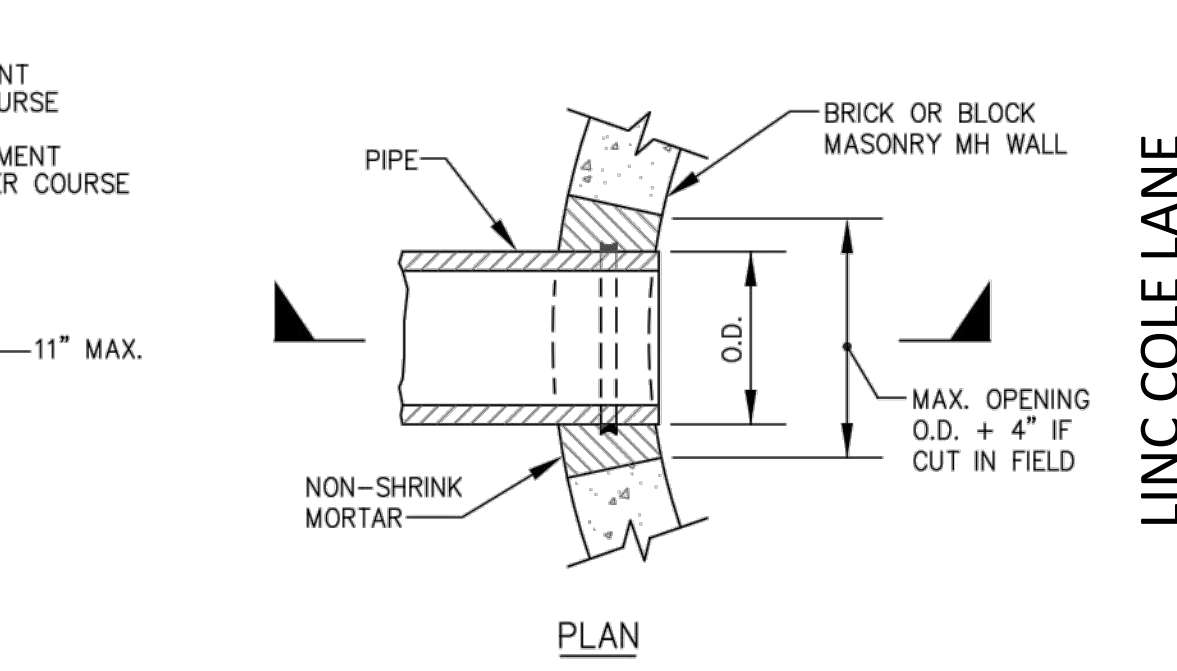
**TRENCH SECTION FOR PVC PIPE**  
NOT TO SCALE  
2-1.2.1 (REV. 03-15-95)



**TRENCH SECTION FOR PVC PIPE**  
NOT TO SCALE  
2-1.2.1 (REV. 03-15-95)



**MANHOLE RISER WITH ECCENTRIC CONE TOP**  
NOT TO SCALE  
2-1.5.41 (REV. 03-15-95)

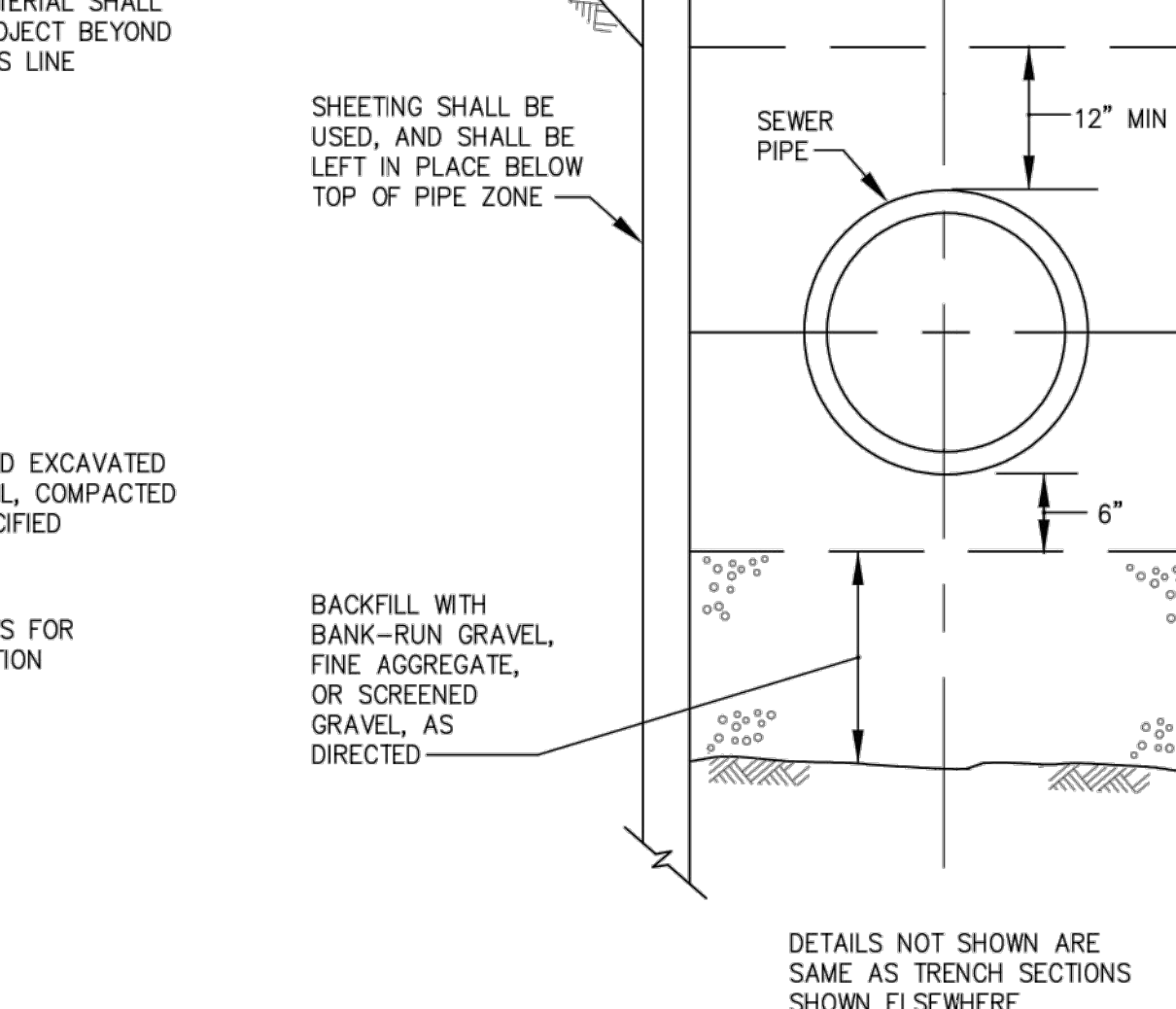


**NON-SHRINK MORTAR JOINTS FOR CONNECTING PIPES TO BRICK OR BLOCK MASONRY MANHOLES**  
NOT TO SCALE  
2-1.5.62 (REV. 4-5-96)

- PIPE TRENCHES MAY BE EXCAVATED WIDER THAN TRENCH WIDTH  $W_s$  (SHEETED) OR  $W_u$  (UNSHEETED) ABOVE THE TOP OF PIPE ZONE.
- TRENCHES SHALL NOT BE EXCAVATED BEYOND THE TRENCH WIDTH  $W_u$  BELOW THE TOP OF PIPE ZONE.
- SHEETING MUST BE USED IF EXCAVATION AND BACKFILL, BELOW NORMAL DEPTH, IS REQUIRED. SHEETING SHALL BE LEFT IN PLACE BELOW A LINE 1'-0" ABOVE THE TOP OF PIPE.
- ALL ROCK WITHIN 3'-0" HORIZONTALLY OF THE ENDS OF BUILDING CONNECTIONS, BRANCHES OR STUBS AND DOWN TO A HORIZONTAL PLANE 6" BELOW THE BOTTOMS OF SUCH CONNECTIONS, BRANCHES OR STUBS, SHALL BE EXCAVATED.

TRENCH WIDTH $W_s$ OR $W_u$		
NOMINAL PIPE DIAMETER $D$	DEPTH OF PIPE INVERT BELOW GROUND SURFACE	
	0 TO 12'	12' TO 20'
24" AND SMALLER	5'-0"	7'-0"
OVER 24"	$D + 3'-0"$	$D + 5'-0"$

**TRENCH SECTION FOR PVC PIPE**  
NOT TO SCALE  
2-1.1.21 (REV. 03-15-95)



**TRENCH SECTION IN UNSUITABLE MATERIAL**  
NOT TO SCALE  
2-1.1.21 (REV. 03-15-95)

69 PLEASANT STREET  
LEXINGTON, MA

DATE: 3-30-2022  
PROJECT NO: 21-12

REVISIONS

DATE	BY	DESCRIPTION
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8-1-2022		NO REVISIONS TO THIS SHEET
8-24-2022		MIN REVISIONS PER TOWN COMMENTS

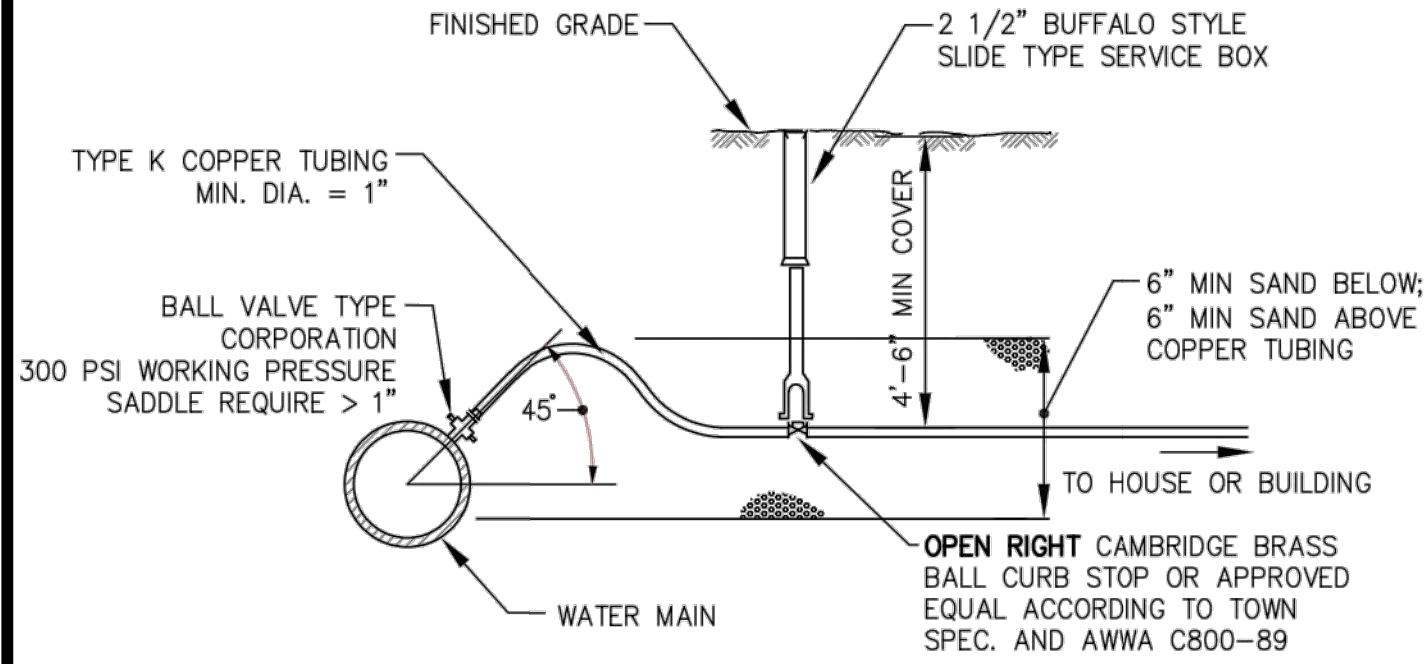
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SITE DETAILS  
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SHEET  
13 OF 17

NOT TO SCALE



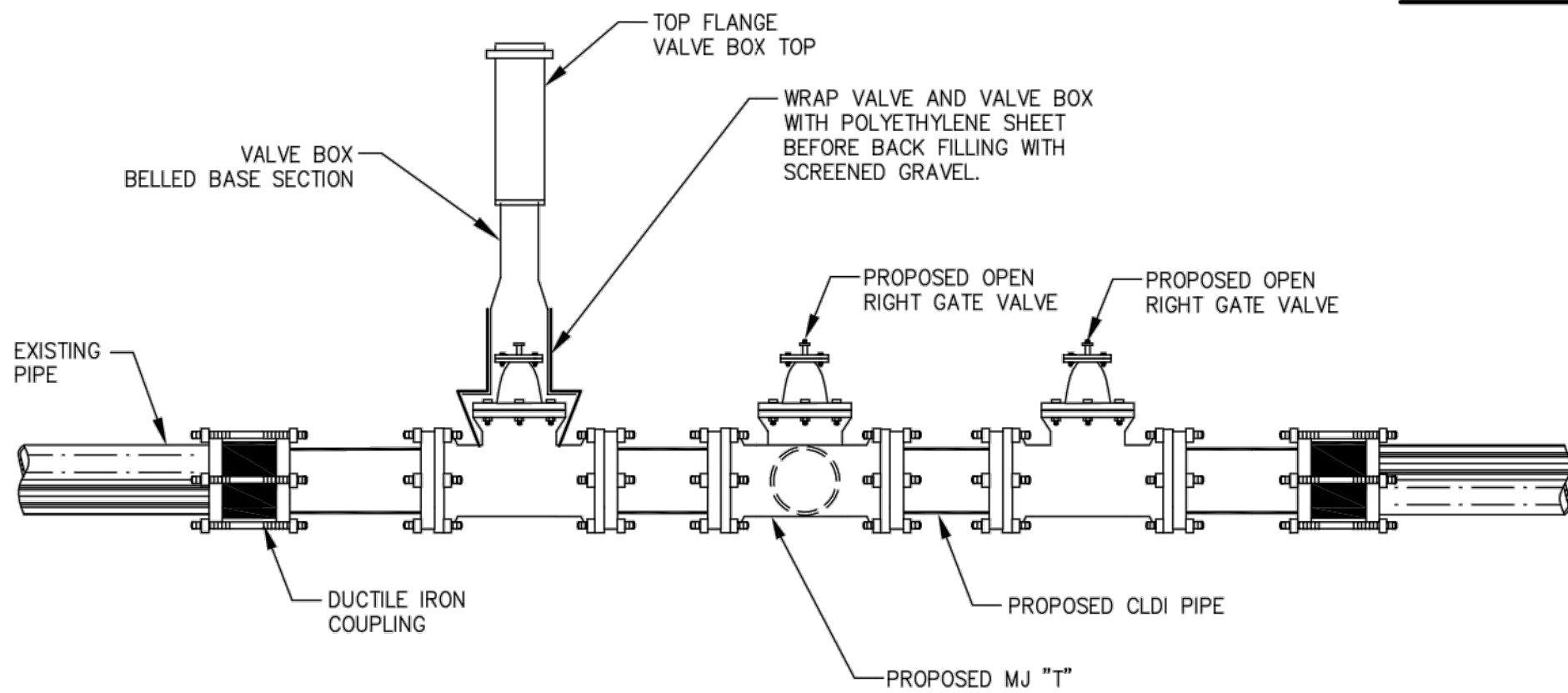


NOTES:

1. A 10' HORIZONTAL SEPARATION MUST BE MAINTAINED FROM THE SEWER SERVICE UNLESS OTHERWISE AUTHORIZED BY THE ENGINEERING DIVISION.
2. FOR SERVICE RENEWALS, TUBING SHALL BE REPLACED TO THE PROPERTY LINE UNLESS OTHERWISE AUTHORIZED BY THE ENGINEERING DIVISION.
3. WHERE AN EXISTING SERVICE IS BEING REPLACED TO THE MAIN, THE OLD SERVICE SHALL BE CAPPED AT THE CORPORATION.
4. THE WATER AND SEWER DIVISION MUST BE NOTIFIED IF LEAD OR STEEL SERVICES ARE ENCOUNTERED.
5. SERVICE TAPS SHALL BE PERFORMED BY CONTRACTOR OR SUBCONTRACTOR AND ARE SUBJECT TO APPROVAL BY THE WATER DIVISION.
6. SERVICE TAPS GREATER THAN 1" REQUIRE A SADDLE AND ARE SUBJECT TO THE APPROVAL OF THE ENGINEERING DIVISION.
7. USE QUICK STYLE COMPRESSION CONNECTIONS FOR ALL SERVICE BRASS.
8. FOR 1" CONNECTIONS TO EXIST. 3/4" CURB STOP CONNECT ADAPTER DIRECTLY TO CURB STOP. MOST EXISTING CURB STOPS REQUIRE 3/4" X 1" FEMALE ADAPTERS FOR NEW ENGLAND STYLE THREADS.
9. ALL CONNECTIONS TO EXIST. CURB STOPS SHALL REPLACE SERVICE BOXES IF NOT BUFFALO STYLE.
10. WATER SERVICE SHALL INCLUDE A BALL VALVE WITH COMPRESSION FITTING JUST BEFORE METER.

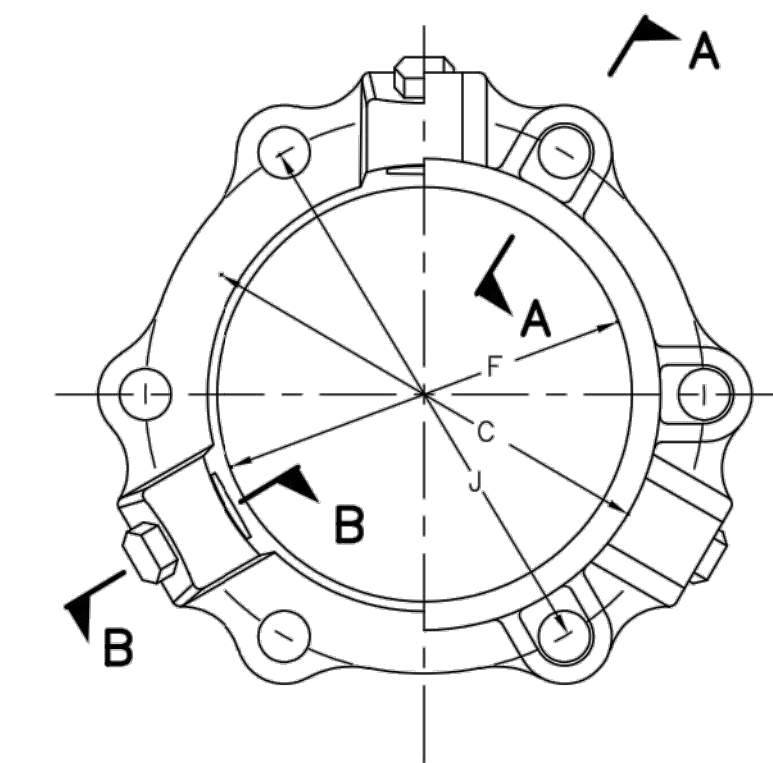
WATER SERVICE CONNECTION (1" MIN TO 2" MAX)

NTS



TYPICAL HYDRANT ASSEMBLY WITH DRAIN

NTS



MEGALUG DETAIL

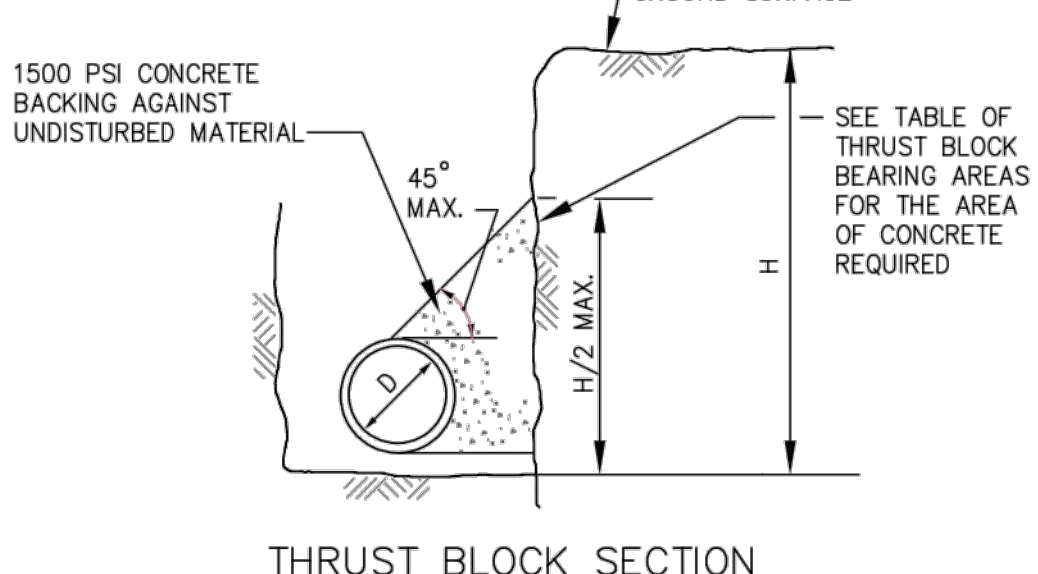
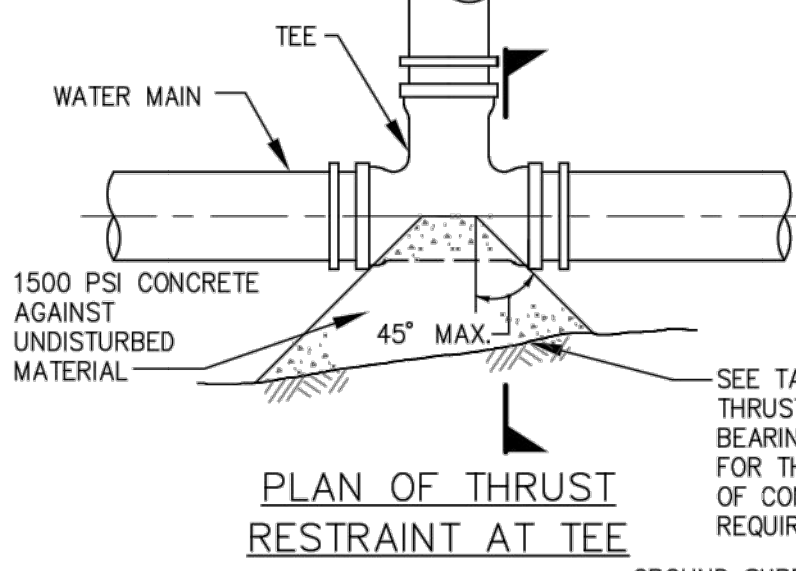
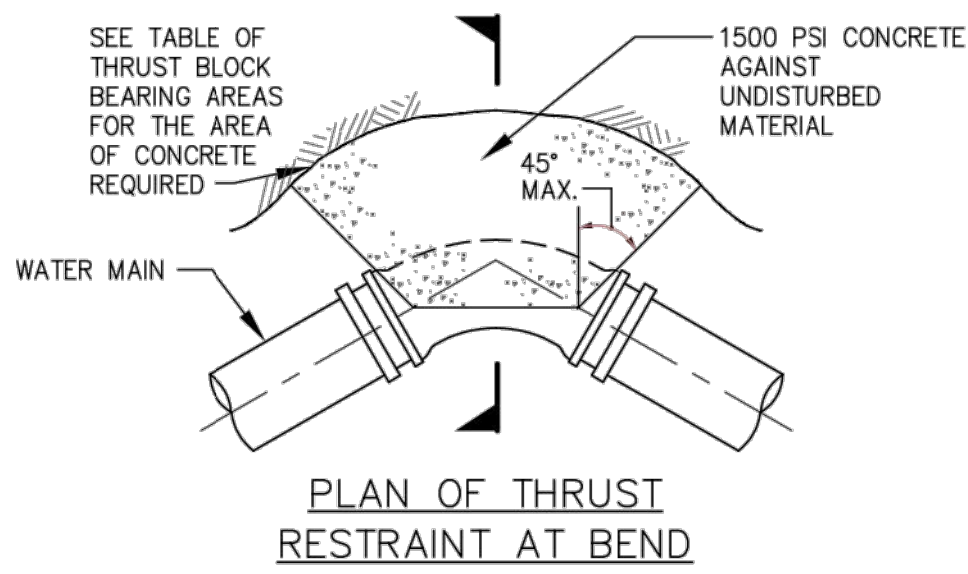
N.T.S.

SERIES	PRESSURE RATING	C	D	F	J	M	X	NO. OF WEDGES	NO. OF BOLTS	P	P (W/ NUTS TWISTED OFF)	K2
1103	350	4.84	2.27	4.06	6.19	0.62	3/4	2	4	9.36	9.06	7.69
1104	350	5.92	2.27	4.90	7.50	0.75	7/8	2	4	10.20	9.90	9.12
1106	350	8.02	2.27	7.00	9.50	0.88	7/8	3	6	12.30	12.00	11.12
1108	350	10.17	2.31	9.15	11.75	1.00	7/8	4	6	14.45	14.15	13.37
1110	350	12.22	2.37	11.20	14.00	1.00	7/8	6	8	16.50	16.20	15.62
1112	350	14.32	2.37	13.30	16.25	1.25	7/8	8	8	18.60	18.30	17.88
1114	350	16.40	2.69	15.44	18.75	1.50	7/8	10	10	20.64	20.94	20.25
1116	350	18.50	2.69	17.54	21.00	1.56	7/8	12	12	22.60	22.90	22.50
1118	250	20.60	2.69	19.64	23.25	1.63	7/8	12	12	24.70	25.00	24.75
1120	250	22.70	2.69	21.74	25.50	1.69	7/8	14	14	26.80	27.10	27.00
1124	250	26.90	3.20	25.94	30.00	1.81	7/8	16	16	32.94	32.64	31.50
1130	250	33.29	3.20	32.17	36.88	2.25	1 1/8	20	20	39.17	38.87	39.12
1136	250	39.59	3.20	38.47	43.75	2.25	1 1/8	24	24	45.47	45.17	46.00
1142	250	45.79	4.56	44.67	50.62	3.88	1 3/8	28	28	55.87	55.57	53.48
1148	250	52.09	4.56	50.97	57.50	3.88	1 3/8	32	32	62.17	61.87	60.36

BEARING AREA FOR VARIOUS DIAMETERS						
FITTING	4"	6"	8"	10"	12"	16"
1/32 BEND (11 1/4')	2 S.F.	2 S.F.	2 S.F.	2 S.F.	3 S.F.	5 S.F.
1/16 BEND (22 1/2')	2 S.F.	2 S.F.	3 S.F.	3 S.F.	4 S.F.	5 S.F.
1/8 BEND (45')	2 S.F.	2 S.F.	3 S.F.	5 S.F.	7 S.F.	12 S.F.
1/4 BEND (90')	3 S.F.	3 S.F.	6 S.F.	9 S.F.	12 S.F.	21 S.F.
TEE/PLUG	2 S.F.	3 S.F.	4 S.F.	6 S.F.	9 S.F.	16 S.F.

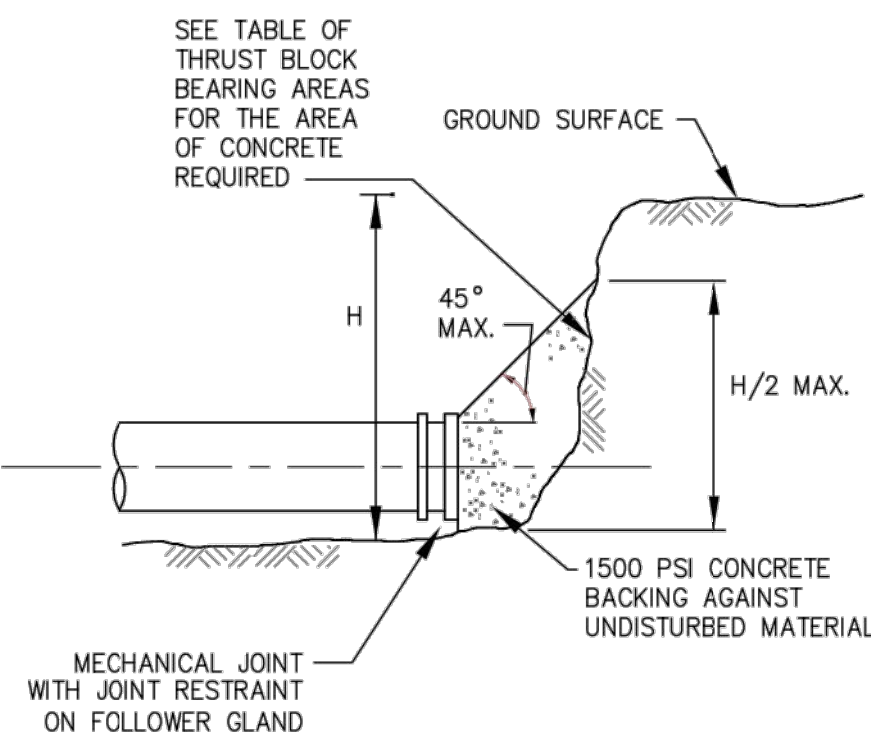
NOTES:

1. ALL ELBOWS, BENDS, AND CAPS SHALL BE BRACED WITH CONCRETE THRUST BLOCKS. JOINTS SHALL NOT BE ENCASED IN CONCRETE.
2. BEARING AREA IS AREA OF CONCRETE IN CONTACT WITH WALL OF TRENCH (H X L).
3. HEIGHT AND LENGTH AS REQUIRED TO OBTAIN BEARING AREA SHOWN IN THE TABLE W/ H APPROX. 1/2 L.
4. THRUST BLOCK SIZING BASED ON 150 PSI WATER PRESSURE AND 2000 PSI SOIL BEARING CAPACITY.



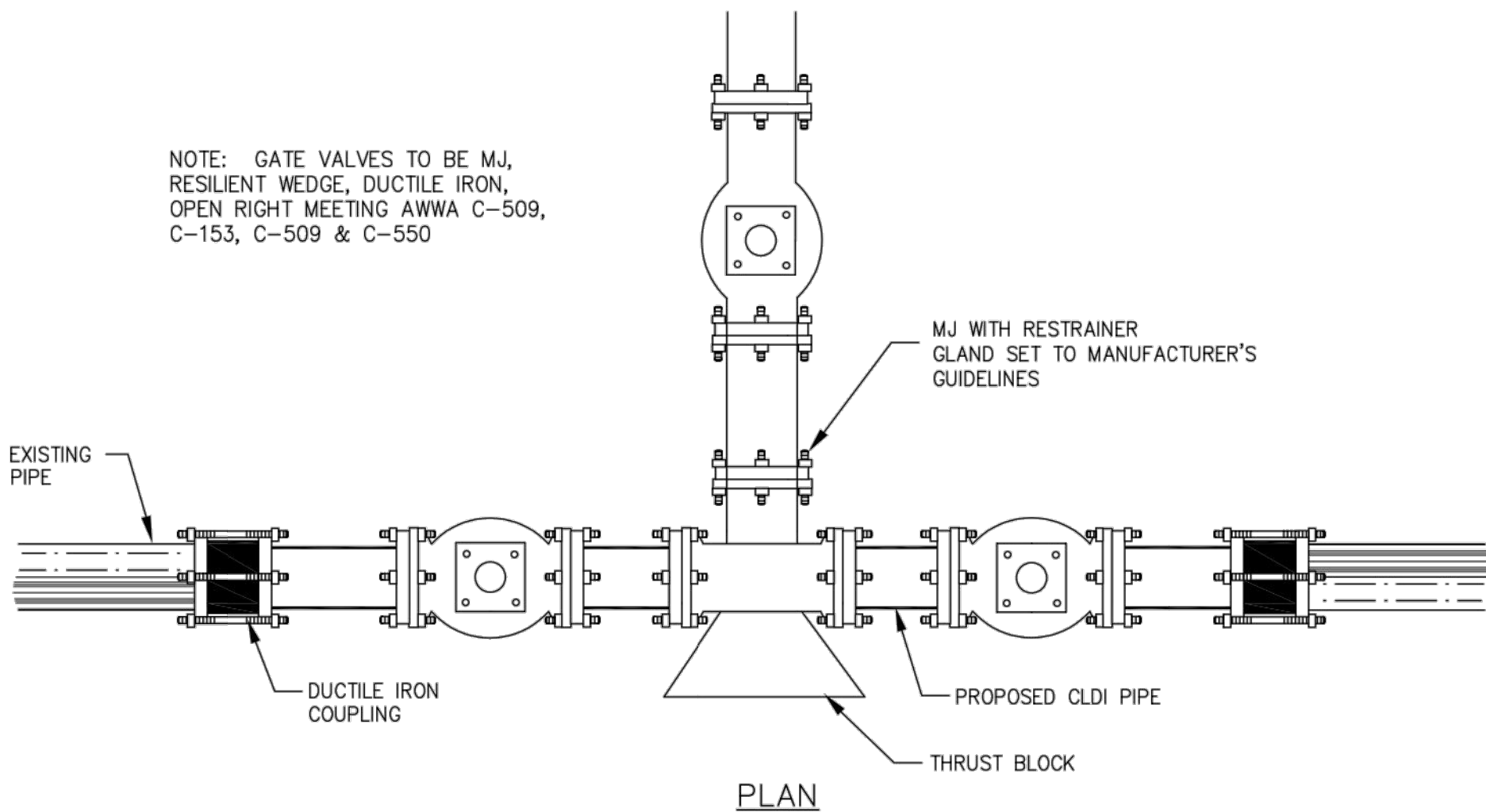
THRUST RESTRAINT AT FITTINGS

NTS



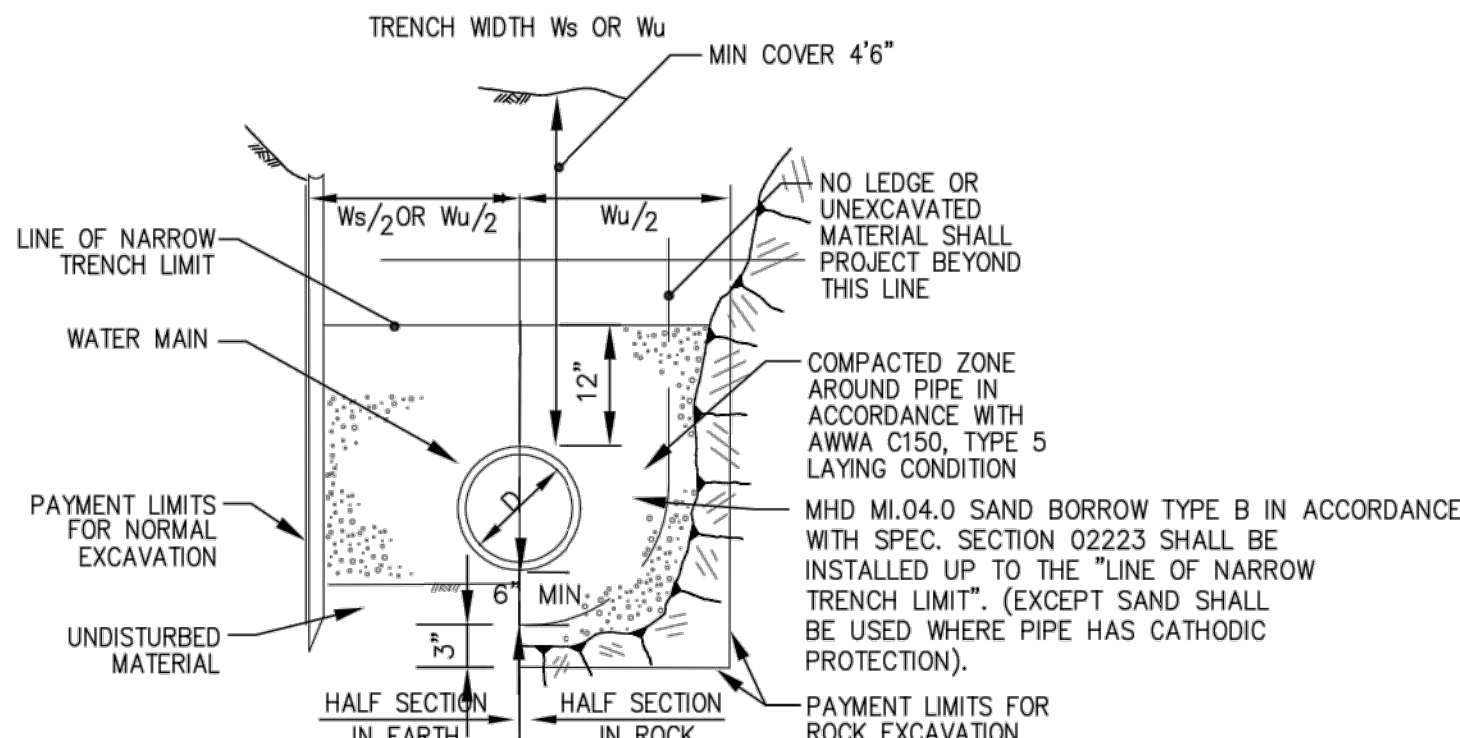
THRUST RESTRAINT AT PLUG

NTS



TRIPLE GATE CUT IN WATER MAIN CONNECTION

NTS



FOR SUPPORTED TRENCH  $W_s = (4/3 D + 32")$  OR 50", WHICHEVER IS GREATER.  
FOR UNSUPPORTED TRENCH  $W_u = (4/3 D + 18")$  OR 36", WHICHEVER IS GREATER

NOTES:

1. TRENCHES MAY BE EXCAVATED WIDER THAN TRENCH WIDTH  $W_s$  ABOVE THE "LINE OF NARROW TRENCH LIMIT".
2. BELOW THE "LINE OF NARROW TRENCH LIMIT" THE TRENCH SHALL NOT BE EXCAVATED BEYOND THE TRENCH WIDTH  $W_s$ .
3. SHEETING, IF USED, IN ALL CASES SHALL BE LEFT IN PLACE BELOW A LINE 1'-0" ABOVE THE TOP OF THE PIPE, UNLESS OTHERWISE INDICATED OR DIRECTED.
4. "COVER" AT ANY POINT SHALL BE DEFINED AS THE VERTICAL DISTANCE FROM THE UPPERMOST POINT OF THE PIPE TO A LINE WHICH CONNECTS THE SURFACE OF UNDISTURBED GROUND AT EITHER SIDE OF THE TRENCH AND IS AT RIGHT ANGLES TO THE DIRECTION OF THE PIPE.
5. WHERE FUTURE EXTENSION OF A PLUGGED PIPE OR A PLUGGED BRANCH WILL ENTAIL ROCK EXCAVATION, TRENCH EXCAVATION IN ROCK SHALL BE EXTENDED FOR A DISTANCE OF 3'-0" BEYOND THE PLUG.
6. BANK RUN GRAVEL OR EXCAVATED MATERIAL THAT MEETS SPEC. SECTION 02224 SHALL BE INSTALLED ABOVE THE LINE OF NARROW TRENCH LIMIT.
7. WHERE SPECIFIED, CONTROLLED DENSITY FILL WILL BE USED FROM TOP OF SCREENED GRAVEL TO BOTTOM OF BITUMINOUS PAVEMENT.

WATER MAIN TRENCH SECTION

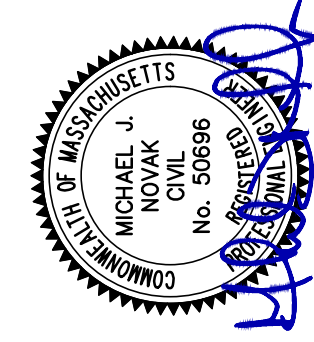
NTS

LINC COLE LANE

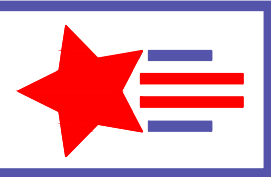
69 PLEASANT STREET  
LEXINGTON, MA

REVISIONS  
DESCRIPTION  
NO REVISIONS TO THIS SHEET  
NO REVISIONS TO THIS SHEET  
NO REVISIONS TO THIS SHEET  
MIN REVISIONS PER TOWN COMMENTS

DATE  
5-23-2022  
7-21-2022  
8-1-2022  
8-24-2022



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SITE DETAILS  
LOCATED IN  
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(MIDDLESEX COUNTY)  
PREPARED FOR  
SHELDON CORP.

SHEET

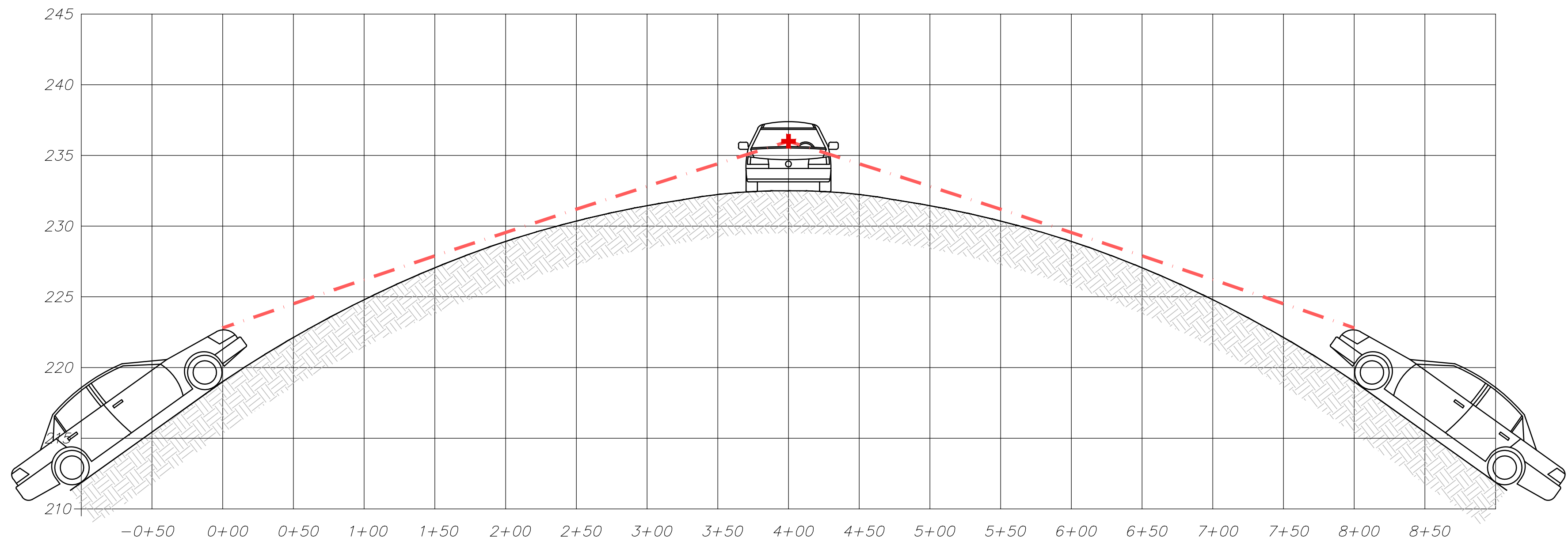
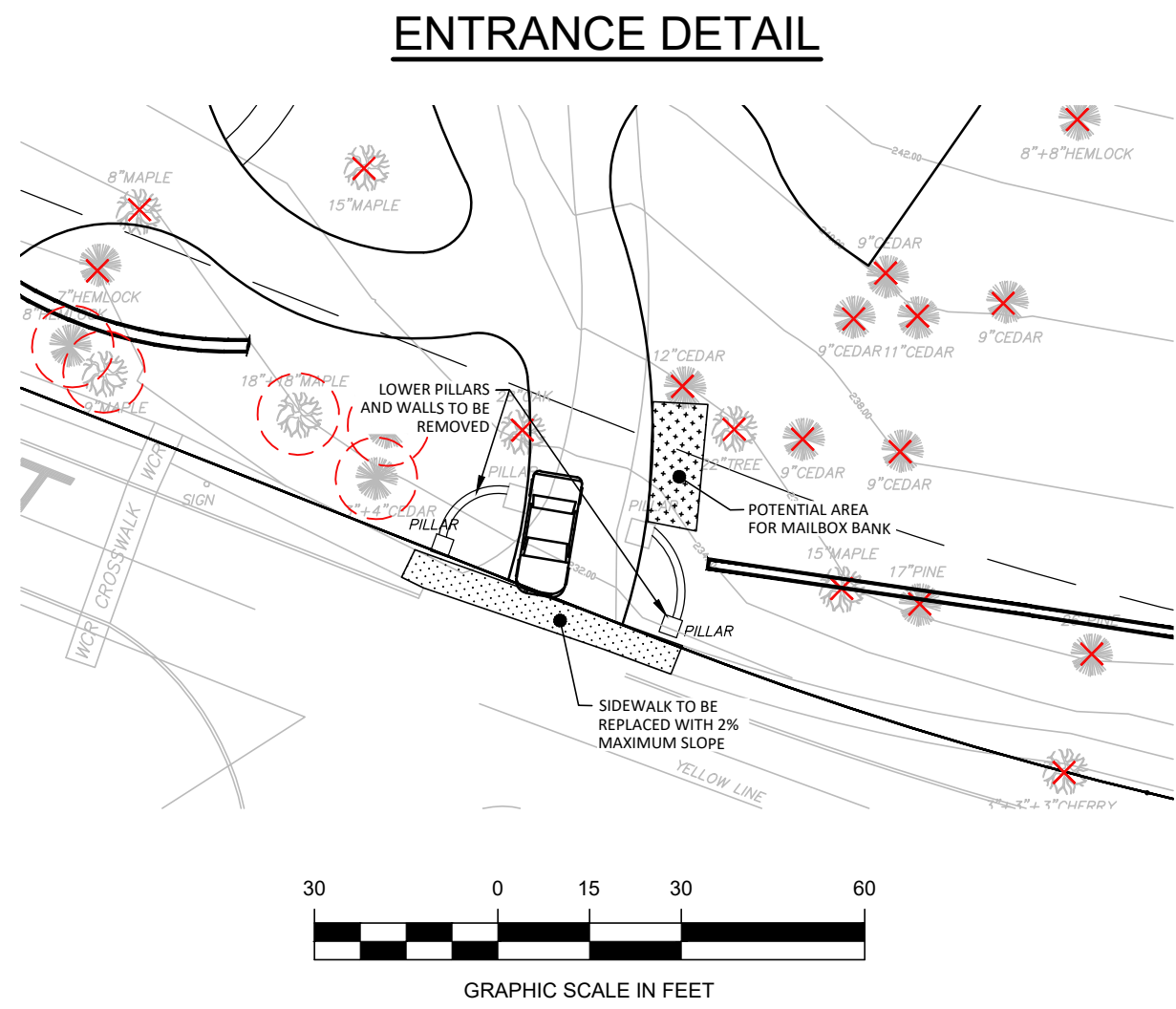
14 OF 17

NOT TO SCALE







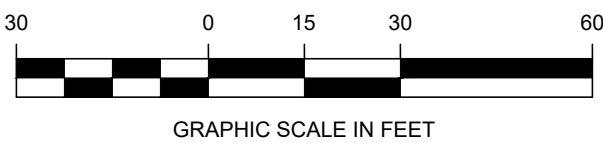


PROFILE VIEW  
SCALE: 1"=6' VERT.  
1"=60' HOR.

VEHICLES ABOVE ARE NOT TO HORIZONTAL SCALE



SIGHT LINES



LEXINGTON PLANNING BOARD

I, _____ CLERK OF THE TOWN OF LEXINGTON,  
MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS  
PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN RECEIVED AND  
RECORDED AT THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING  
TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDED OF SAID NOTICE.

TOWN CLERK

DATE

LINC COLE LANE  
69 PLEASANT STREET  
LEXINGTON, MA

REVISIONS	
DATE	DESCRIPTION
5-23-2022	MIN REVISIONS PER TOWN COMMENTS
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8-1-2022	NO REVISIONS TO THIS SHEET
8-24-2022	MIN REVISIONS TO THIS SHEET

DRAWN BY:

CHECKED BY:

DATE: 3-30-2022

PROJECT No: 21-12

COMMONWEALTH OF MASSACHUSETTS  
MICHAEL A. NOVAK  
No. 55696  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL ENGINE

**PATRIOT Engineering**  
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SHEET  
16 OF 17



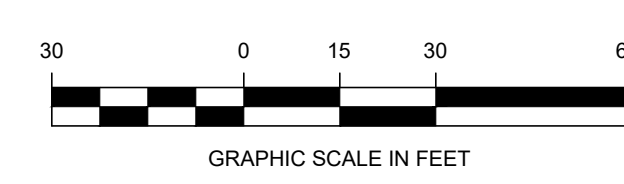
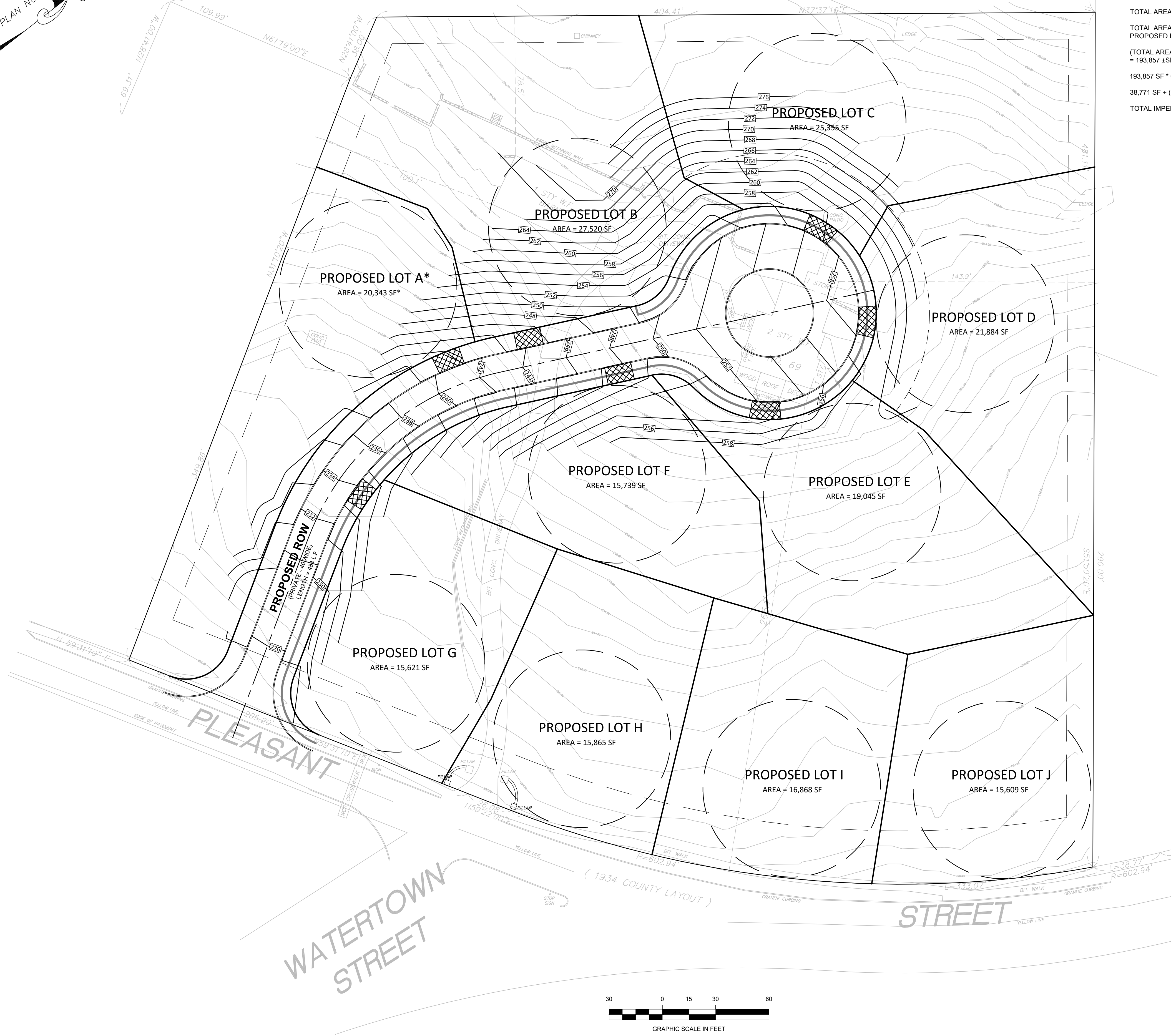
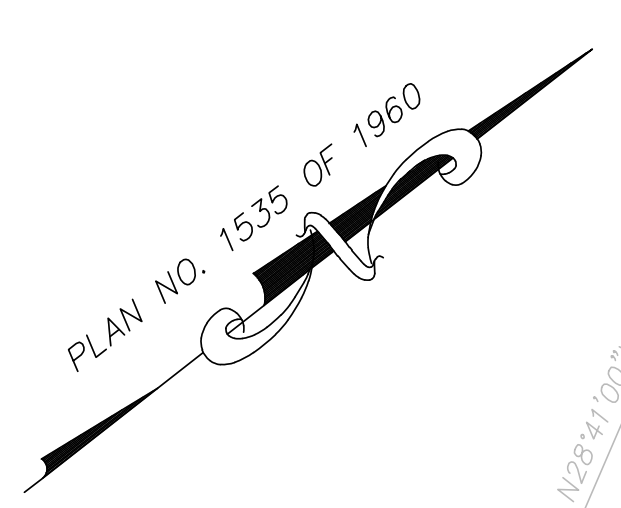


TABLE OF DEVELOPMENTAL DATA	
TOTAL ASSESSED LAND AREA OF DEVELOPMENT	5.04 ±AC (MAP 14, LOT 57)
TOTAL CALCULATED LAND AREA OF DEVELOPMENT	219,349 ±SF (MAP 14, LOT 57)
TOTAL ONSITE DEVELOPABLE SITE AREA	219,349 ±SF
TOTAL AREA WITH PROPOSED ROW	25,492 ±SF
TOTAL AREA OF IMPERVIOUS SURFACES WITHIN PROPOSED ROW	17,951 ± SF
(TOTAL AREA OF LOTS IN PROOF PLAN = TOTAL CALCULATED LAND AREA OF DEVELOPMENT - TOTAL AREA WITHIN PROPOSED ROW = (219,349 - 25,492) = 193,857 ±SF	
193,857 SF * 0.20 = 38,771 SF	
38,771 SF + (TOTAL IMPERVIOUS AREA WITHIN ROW PROOF PLAN) = (38,771 + 17,951) = 56,722 SF	
TOTAL IMPERVIOUS SURFACE AREA ALLOWABLE IN A SITE SENSITIVE DEVELOPMENT (SSD) = 56,722 SF	

**MINOR RESIDENTIAL STREET:**  
NUMBER OF DWELLING UNITS SERVED: 10 PROPOSED  
WIDTH OF PROPOSED RIGHT-OF-WAY: 40' (40' MIN. REQUIRED)  
MINIMUM PAVEMENT WIDTH: 20' (20' PROPOSED)  
MAXIMUM GRADE: 8.0% (8.0% PROPOSED)  
MAXIMUM GRADE WITHIN 75' OF INTERSECTIONS: 2.0% (2.0% PROPOSED)  
PROPOSED CENTERLINE RADIUS: 150'  
PROPOSED RADIUS OF RIGHT-OF-WAY ROUNDING: 25'  
LENGTH OF RIGHT-OF-WAY: 484±

**SPECIAL PERMIT SUBDIVISION CALCULATIONS**

TYPE OF SPECIAL PERMIT RESIDENTIAL DEVELOPMENT	MAXIMUM GROSS FLOOR AREA (SF)	NO. OF DWELLINGS	MAXIMUM AMOUNT OF IMPERVIOUS SURFACES (SF)	MAXIMUM SITE COVERAGE (SF)	MINIMUM COMMON OPEN SPACE REQUIRED (SF)
SITE SENSITIVE	76,511	10	56,722	29,078	NOT REQUIRED
PROPOSED	< 76,511	10	>56,722	< 29,078	NOT REQUIRED

**GROSS FLOOR AREA (GFA) CHART  
SITE SENSITIVE DEVELOPMENT (SSD)**

LOT #	MAX. GFA ALLOWED
LOT A*	7,500 SF
LOT B	8,953 SF
LOT C	8,606 SF
LOT D	8,051 SF
LOT E	7,597 SF
LOT F	7,068 SF
LOT G	7,049 SF
LOT H	7,088 SF
LOT I	7,248 SF
LOT J	7,047 SF
TOTAL	76,207 SF

* THE MAX AREA TO BE COMBINED WITH ABUTTER AS NOTED ON SHEET 5 OF THIS PLAN SET IS NOT TO EXCEED 1,900 SF. THE CALCULATED MAX ALLOWED GFA FOR LOT A REFLECTS THE REMOVAL OF 1,900 SF OF LOT AREA FROM LOT A

**TABLE OF DIMENSIONAL REQUIREMENTS**

ZONE: RS	
ITEM	REQUIREMENT
MIN LOT AREA	15,500 SF
MIN FRONTAGE	125'
BUILDING SETBACKS	
FRONT YARD	30'
SIDE/REAR YARD	15'

**LEGEND:**

- APPROXIMATE EXISTING PROPERTY LINES
- 296 PROPOSED CONTOUR
- PROPOSED CENTERLINE
- R= RADIUS
- TYP TYPICAL
- PEOP PROPOSED EDGE OF PAVEMENT
- SF SQUARE FEET
- ROW RIGHT OF WAY
- DIA DIAMETER
- PROPOSED DRIVEWAY APRON

NOT FOR CONSTRUCTION

LINC COLE LANE

69 PLEASANT STREET  
LEXINGTON, MA

DATE: 3-30-2022  
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PROOF PLAN  
LOCATED IN  
LEXINGTON, MA  
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PREPARED FOR  
SHELDON CORP.

SHEET  
17 OF 17





*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

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

**FKA Assessor's Map 14 & Lot 57**

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

**February 1, 2023**

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

**APPLICANT:** Sheldon Corporation  
121 Marrett Road  
Lexington, MA 02420

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

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

### BACKGROUND AND PROJECT SUMMARY

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

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



## STATEMENT OF FINDINGS

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

### FINDINGS:

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

### DECISION

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

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

### RECORD OF VOTE

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

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



# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

Public Hearing: Article 40 Citizen Petition: Amend Zoning Bylaw Sec. 4.4 to Reduce Residential Gross Floor Area – Board will vote to postpone this hearing to Wednesday, February 15 at 6:00 pm on Zoom

### **PRESENTER:**

Matt Daggett

### **ITEM NUMBER:**

### **SUMMARY:**

#### **Annual Town Meeting Warrant Article 40 - Citizen Petition Matt Daggett**

This zoning amendment article proposes to amend Zoning Bylaw Section 4.4 to reduce the maximum allowable residential Gross Floor Area adopted by Town Meeting in 2016.

Due to the size of the agenda on February 1st, the Planning Board will vote to **postpone this public hearing to Wednesday, February 15, 2023 at 6:00 pm on Zoom.**

### **SUGGESTED MOTION:**

### **FOLLOW-UP:**

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

2/1/2023

### **ATTACHMENTS:**

Description	Type
□ Proposed Zoning Amendment	Exhibit



## ARTICLE 40 AMEND ZONING BYLAW, GROSS FLOOR AREA (Citizen Article)

To see if the Town will vote to amend Section 135-4.4 of the Zoning Bylaw to reduce the maximum allowable residential Gross Floor Area; or act in any other manner in relation thereto.

*(Inserted by Matthew Daggett and 9 or more registered voters)*

### DESCRIPTION

The purpose of this article is to refine the maximum allowable residential Gross Floor Area (GFA) requirements adopted under Article 41 of the 2016 Annual Town Meeting, in order to better reflect the Town's goals of having a wider array of housing sizes and options.

### PROPOSED 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, except where otherwise stated below, 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: §135-4.4 as follows:

4.4.2 Maximum Allowable Residential Gross Floor Area Tables. The total gross floor area of all buildings on a lot containing a one-family or two-family dwelling may not exceed the amount listed in ~~the table below~~ Table 4.4.2.1 based on lot area. Notwithstanding the previous sentence, lots in which a one-family or two-family dwelling is lawfully in existence, lawfully begun, or subject to a building permit or special permit issued before January 1, 2024 shall instead be limited to the total the gross floor area amount listed in Table 4.4.2.2 based on lot area. Building permits or special permits pursuant to §135-6.9 or §135-6.12 shall be limited to the total the gross floor area amount listed in Table 4.4.2.2 based on lot area.

Table 4.4.2.1:

<u>Lot Area (in square feet)</u>	<u>Maximum Gross Floor Area (in square feet)</u>
<u>0 to 5,000</u>	<u>0.76 * Lot Area</u>
<u>5,000 to 7,500</u>	<u>3,800 + 0.42 * (Lot Area - 5,000)</u>
<u>7,500 to 10,000</u>	<u>4,850 + 0.12 * (Lot Area - 7,500)</u>
<u>10,000 to 15,000</u>	<u>5,150 + 0.11 * (Lot Area - 10,000)</u>
<u>15,000 to 30,000</u>	<u>5,700 + 0.1 * (Lot Area - 15,000)</u>
<u>More than 30,000</u>	<u>7,200 + 0.1 * (Lot Area - 30,000)</u>



Table 4.4.2.2:

<b>Lot Area (in square feet)</b>	<b>Maximum Gross Floor Area (in square feet)</b>
0 to 5,000	$0.8 * \text{Lot Area}$
5,000 to 7,500	$4,000 + 0.55 * (\text{Lot Area} - 5,000)$
7,500 to 10,000	$5,375 + 0.23 * (\text{Lot Area} - 7,500)$
10,000 to 15,000	$5,950 + 0.2 * (\text{Lot Area} - 10,000)$
15,000 to 30,000	$6,950 + 0.16 * (\text{Lot Area} - 15,000)$
More than 30,000	$9,350 + 0.16 * (\text{Lot Area} - 30,000)$

2. That the amended Bylaws shall take effect for building permit and special permit applications submitted on or after January 1, 2024, in order to avoid making permits at risk of compliance during the legislative process, as outlined under Section 6 of Chapter 40A of the General Laws.



# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

Public Hearing: Articles 34 & 35 Amend Zoning Bylaw and Zoning Map for Multi-Family Housing for MBTA Communities and Inclusionary Housing Zoning Requirements

### **PRESENTER:**

Planning Board

### **ITEM NUMBER:**

### **SUMMARY:**

#### **Public Hearing for Annual Town Meeting Warrant Articles 34 & 35**

The Planning Board will present their zoning proposal to amend the Zoning Bylaw and Zoning Map to create districts permitting multi-family housing with inclusionary housing requirements, and allows mixed use in some districts under specific conditions. Articles 34 and 35 will be discussed together because they are related articles.

This article implements the requirements of M.G.L. c. 40A § 3A by establishing new overlay zoning districts on the Zoning Map and amending the Zoning Bylaw to permit multi-family housing, and mixed-use developments (in some areas), with an as-of-right approval process within those new districts. The Planning Board's zoning proposal will create new Village Overlay Districts in Section 7.5 of the Bylaw and on the Zoning Map as Village Low Rise Overlay (VLO), Village Mid Rise Overlay (VMO), and Village High Rise Overlay (VMO).

More info and background here: <http://lexingtonma.gov/MBTAZoning>

### **SUGGESTED MOTION:**

The Planning Board will open the public hearing, present, then open the public hearing up to public comments and questions.

### **FOLLOW-UP:**

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

2/1/2023



## ATTACHMENTS:

Description	Type
📎 Draft Zoning Motion Language Art. 34	Exhibit
📎 MAP Village Overlay Districts Bus-Bikeway	Exhibit
📎 Draft Village Overlay District Zoning Map	Exhibit
📎 Draft Zoning Motion Supplemental Inclusionary Housing Art. 35	Exhibit
📎 Town Counsel Edits Village Overlay	Exhibit
📎 Presentation	Presentation



AMEND ZONING BYLAW AND MAP – VILLAGE OVERLAY DISTRICTS  
– PLANNING BOARD REVISED THROUGH 1/18/23

**ARTICLE 34**

**AMEND ZONING BYLAW AND MAP  
MULTI-FAMILY HOUSING FOR MBTA COMMUNITIES**

To see if the Town will vote to amend the Zoning Bylaw and Map to create districts permitting multi-family housing or mixed-use developments by right; 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 comply with M.G.L. c. 40A §3A by establishing zoning districts on the Zoning Map and amending the Zoning Bylaw to permit multi-family housing and mixed-use developments with an as-of-right approval process.

**MOTION:**

That the Zoning Bylaw, Chapter 135 of the Code of the Town of Lexington, and Zoning Map be amended as follows, 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) Add rows to the table in §135-2.2.5 (Overlay Districts) as follows:

VLO	Village Low-Rise Overlay
VMO	Village Mid-Rise Overlay
VHO	Village High-Rise Overlay

- 2) In §135-10.0, add a new definition as follows:

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (DHCD)**

Refers to the Massachusetts Department of Housing and Community Development, which is part of the Executive Office of Housing and Economic Development.

- 3) Add a new §135-7.5 as follows:

**7.5 VILLAGE OVERLAY DISTRICTS.**

**7.5.1 Purpose.** The purposes of the Village Overlay (VLO, VMO, and VHO) Districts are:

1. To promote multi-family housing near retail sales and services, office, civic, and personal service uses;
2. To reduce dependency on automobiles by providing opportunities for upper-story and multi-family housing near public transportation such as bus stops, the Minuteman Commuter Bikeway, and major transportation routes;
3. To ensure pedestrian-friendly development by permitting higher density housing in areas that are walkable to public transportation, shopping, and local services;
4. To respond to the local and regional need for affordable housing by permitting a variety of housing types with inclusionary housing requirements;
5. To encourage economic investment in the redevelopment of properties;
6. To encourage residential and commercial uses to provide a customer base for local businesses;
7. To provide family housing and ensure compliance with MGL c. 40A §3A applicable to MBTA Communities; and



AMEND ZONING BYLAW AND MAP – VILLAGE OVERLAY DISTRICTS  
– PLANNING BOARD REVISED THROUGH 1/18/23

8. To meet the goals of the housing element of the 2022 LexingtonNEXT Comprehensive Plan.
- 7.5.2** Overlay District. These districts shall not supersede other zoning districts but shall be superimposed over them. The provisions of this section apply only to developments on a lot located within these districts where the property owner has elected to comply with the requirements of the overlay district, rather than complying with those of the underlying zoning district.
- 7.5.3** Procedures and Regulations. Development under this section requires Site Plan Review by the Planning Board under §9.5. The Planning Board may adopt regulations to facilitate site layouts, quality building designs, and purposeful outdoor amenity spaces that create vibrant residential communities that benefit the residents of the development and the town. All site plan review standards applicable to developments under this section shall be consistent with the purposes of this section and DHCD's current *Compliance Guidelines for Multi-family Zoning Districts Under Section 3A of the Zoning Act* as amended.
- 7.5.4** Permitted Uses.
  1. All developments under this section shall include multi-family housing.
  2. Developments may include uses permitted in an underlying zoning district.
  3. Where the underlying zoning district is the CB District, at least 30% of the net floor area of the center storefront shall be occupied by uses permitted on the center storefront in the CB District.
  4. Developments in the VLO district may contain other nonresidential uses on the ground floor and basement to the extent permitted in either the CRS or CB zoning district, except that:
    - a. The following uses are not permitted:
      - i. Medical clinic for outpatient services
      - ii. Motor vehicle sales or rental
      - iii. Sale of fuel, motor oil, or other motor vehicle parts or accessories
      - iv. Cleaning, maintenance, and repair of motor vehicles
      - v. Private postal service
    - b. Nonresidential uses requiring a special permit in the CRS or CB District shall require a special permit.
    - c. The development standards for office uses in Table 1 (Permitted Uses and Development Standards), section G.2.0 shall not apply.
  5. Accessory Uses for residential uses are permitted to the same extent they would be permitted in the RO District.
- 7.5.5** Dimensional controls. The dimensional controls of §4.0 are modified as follows for developments under this section:
  1. §4.1.4 (One Dwelling Per Lot) does not apply.
  2. §4.2.2 (Lot Regularity), §4.2.3 (Lot Area), and §4.2.4 (Lot Frontage) do not apply to lots with existing buildings.
  3. §4.3.5 (Height of Dwellings Near Lot Lines) does not apply.
  4. §4.4 (Residential Gross Floor Area) does not apply.
  5. Nonresidential FAR is not restricted.



AMEND ZONING BYLAW AND MAP – VILLAGE OVERLAY DISTRICTS  
– PLANNING BOARD REVISED THROUGH 1/18/23

6. The minimum required front yard in feet is the lesser of that required in the underlying zoning district and 15 feet, except that where 50% or more of the front façade of the street floor is occupied by nonresidential principal uses, no front yard is required. Minimum required front yard areas shall be amenity space available for the property residences and semi-public use such as landscaping, benches, tables, chairs, play areas, public art or similar feature. Parking spaces are not permitted in the minimum required front yard.
7. The minimum required side yard in feet is the lesser of that required in the underlying zoning district and that shown below:

If Actual Lot Frontage Is	Side Yard Must Be At Least
More than 100 feet	15 feet
More than 75 feet but not more than 100 feet	12 feet
More than 50 feet but not more than 75 feet	10 feet
More than 0 feet but not more than 50 feet	7.5 feet

8. The minimum required rear yard in feet is the lesser of that required in the underlying zoning district and 15 feet.
9. The site coverage is not restricted.
10. The maximum height in feet of buildings is:

District	VLO	VMO	VHO
Height in feet	40	60	70

11. In the VLO District, where at least 15% of the total net floor area of the development is occupied by nonresidential principal uses on street floors, the maximum height is increased by 25 feet. If the nonresidential uses are not permitted in the underlying district, the maximum height is increased by 15 feet.
12. The number of stories is not restricted.

**7.5.6 Off-Street Parking and Loading.** The provisions of §5.1 (Off Street Parking and Loading) are modified as follows:

1. The parking factor for dwelling and rooming units is 0.5 per unit.
2. The parking factor for other uses shall be taken from §5.1.4 (Table of Parking Requirements) for the CB District.
3. Developments under this section may provide fewer parking spaces where, in the determination of the Planning Board, proposed parking is found to be sufficient to meet the needs of the development. In making such a determination the Planning Board may develop regulations to evaluate any parking reduction requests to consider complementary uses, proximity to public transportation, transportation demand management (TDM) measures, and shared parking arrangements at the Board's discretion.



AMEND ZONING BYLAW AND MAP – VILLAGE OVERLAY DISTRICTS  
– PLANNING BOARD REVISED THROUGH 1/18/23

- 7.5.7** Traffic Standards. § 5.5 (Traffic Standards) does not apply.
- 7.5.8** Sustainable Design. §7.4.4 (Sustainable Design) does not apply.
- 7.5.9** Landscaping, Transition and Screening. The provisions of §5.3 (Landscaping, Transition and Screening) and §5.3.5 (Required Depth or Width (in feet) of a transition area are modified as follows:
1. Transition areas, as specified under §5.3.4 (Transition Areas), are required along the boundary of the VLO District and shall have a depth of five (5) feet.
- 7.5.10** Planned Development Districts. The provisions of §7.3 (Planned Development Districts) are modified as follows:
1. Notwithstanding §7.3.2.3 (Compliance Required) and §7.3.3 (Existing RD and CD Districts), development under this section, development of related accessory structures and improvements, and removal of existing structures and improvements need not conform to the preliminary site development and use plan.
- 7.5.11** Nonconforming Off-Street Parking and Loading. The provisions of §8.7 are modified as follows:
1. §8.7.1.2 (Increase in Floor Area) does not apply.
  2. §8.7.2 (Reconstruction or Replacement of a Building) does not apply.
- 7.5.12** Inclusionary Housing.
1. In any development containing ten (10) or more dwelling units, at least 10%, rounded down, of the dwelling units shall be Inclusionary Dwelling Units with a household income at 80% of the Area Median Income and eligible for inclusion on the DHCD's Subsidized Housing Inventory.
  2. Inclusionary dwelling units shall be substantially similar in size, layout, parking, construction materials, fixtures, amenities, and interior and exterior finishes to comparable dwelling units in the same dwelling.
  3. Inclusionary dwelling units shall be proportionally dispersed throughout the development and not concentrated within particular sections of a dwelling or within particular dwellings.
  4. Occupants of inclusionary dwelling units shall have the same access to common areas, facilities, and services as enjoyed by other occupants of the development including but not limited to outdoor spaces, amenity spaces, storage, parking, bicycle parking facilities, and resident services.
  5. The Planning Board, in consultation with the Select Board, the Housing Partnership Board, and the Commission on Disability, may adopt regulations consistent with DHCD's Compliance Guidelines and this section to facilitate equitable size, physical characteristics, location, and access to services for the inclusionary units and the form of required legal restrictions.
  6. Certificate of occupancy. No residential certificate of occupancy shall be issued until the regulatory agreements for any inclusionary dwelling units are recorded.
- 7.5.13** Playground and Recreation Areas. Any development containing forty (40) or more dwelling units shall provide an outdoor play area or common space appropriate for use by families with children which may include features such as swings, jungle-gyms, slides, tables, chairs, benches and similar features. Areas shall incorporate universal design standards and be accessible to all users.



AMEND ZONING BYLAW AND MAP – VILLAGE OVERLAY DISTRICTS  
– PLANNING BOARD REVISED THROUGH 1/18/23

**7.5.14** Conditions. The Planning Board may impose reasonable terms and conditions, consistent with the parameters established by DHCD's Compliance Guidelines, at the expense of the applicant, to promote these objectives and serve the purposes of this section. Approval may reasonably regulate matters such as vehicular access, circulation on site, architectural design of a building, site design, and screening for adjacent properties. The Board may require a performance guarantee to ensure compliance with these conditions.

4) Amend the Zoning Map to add the following areas shown on maps on file with the Town Clerk to the VLO District:

- a. East Lexington
- b. Bedford Street/Worthen Road
- c. Bedford Street/Reed Street
- d. Marrett Road/Waltham Street
- e. Marrett Road/Spring Street
- f. Concord Avenue/Waltham Street

5) Amend the Zoning Map to add the following areas shown on maps on file with the Town Clerk to the VMO District:

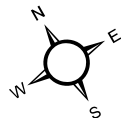
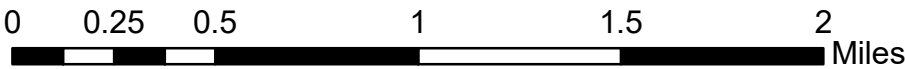
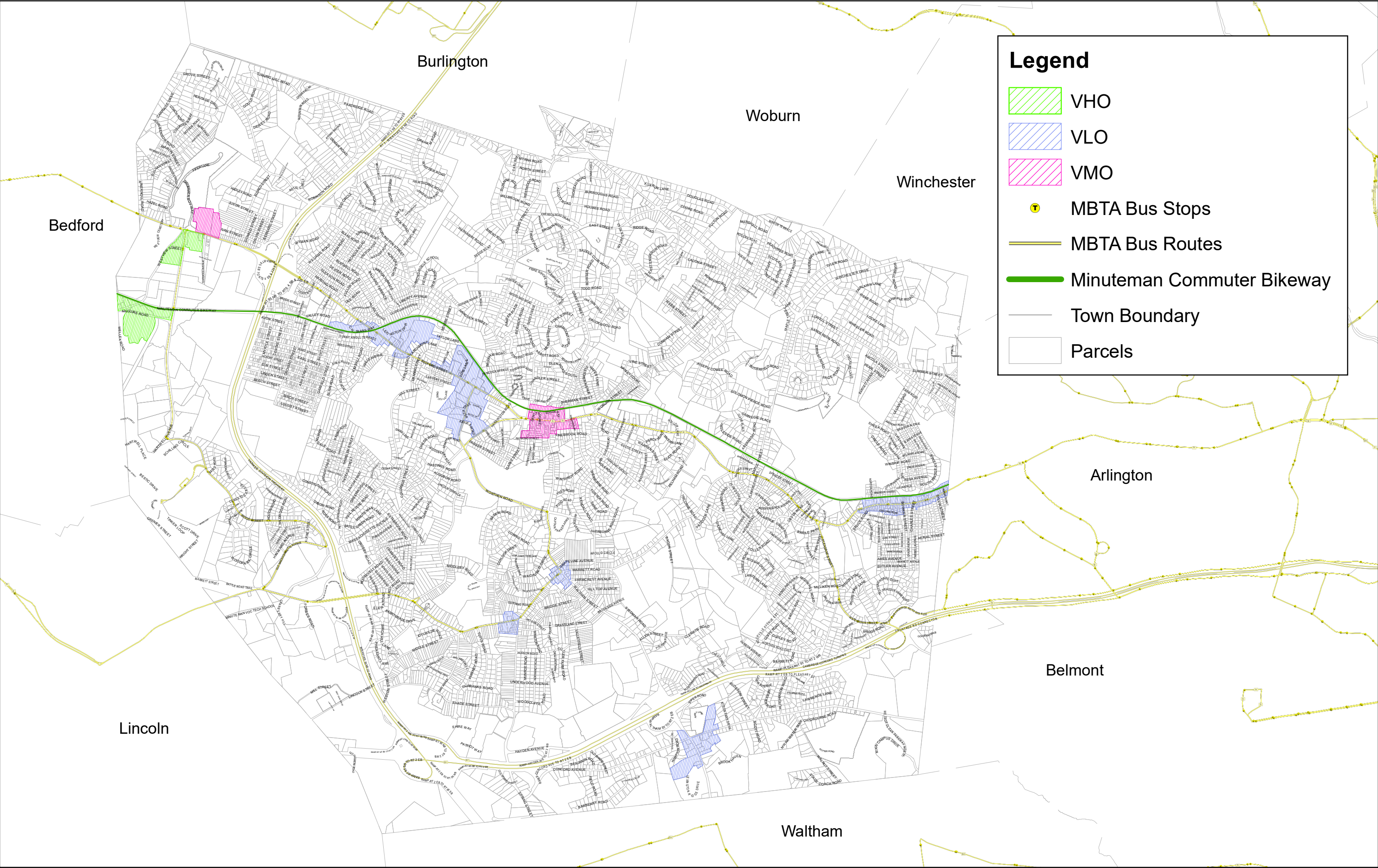
- g. Lexington Center
- h. Bedford Street/Hartwell Avenue

7) Amend the Zoning Map to add the following areas shown on maps on file with the Town Clerk to the VHO District:

- i. Hartwell Avenue
- j. Maguire Road

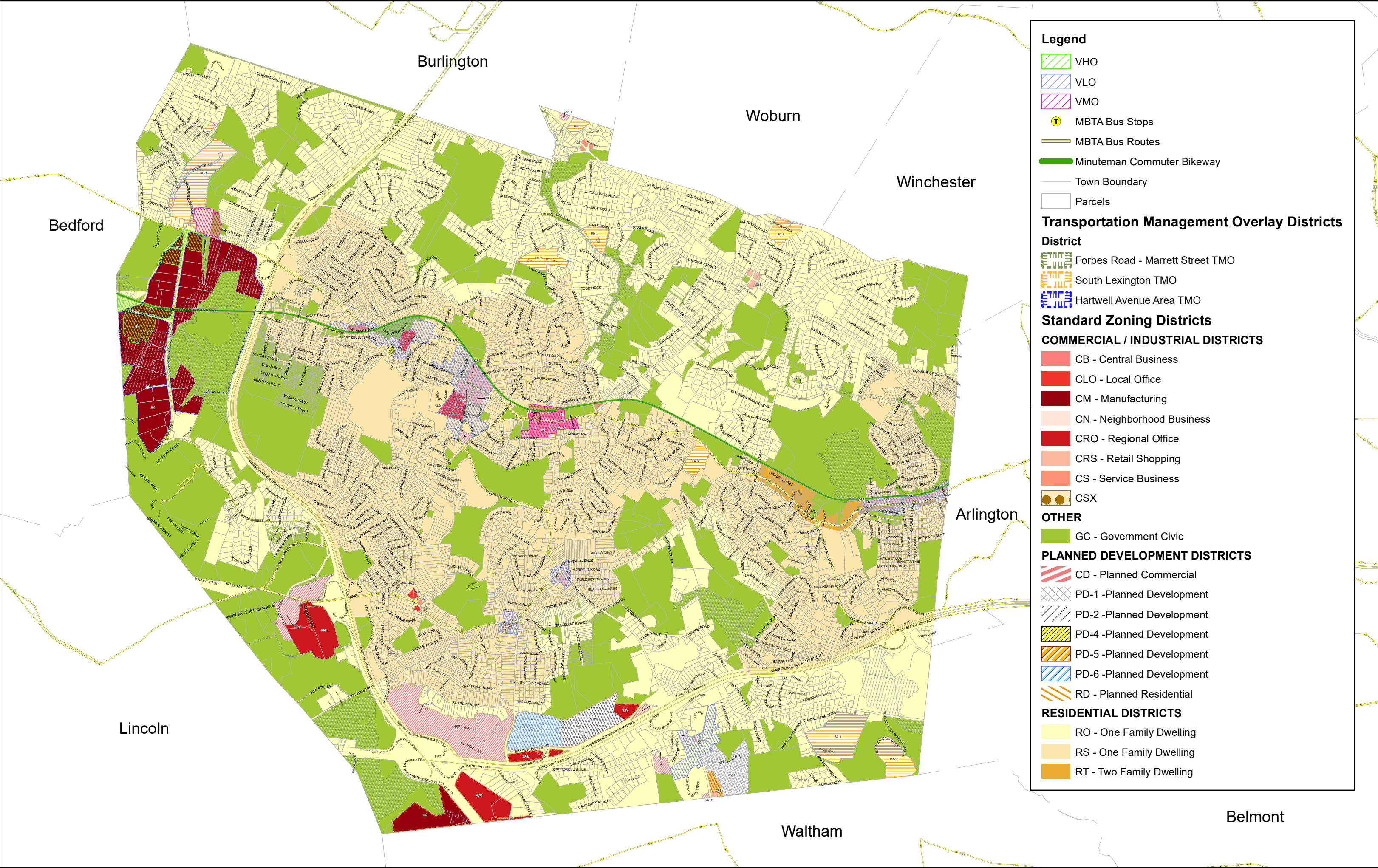


# Village Overlay Districts





# Village Overlay Districts



**Legend**

- VHO
- VLO
- VMO
- MBTA Bus Stops
- MBTA Bus Routes
- Minuteman Commuter Bikeway
- Town Boundary
- Parcels

**Transportation Management Overlay Districts**

- District**
- Forbes Road - Marrett Street TMO
  - South Lexington TMO
  - Hartwell Avenue Area TMO

**Standard Zoning Districts**

**COMMERCIAL / INDUSTRIAL DISTRICTS**

- CB - Central Business
- CLO - Local Office
- CM - Manufacturing
- CN - Neighborhood Business
- CRO - Regional Office
- CRS - Retail Shopping
- CS - Service Business
- CSX

**OTHER**

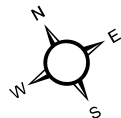
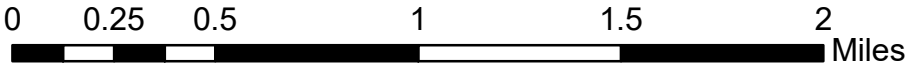
- GC - Government Civic

**PLANNED DEVELOPMENT DISTRICTS**

- CD - Planned Commercial
- PD-1 -Planned Development
- PD-2 -Planned Development
- PD-4 -Planned Development
- PD-5 -Planned Development
- PD-6 -Planned Development
- RD - Planned Residential

**RESIDENTIAL DISTRICTS**

- RO - One Family Dwelling
- RS - One Family Dwelling
- RT - Two Family Dwelling





## ARTICLE 35

## AMEND ZONING BYLAW SUPPLEMENTAL INCLUSIONARY HOUSING REQUIREMENTS

To see if the Town will vote to amend the Zoning Bylaw to add stricter inclusionary housing requirements for multi-family housing; 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 require more inclusionary dwelling units in multi-family housing developments permitted under Article 35. If Article 34 and 35 is adopted, Article 35 would go into effect, replace, and supersede the Inclusionary Housing Requirements in Article 35 upon approval from DHCD.

### MOTION:

That the Zoning Bylaw, Chapter 135 of the Code of the Town of Lexington, be amended as follows, 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. Replace §135-7.5.12 with the following:
  1. In any development containing eight (8) or more dwelling units, at least 15% of the dwelling units, rounded down, shall be Inclusionary Dwelling Units of which two-thirds, rounded up, shall be eligible for inclusion on DHCD's Subsidized Housing Inventory.
  2. Inclusionary dwelling units shall be substantially similar in size, layout, parking, construction materials, fixtures, amenities, and interior and exterior finishes to comparable dwelling units in the same dwelling.
  3. Inclusionary dwelling units shall be proportionally dispersed throughout the development and not concentrated within particular sections of a dwelling or within particular dwellings.
  4. Occupants of inclusionary dwelling units shall have the same access to common areas, facilities, and services as enjoyed by other occupants of the development including but not limited to outdoor spaces, amenity spaces, storage, parking, bicycle parking facilities, and resident services.
  5. The Planning Board, in consultation with the Select Board, the Housing Partnership Board, and the Commission on Disability, may adopt regulations consistent with DHCD's Compliance Guidelines and this section to facilitate equitable size, physical characteristics, location, and access to services for the inclusionary units and the form of required legal restrictions.
  6. Certificate of occupancy. No residential certificate of occupancy shall be issued until the regulatory agreements for any inclusionary dwelling units are recorded.



**ARTICLE 34**

**AMEND ZONING BYLAW AND MAP  
MULTI-FAMILY HOUSING FOR MBTA COMMUNITIES**

To see if the Town will vote to amend the Zoning Bylaw and Map to create districts permitting multi-family housing or mixed-use developments by right; 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 comply with~~ implements the requirements of M.G.L. c. 40A § 3A by establishing new overlay zoning districts on the Zoning Map and amending the Zoning Bylaw to permit multi-family housing and mixed-use developments with an as-of-right approval process within those new districts.

**MOTION:**

That the Zoning Bylaw, Chapter 135 of the Code of the Town of Lexington, and Zoning Map be amended as follows, 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) Add rows to the table in § 135-2.2.5 (Overlay Districts) as follows:

VLO	Village Low-Rise Overlay
VMO	Village Mid-Rise Overlay
VHO	Village High-Rise Overlay

- 2) In § 135-10.0, add a new definition as follows:

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (DHCD)**

~~Refers to t~~The Massachusetts Department of Housing and Community Development, which is part of the Executive Office of Housing and Economic Development.

- 3) Add a new § 135-7.5 as follows:

**7.5 VILLAGE OVERLAY DISTRICTS.**

**7.5.1 Purpose.** The purposes of the Village Overlay (VLO, VMO, and VHO) Districts are:

1. To provide family housing and ensure compliance with MGL c. 40A § 3A applicable to MBTA Communities

1.2. To promote multi-family housing near retail sales and services, office, civic, and personal service uses;

2.3. To reduce dependency on automobiles by providing opportunities for upper-story and multi-family housing near public transportation such as bus stops, the Minuteman Commuter Bikeway, and major transportation routes;

3.4. To ensure pedestrian-friendly development by permitting higher density housing in areas that are walkable to public transportation, shopping, and local services;

4.5. To respond to the local and regional need for affordable housing by permitting a variety of housing types with inclusionary housing requirements;

5.6. To encourage economic investment in the redevelopment of properties;

6.7. To encourage residential and commercial uses to provide a customer base for local businesses;



AMEND ZONING BYLAW AND MAP – VILLAGE OVERLAY DISTRICTS  
– PLANNING BOARD REVISED THROUGH 1/27/23 with TOWN COUNSEL EDITS

~~7.8. To provide family housing and ensure compliance with MGL c. 40A § 3A applicable to MBTA Communities; and~~

~~8.9. To meet the goals of the housing element of the 2022 LexingtonNEXT Comprehensive Plan.~~

- 7.5.2** Overlay District. ~~These Village Overlay districts~~ Districts shall not ~~supersede~~ replace other existing zoning districts but shall be superimposed over them. The provisions of this section apply only to developments on a lot located entirely within ~~these Village Overlay districts~~ Districts where the property owner has elected to comply with the requirements of the Village Overlay ~~d~~ District, rather than complying with those of the underlying zoning district.
- 7.5.3** Procedures and Regulations. Development under this section requires Site Plan Review by the Planning Board under § 9.5. The Planning Board may adopt regulations to facilitate site layouts, ~~quality~~ building designs, and ~~purposeful~~ outdoor amenity spaces ~~that create vibrant residential communities that to benefit the residents of the development and the town.~~ All site plan review standards applicable to developments under this section shall be consistent with the purposes of this section and DHCD's current *Compliance Guidelines for Multi-family Zoning Districts Under Section 3A of the Zoning Act* as amended.
- 7.5.4** Permitted Uses.
1. All developments under this section shall include multi-family housing. All residential uses under this section shall be multi-family housing.
  2. Developments may also include uses permitted in an underlying zoning district.
  3. Where the underlying zoning district is the CB District, at least 30% of the net floor area of the center storefront shall be occupied by uses permitted on the center storefront in the CB District.
  4. Developments in the VLO district may contain other nonresidential uses on the ground floor and basement to the extent permitted in either the CRS or CB zoning district, except that:
    - a. The following uses are not permitted:
      - i. Medical clinic for outpatient services
      - ii. Motor vehicle sales or rental
      - iii. Sale of fuel, motor oil, or other motor vehicle parts or accessories
      - iv. Cleaning, maintenance, and repair of motor vehicles
      - v. Private postal service
    - b. Nonresidential uses in the CRS or CB District that requireing a special permit ~~in the CRS or CB District~~ shall require a special permit.
    - c. The development standards for office uses in Table 1 (Permitted Uses and Development Standards), ~~section~~ G.2.0 shall not apply.
  5. Accessory Uses for residential uses are permitted to the same extent they would be permitted in the RO District.
- 7.5.5** Dimensional controls. The dimensional controls of § 4.0 are modified as follows for developments under this section:
1. § 4.1.4 (One Dwelling Per Lot) does not apply.
  2. § 4.2.2 (Lot Regularity), § 4.2.3 (Lot Area), and § 4.2.4 (Lot Frontage) do not apply to lots with existing buildings.



AMEND ZONING BYLAW AND MAP – VILLAGE OVERLAY DISTRICTS  
– PLANNING BOARD REVISED THROUGH 1/~~27~~18/23 with TOWN COUNSEL EDITS

3. § 4.3.5 (Height of Dwellings Near Lot Lines) does not apply.
4. § 4.4 (Residential Gross Floor Area) does not apply.
5. Nonresidential FAR is not restricted.
6. The minimum required front yard in feet is the lesser of that required in the underlying zoning district and or 15 feet, except that where 50% or more of the front façade of the street floor is occupied by nonresidential principal uses, no front yard is required. Minimum required front yard areas shall be used as amenity space available for ~~the property~~ residences and semi-public uses such as landscaping, benches, tables, chairs, play areas, public art or similar features. Parking spaces are not permitted in the minimum required front yard.
7. The minimum required side yard in feet is the lesser of that required in the underlying zoning district and that shown below:

If Actual Lot Frontage Is	Side Yard Must Be At Least
More than 100 feet	15 feet
More than 75 feet but not more than 100 feet	12 feet
More than 50 feet but not more than 75 feet	10 feet
More than 0 feet but not more than 50 feet	7.5 feet

8. The minimum required rear yard in feet is the lesser of that required in the underlying zoning district and 15 feet.
9. The site coverage is not restricted.
10. The maximum height in feet of buildings is:

District	VLO	VMO	VHO
Height in feet	40	60	70

11. In the VLO District:

- a. –where at least 15% of the total net floor area of the development is occupied by nonresidential principal uses on street floors, the maximum height is ~~increased by 25 feet~~65 feet.
- b. If the nonresidential uses are not permitted in the underlying district, the maximum height is ~~increased by 15 feet~~55 feet.

12. The number of stories is not restricted.

**7.5.6** Off-Street Parking and Loading. The provisions of § 5.1 (Off Street Parking and Loading) are modified as follows:

1. The parking factor for dwelling and rooming units is 0.5 per unit.
2. The parking factor for other uses shall be ~~taken the same from as in~~ § 5.1.4 (Table of Parking Requirements) for the CB District.
3. Developments under this section may provide fewer parking spaces where, in the determination of the Planning Board, proposed parking is found to be sufficient to meet the needs of the development. In making such a determination the Planning Board may develop regulations to evaluate any parking reduction requests to consider complementary uses, proximity to public



AMEND ZONING BYLAW AND MAP – VILLAGE OVERLAY DISTRICTS  
– PLANNING BOARD REVISED THROUGH 1/~~27~~18/23 with TOWN COUNSEL EDITS

transportation, transportation demand management (TDM) measures, and shared parking arrangements at the Board's discretion.

**7.5.7** ~~Traffic Standards.~~ § 5.5 (Traffic Standards) does not apply.

**7.5.8** ~~Sustainable Design.~~ § 7.4.4 (Sustainable Design) does not apply.

**7.5.9** ~~Landscaping, Transition and Screening.~~ The provisions of § 5.3 (Landscaping, Transition and Screening) and § 5.3.5 (Required Depth or Width (in feet) of a transition area are modified as follows:

Transition areas, as specified under § 5.3.4 (Transition Areas), are required only along the boundary of the VLO District and shall have a depth of five (5) feet.

**7.5.10** ~~Planned Development Districts.~~ The provisions of § 7.3 (Planned Development Districts) are modified as follows:

1. Notwithstanding § 7.3.2.3 (Compliance Required) and § 7.3.3 (Existing RD and CD Districts), development under this section, development of related accessory structures and improvements, and removal of existing structures and improvements need not conform to ~~the a~~ preliminary site development and use plan.

**7.5.11** Nonconforming Off-Street Parking and Loading. The provisions of § 8.7 are modified as follows:

1. § 8.7.1.2 (Increase in Floor Area) does not apply.
2. § 8.7.2 (Reconstruction or Replacement of a Building) does not apply.

**7.5.12** Inclusionary Housing.

1. In any development containing ~~ten-eight (108)~~ or more dwelling units, at least ~~150%~~ rounded down, of the dwelling units shall be Inclusionary Dwelling Units with a household income at 80% of the Area Median Income and eligible for inclusion on the DHCD'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, provided that if DHCD determines in writing that the Town has not shown this requirement to be feasible, at least 10% of the dwelling units in any development containing ten (10) or more units must meet the same standard.

2.

1.

- 2.3. Inclusionary dwelling units shall be substantially similar in size, layout, parking, construction materials, fixtures, amenities, and interior and exterior finishes to ~~comparable the other~~ dwelling units in the same dwelling.

- 3.4. Inclusionary dwelling units shall be proportionally dispersed throughout the development and not concentrated within particular sections of a dwelling or within particular dwellings.

- 4.5. Occupants of inclusionary dwelling units shall have the same access to common areas, facilities, and services as enjoyed by other occupants of the development including but not limited to outdoor spaces, amenity spaces, storage, parking, bicycle parking facilities, and resident services.

- 5.6. The Planning Board, in consultation with the Select Board, the Housing Partnership Board, and the Commission on Disability, may adopt regulations consistent with DHCD's Compliance Guidelines and this section to facilitate equitable size, physical characteristics, location, and access to services for the inclusionary units and the form of required legal restrictions.



AMEND ZONING BYLAW AND MAP – VILLAGE OVERLAY DISTRICTS  
– PLANNING BOARD REVISED THROUGH 1/27/23 with TOWN COUNSEL EDITS

~~6.7.~~ Certificate of occupancy. No ~~residential~~ certificate of occupancy for a residence in a development permitted under this section shall be issued until the regulatory agreements for any inclusionary dwelling units are recorded.

**7.5.13** Playground and Recreation Areas. Any development containing forty (40) or more dwelling units shall provide an outdoor play area or common space appropriate for use by families with children which may include features such as swings, jungle-gyms, slides, tables, chairs, benches and similar features. Areas shall incorporate universal design standards ~~and be accessible to all users.~~

**7.5.14** Conditions. The Planning Board may impose reasonable terms and conditions, consistent with the parameters established by DHCD's Compliance Guidelines, ~~at the expense of the applicant,~~ to promote these objectives and serve the purposes of this section. Approval may reasonably regulate matters such as vehicular access and circulation on site, architectural design of a building, site design, and screening for adjacent properties. The Board may require a performance guarantee to ensure compliance with these conditions.

4) Amend the Zoning Map to add the following areas shown on maps on file with the Town Clerk to the VLO District:

- a. East Lexington
- b. Bedford Street/Worthen Road
- c. Bedford Street/Reed Street
- d. Marrett Road/Waltham Street
- e. Marrett Road/Spring Street
- f. Concord Avenue/Waltham Street

5) Amend the Zoning Map to add the following areas shown on maps on file with the Town Clerk to the VMO District:

- g. Lexington Center
- h. Bedford Street North/Hartwell Avenue

7) Amend the Zoning Map to add the following areas shown on maps on file with the Town Clerk to the VHO District:

- i. Hartwell Avenue
- j. Maguire Road





# Planning Board Zoning Amendments Public Hearings

February 1, 2023





# Article 34 & 35: Zoning Bylaw & Map Amendment for Multi-Family Housing and Inclusionary Housing







# Article 34

In 2020, State Zoning Act Amended by Legislature to promote the production of multi-family housing walking distance of public transportation to address a severe regional housing shortage.

## The New Law:

“M.G.L. c. 40A § 3A (a)(1) An MBTA Community shall have a zoning ordinance or by-law that provides for at least one district of a reasonable size in which multi-family housing is permitted as of right...”



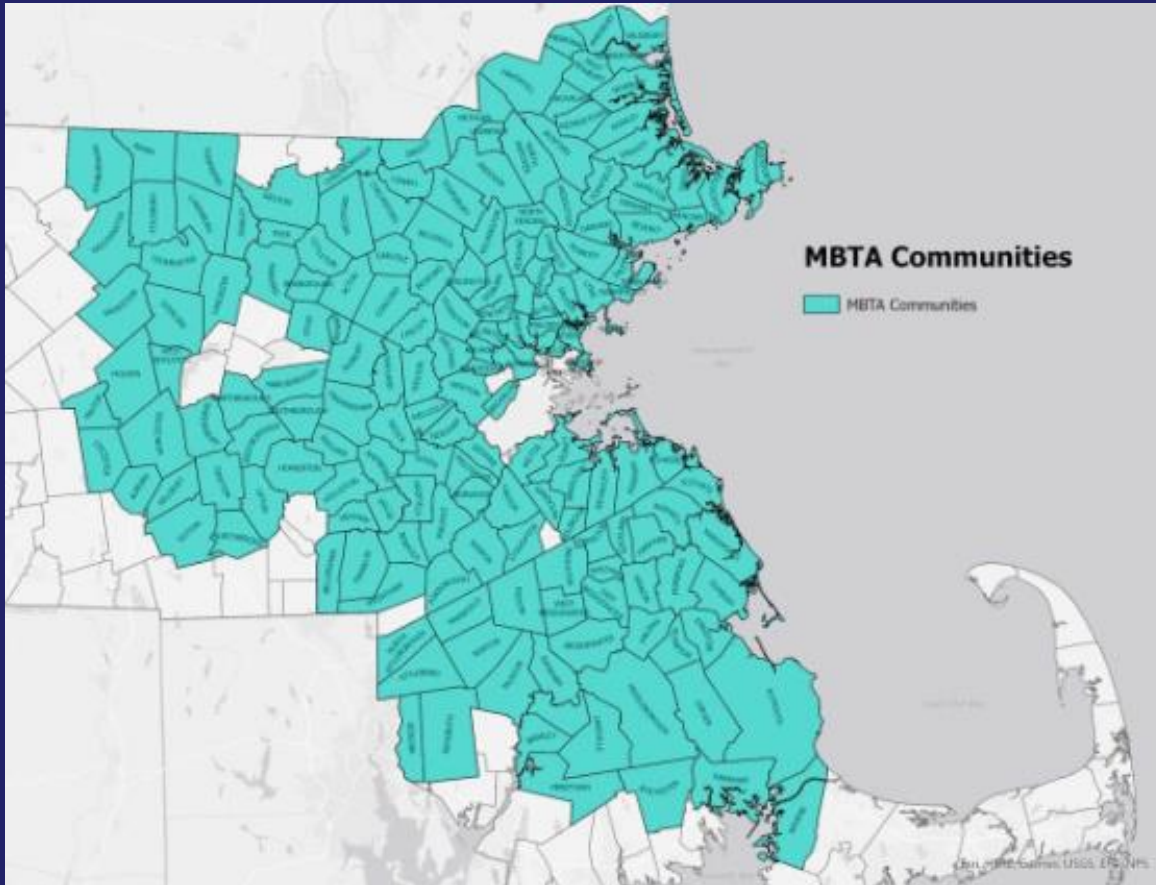
Katahdin Woods Apartments, 1 Katahdin Dr.  
120 units = **11** units per acre





# Article 34

*Multi-Family is very limited in many communities*



- To address severe housing shortage
- Lack of housing - impediment to healthy economy & job growth
- MA is among the highest home prices and rents in the country
  - HI, CA, NY, MA
  - MA > \$600K homes & > \$2,000 / monthly rents
- Need more housing for young families, one-income households, and aging population
- More housing to support long-term economic growth and prosperity
- Transit oriented development helps traffic congestion and climate crisis
- One tool for regional solution





# Article 34

## Key Components of the LAW –

- At least one zoning district of a **reasonable size**
- Walking distance to public transportation, bikeways, bus stops/bus routes, and major transportation routes
- Suitable for families with children
- Zoning must allow a min. gross density of **15 units per acre**
- Permitting process **cannot be discretionary**

Multi-family = building designed for 3+ dwellings





# Article 34

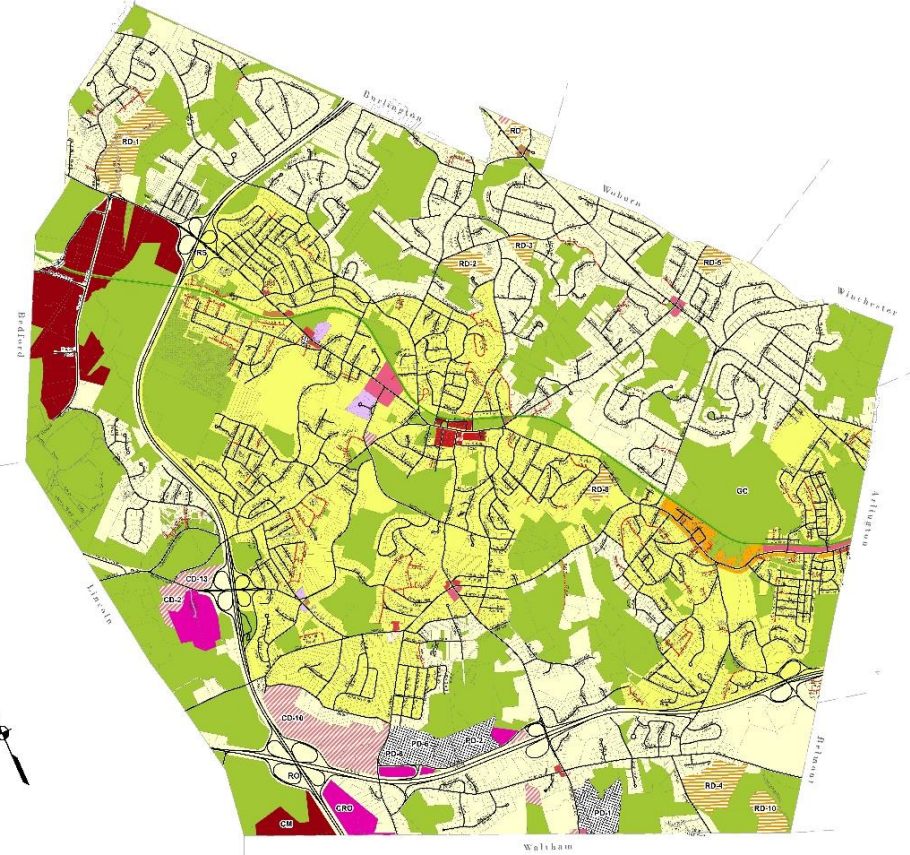
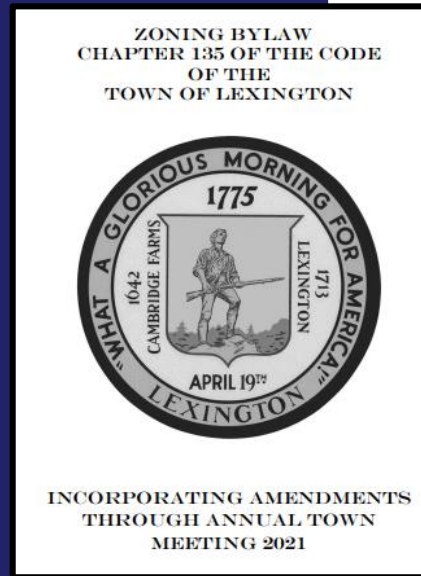
## MA GUIDELINES:

- Defines “reasonable” as:
  - At least 50 acres of land
  - Zoning must provide a unit capacity to allow up to 1,231 dwelling units
  - Half of the total area has to be contiguous
  - More than one lot
  - No portion can be < 5 acres



# Proposing Zoning not construction

- Official Zoning Map and Zoning Bylaw (Text)
- How properties can be developed & under what conditions
- Legal framework regulates development







# DENSITY & HEIGHT EXAMPLES

## Lexington Place Condos 50 Waltham St.

- 30 units = 16 units / acre, 42 ft., 3 Stories





# DENSITY & HEIGHT EXAMPLES

## Avalon

Off Concord Ave.

- 386 units = **17** units / acre
- 40-62 ft., varying
- 3 Stories







# DENSITY & HEIGHT EXAMPLES

## Muzzey School Condos Massachusetts Ave.

- 71 units = **18** units / acre
- 52 ft.
- 3 Stories





# DENSITY & HEIGHT EXAMPLES

## The Manor House Condos, Woburn St.

- 51 units = **25** units /  
acre
- 42-48 ft.
- 4 Stories







# DENSITY & HEIGHT EXAMPLES

## 186 Bedford Street Mixed Use

- 13 units = 9.6 units / acre
- 41 ft.
- 3 Stories





# HEIGHT EXAMPLES



**Cary Memorial Hall**  
**58 ft.**



**Brookhaven Residential Community**  
**60 ft., 4 Stories**

*Copyright Photo: James M. Collins*





# HEIGHT EXAMPLES

62.7 ft.  
To parapet



Waterstone at Lexington

*Photo: Cranshaw Construction*



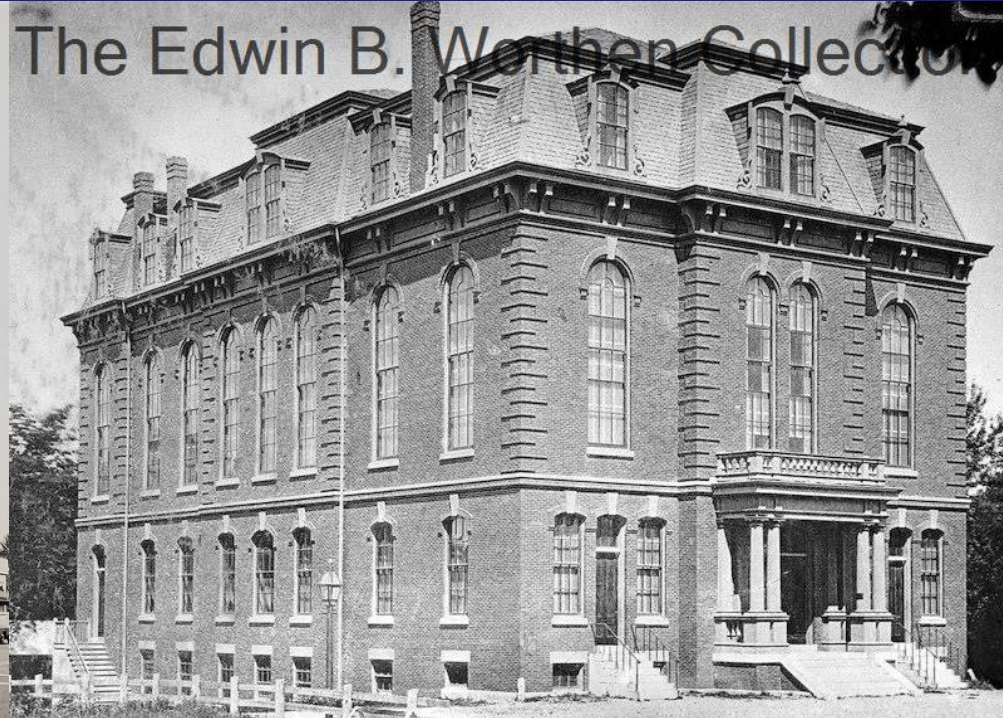


# HISTORIC LEXINGTON CENTER

~40 ft.



~46 ft.



~42 ft.







# PLANNING BOARD'S WORK

- 2022 proposal in Lexington Center **withdrawn**
- Completed *Lexington NEXT* Comprehensive Plan
- October 25 Workshop for 2023 proposal

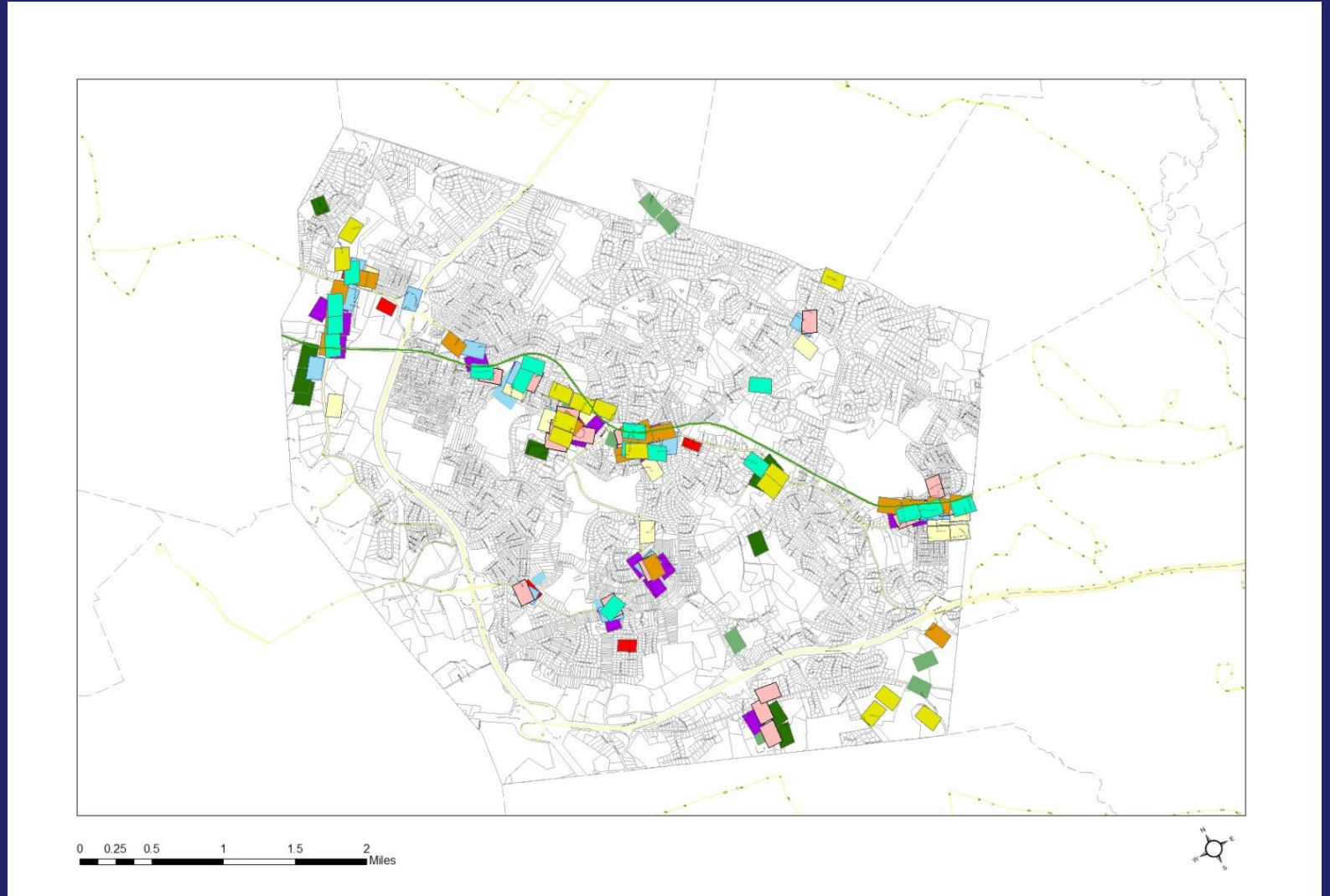




# PLANNING BOARD'S WORK

October 25, 2022  
Workshop:

- 80 residents in attendance
- Identified general locations for housing







# Planning Board Public Outreach

<b>May 4, 2022</b> – Action Plan	<b>May 18, 2022</b> – Action Plan	<b>June 1, 2022</b> – Approved Action Plan	<b>July 14, 2022</b> – Housing Partnership
<b>July 21, 2022</b> – EDAC	<b>Sept. 8, 2022</b> - Town Center Com.	<b>Oct. 12, 2022</b> – Public Work Session	<b>Oct. 19, 2022</b> – Public Work Session
<b>Oct. 25, 2022</b> – Community Workshop	<b>Nov. 4, 2022</b> – Lex Local, Lex Media	<b>Nov. 9, 2022</b> – Public Work Session	<b>Nov. 16, 2022</b> – Public Work Session
<b>Dec. 7, 2022</b> – Public Work Session	<b>Dec. 14, 2022</b> – Public Work Session	<b>Dec. 21, 2022</b> – Public Work Session	<b>Jan. 4, 2023</b> – Public Work Session
<b>Jan. 6, 2023</b> – League of Women Voters Forum	<b>Jan. 12, 2023</b> – Public Work Session	<b>Jan. 18, 2023</b> – Public Work Session	<b>Jan. 19, 2023</b> – Housing Partnership

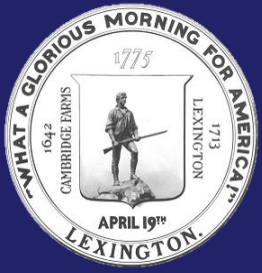
## 20 Public Meetings & Presentations

Mailing to property owners

Weekly Lexington News Emails, Lex Media, Lexington Observer

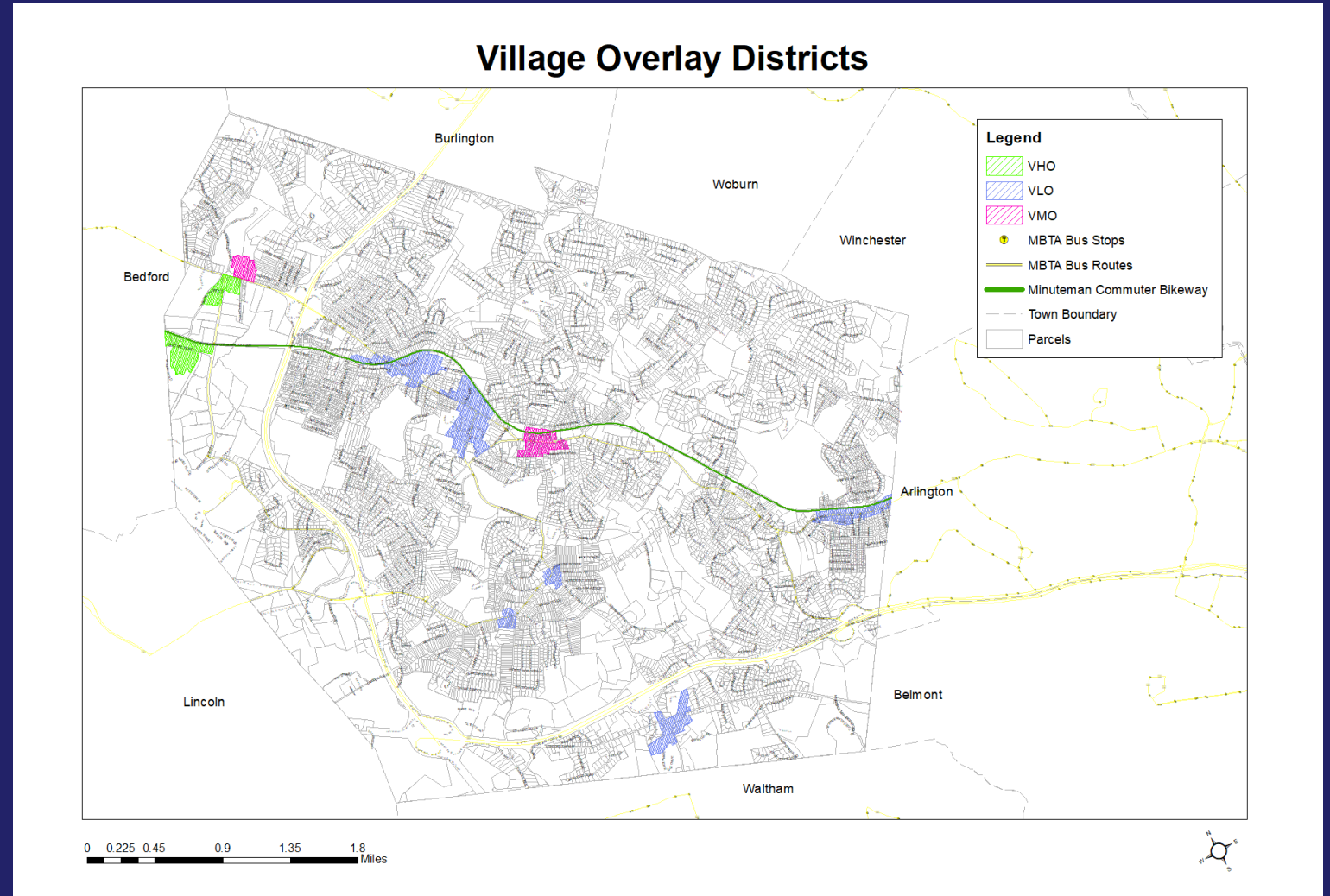
Webpage: [www.lexingtonMA.gov/MBTAZoning](http://www.lexingtonMA.gov/MBTAZoning)

Email Notifications – *TMMA, Board Meeting Notifications*

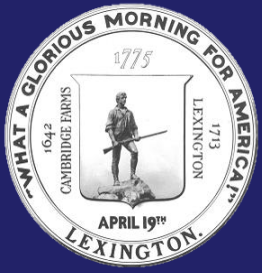


# Board's Zoning Proposal

- Bedford St./Worthen Rd.
- Bedford St./Reed St.
- Marrett Rd./Waltham St.
- Marrett Rd./Spring St.
- Concord Ave./Waltham St.
- East Lexington
- Lexington Center – **VMO**
- Bedford St. North - **VMO**
- Hartwell Ave. - **VHO**
- Maguire Rd. - **VHO**

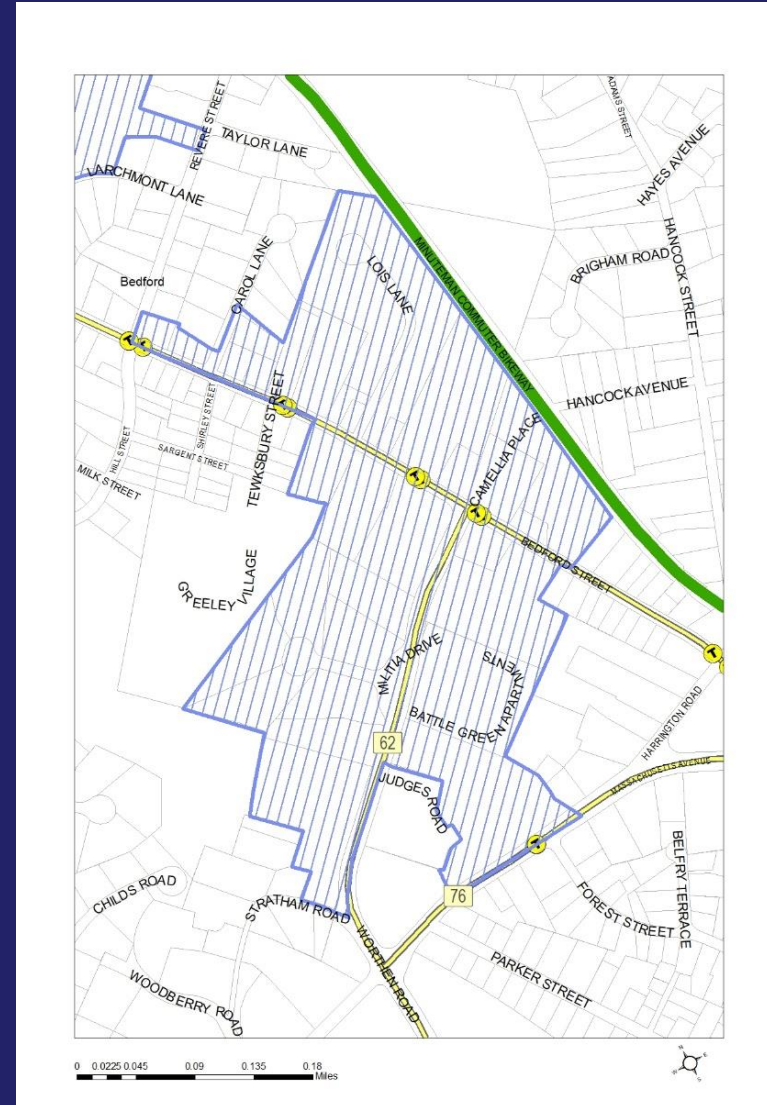






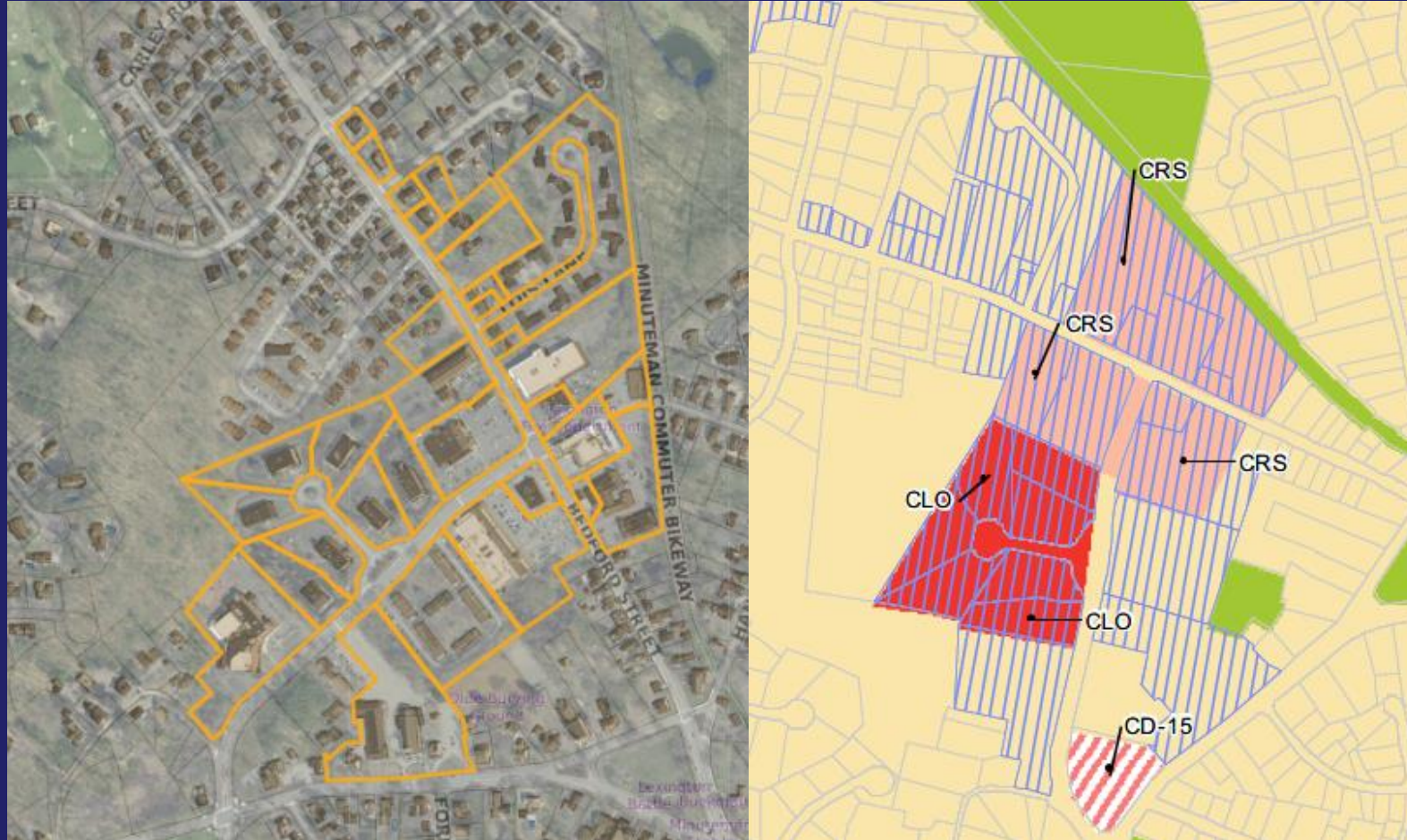
# Bedford St./Worthen Rd.

- VLO
- Max. height = 40 ft. If only residential
- Height bonus up to 65 ft. if ground floor commercial
- Height bonus up to 55 ft. for commercial if underlying zone is residential



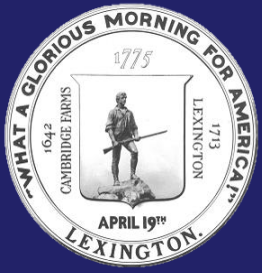


# Bedford St. / Worthen Rd. - VLO



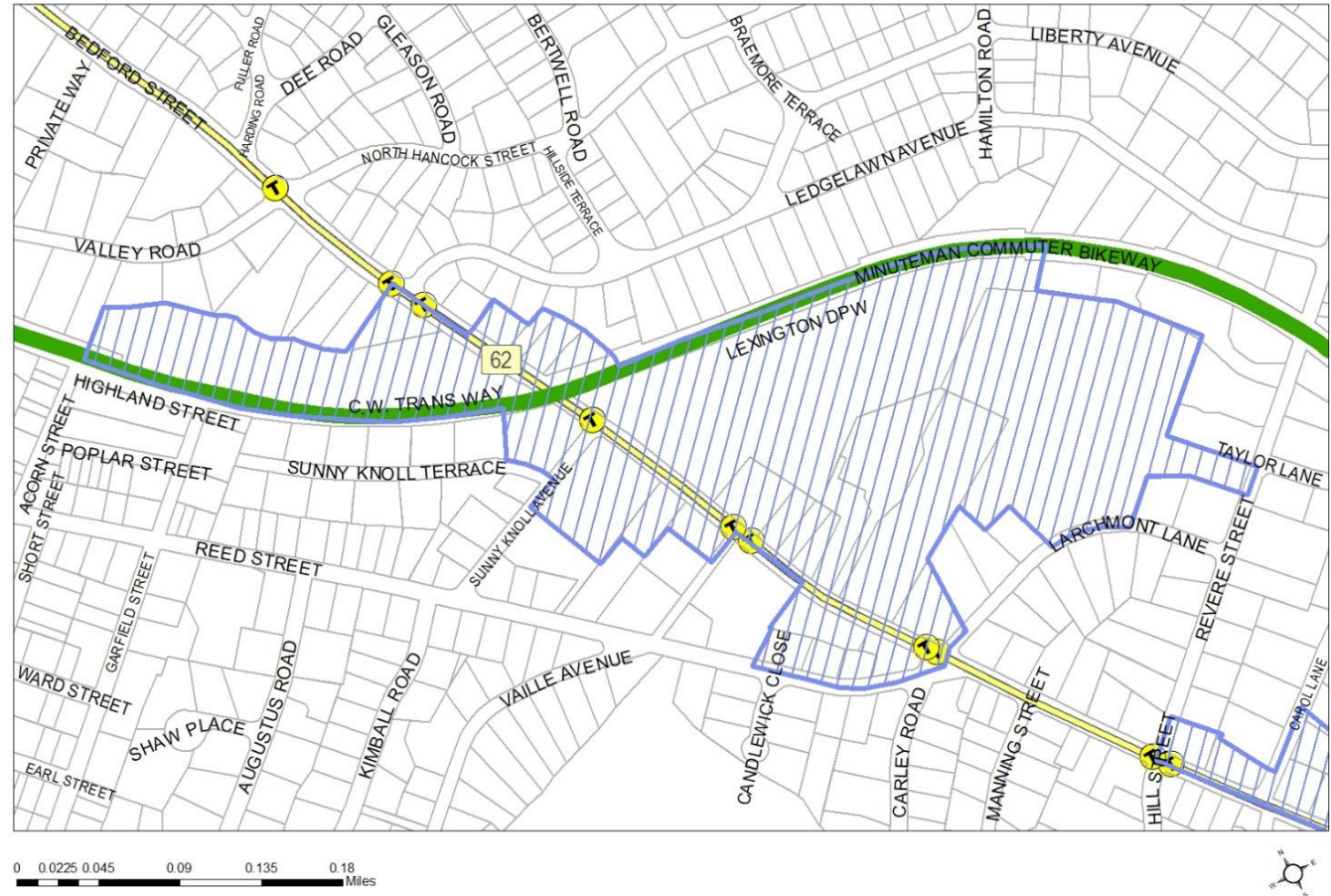
***CRS = Retail Shopping, CLO = Local Office, CD = Planned Commercial Development***



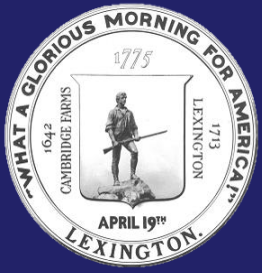


# Bedford St./Reed St.

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- Height bonus up to 55 ft. for commercial if underlying zone is residential







# Bedford St./Reed St.

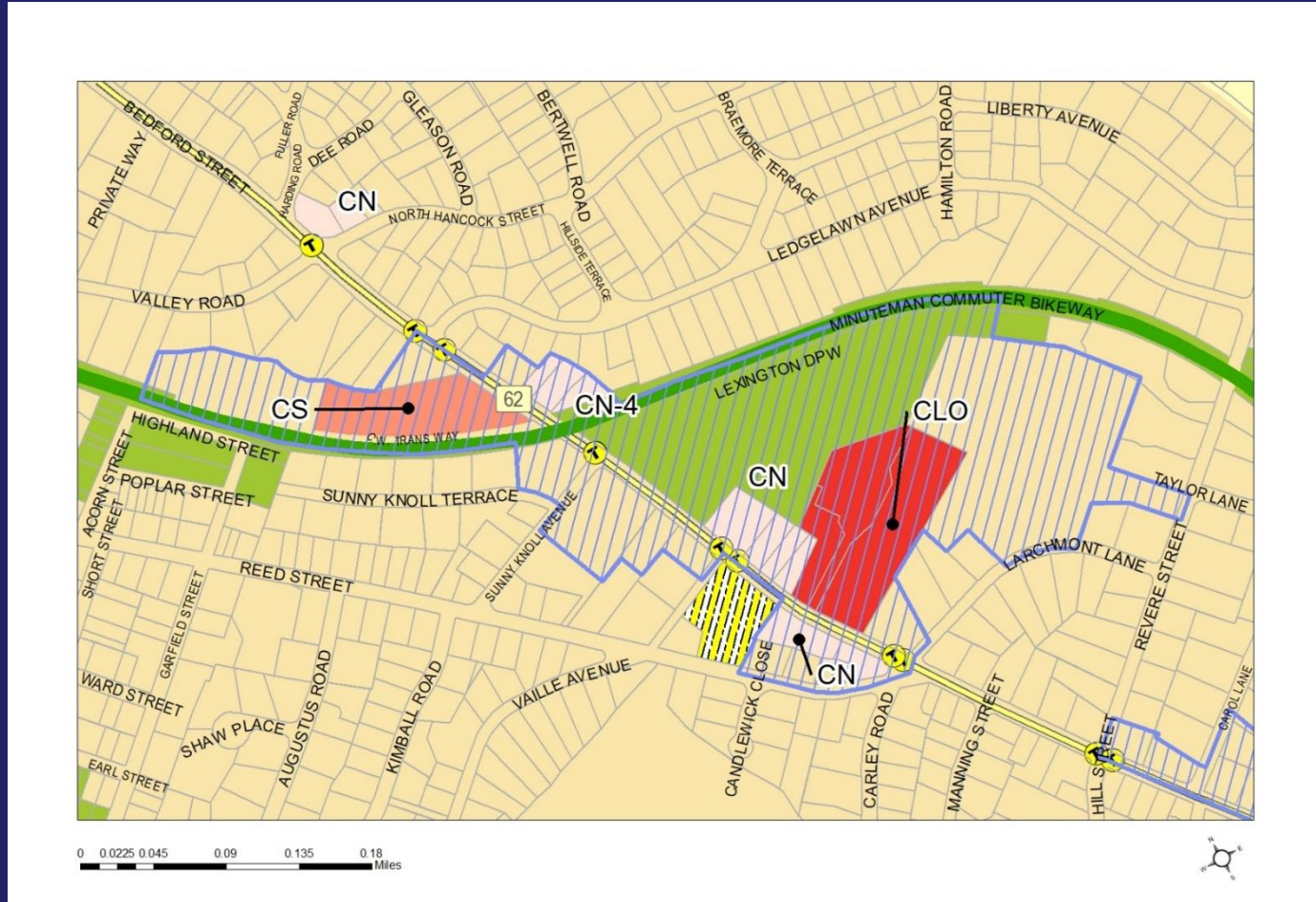
- VLO
- Max. height = 40 ft. If only residential
- Height bonus up to 65 ft. if ground floor commercial
- Height bonus up to 55 ft. for commercial if underlying zone is residential



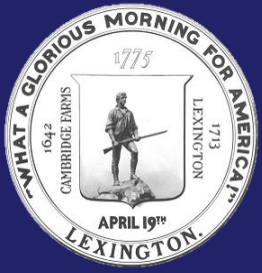




# Bedford St. / Reed St. - VLO

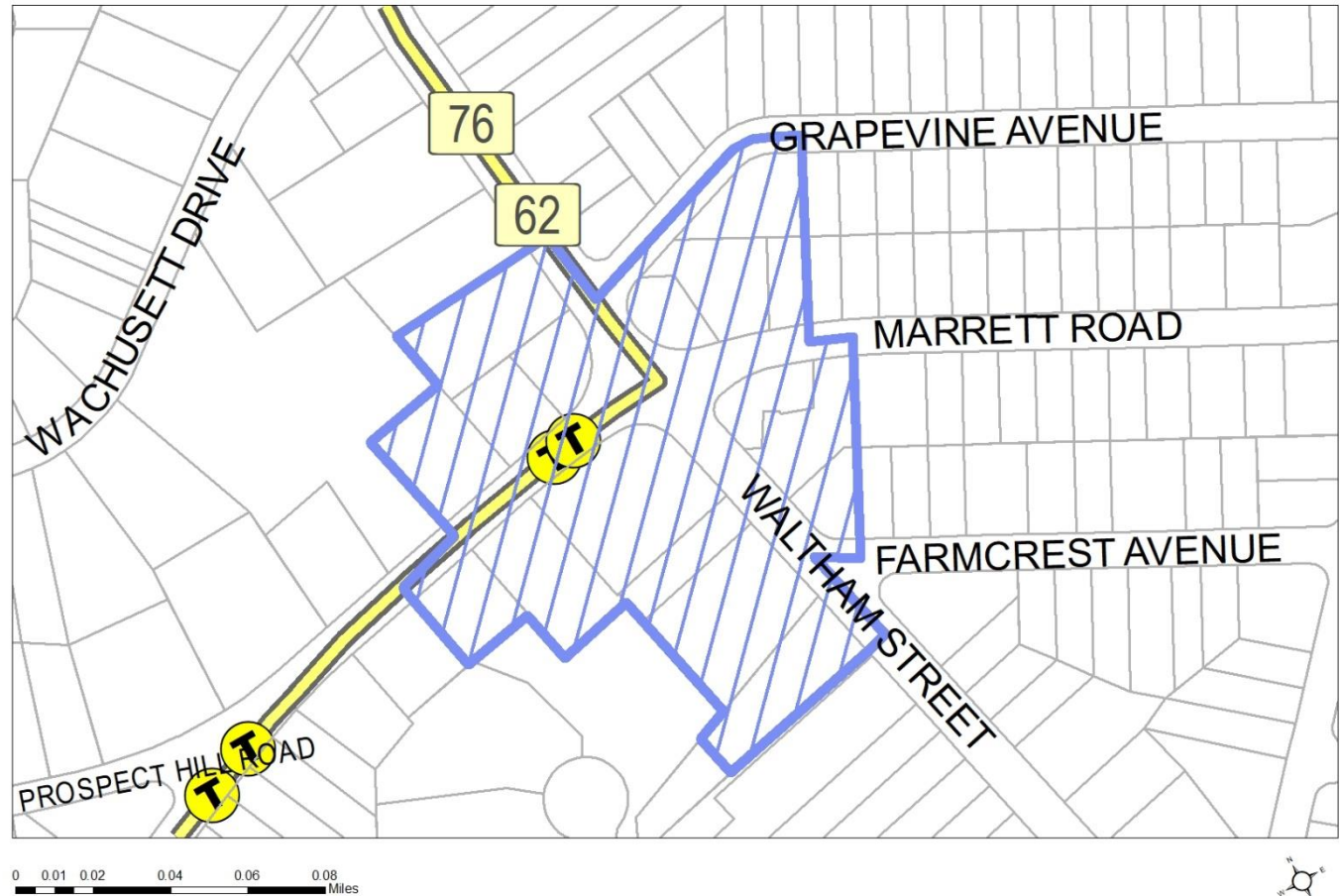


***CRS = Retail Shopping, CLO = Local Office, CN = Neighborhood Business, CD = Planned Commercial Development***



# Marrett Rd. / Waltham St.

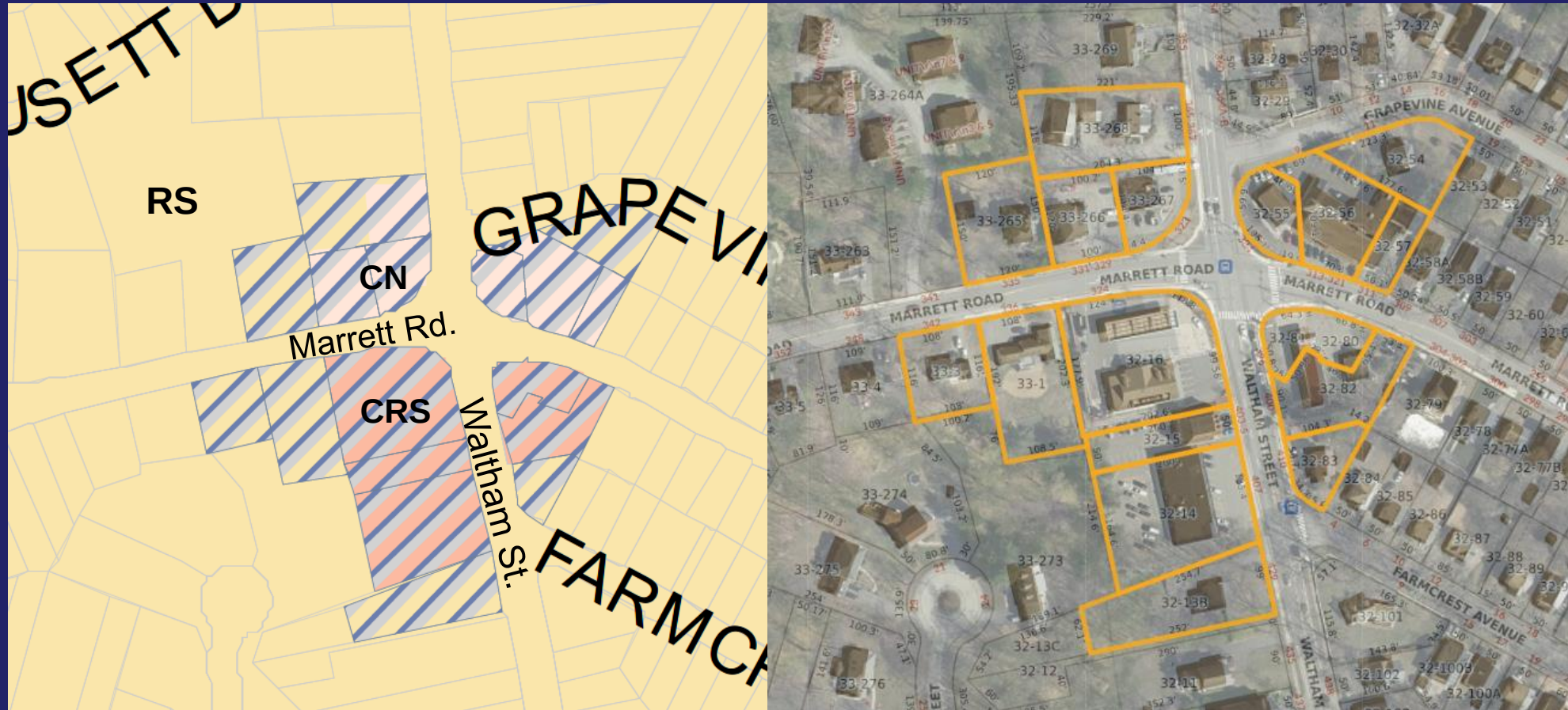
- VLO
- Max. height = 40 ft. If only residential
- Height bonus up to 65 ft. if ground floor commercial
- Height bonus up to 55 ft. for commercial if underlying zone is residential







# Marrett Rd. / Waltham St. - VLO

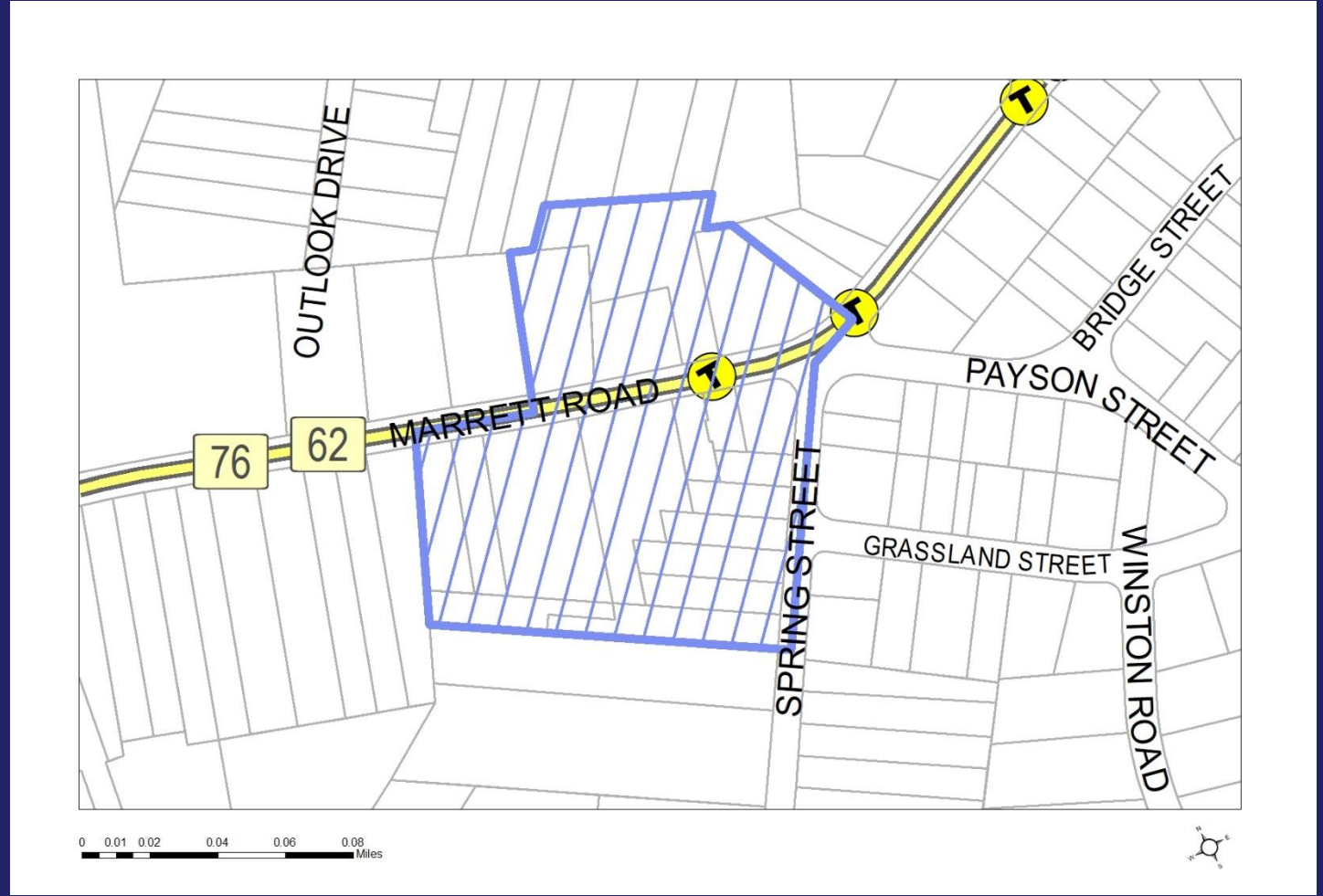


***CRS = Retail Shopping, CN = Neighborhood Business, RS = One Family***

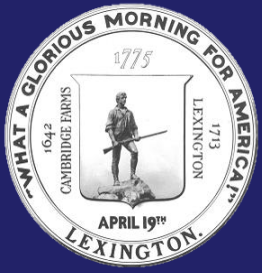


# Marrett Rd. / Spring St. - VLO

- VLO
- Max. height = 40 ft. If only residential
- Height bonus up to 65 ft. if ground floor commercial
- Height bonus up to 55 ft. for commercial if underlying zone is residential



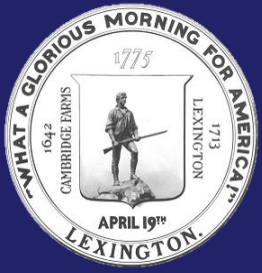




# Marrett Rd. / Spring St. - VLO

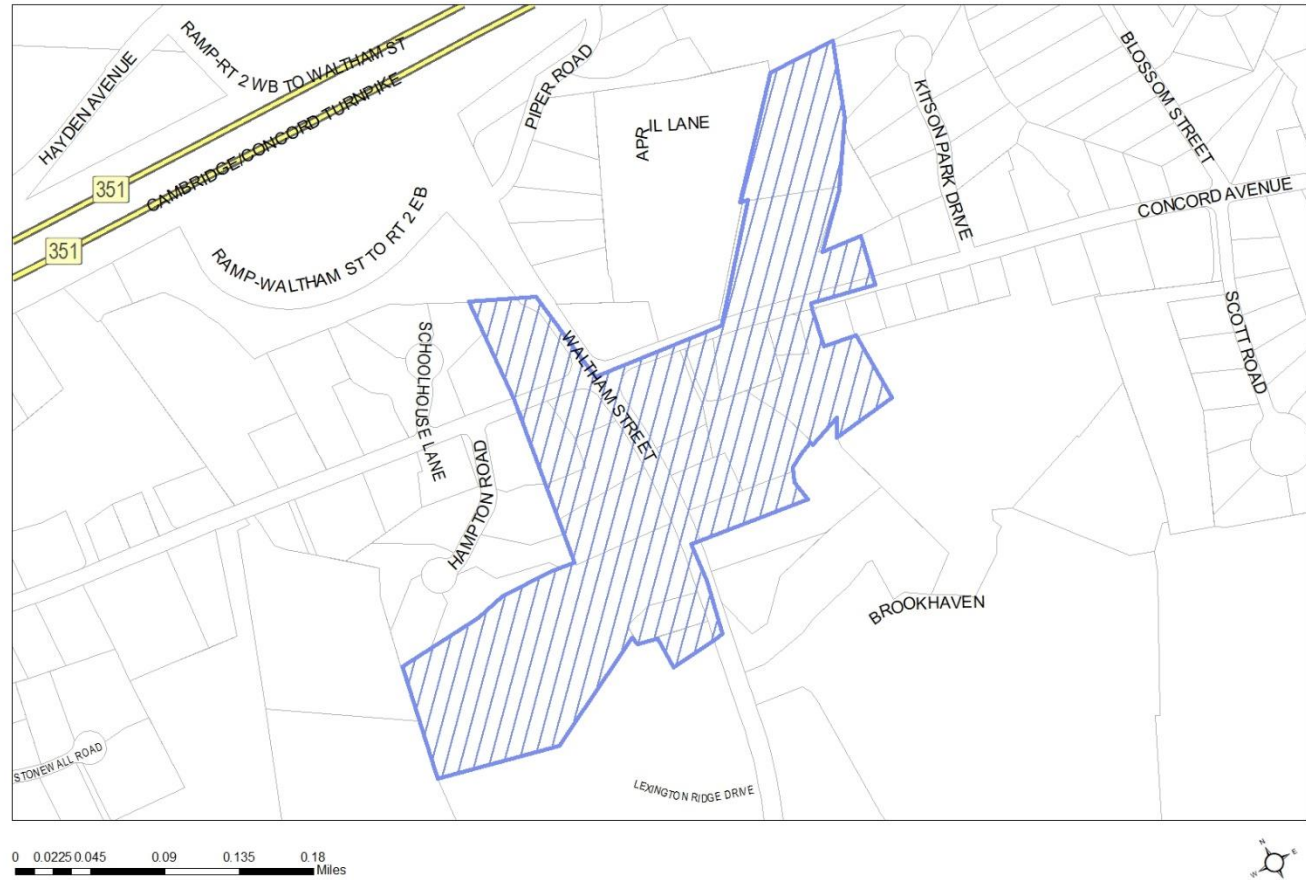


***CN = Neighborhood Business, CSX = Commercial Service Expanded, RS = One Family***

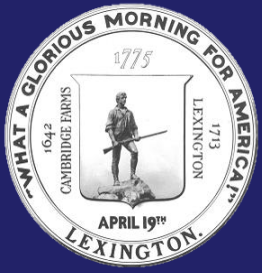


# Concord St. / Waltham St.

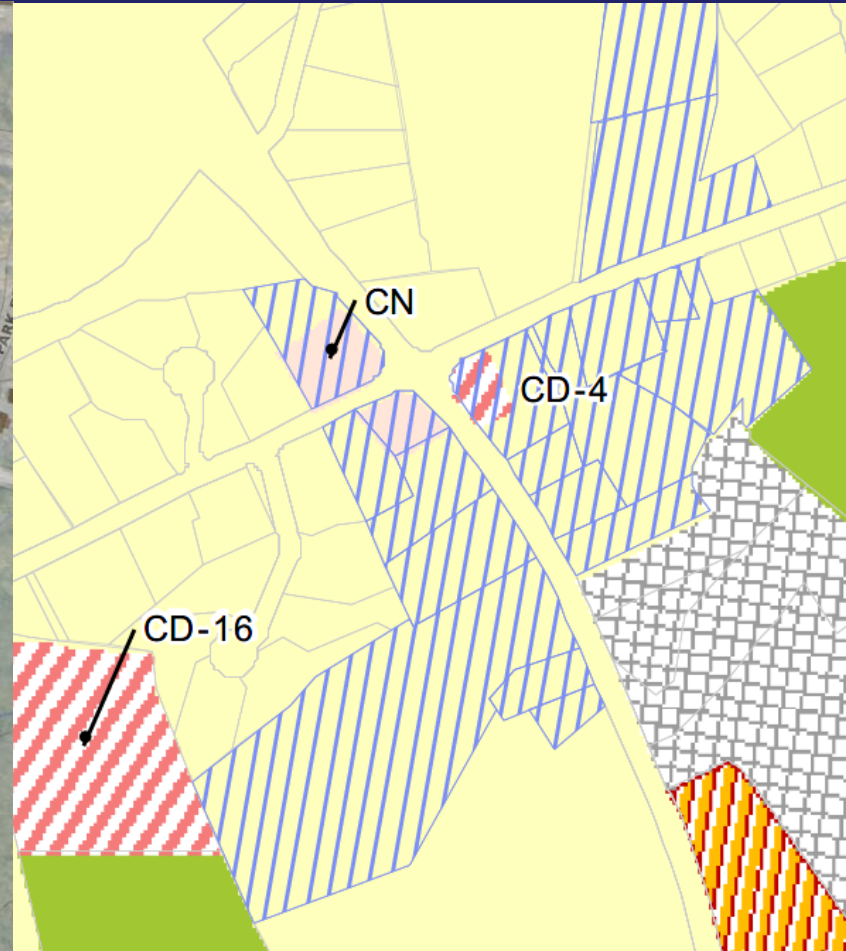
- VLO
- Max. height = 40 ft.  
If only residential
- Height bonus up to 65 ft. if ground floor commercial
- Height bonus up to 55 ft. for commercial if underlying zone is residential



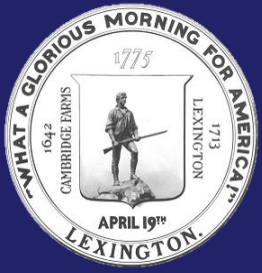




# Concord St. / Waltham St.

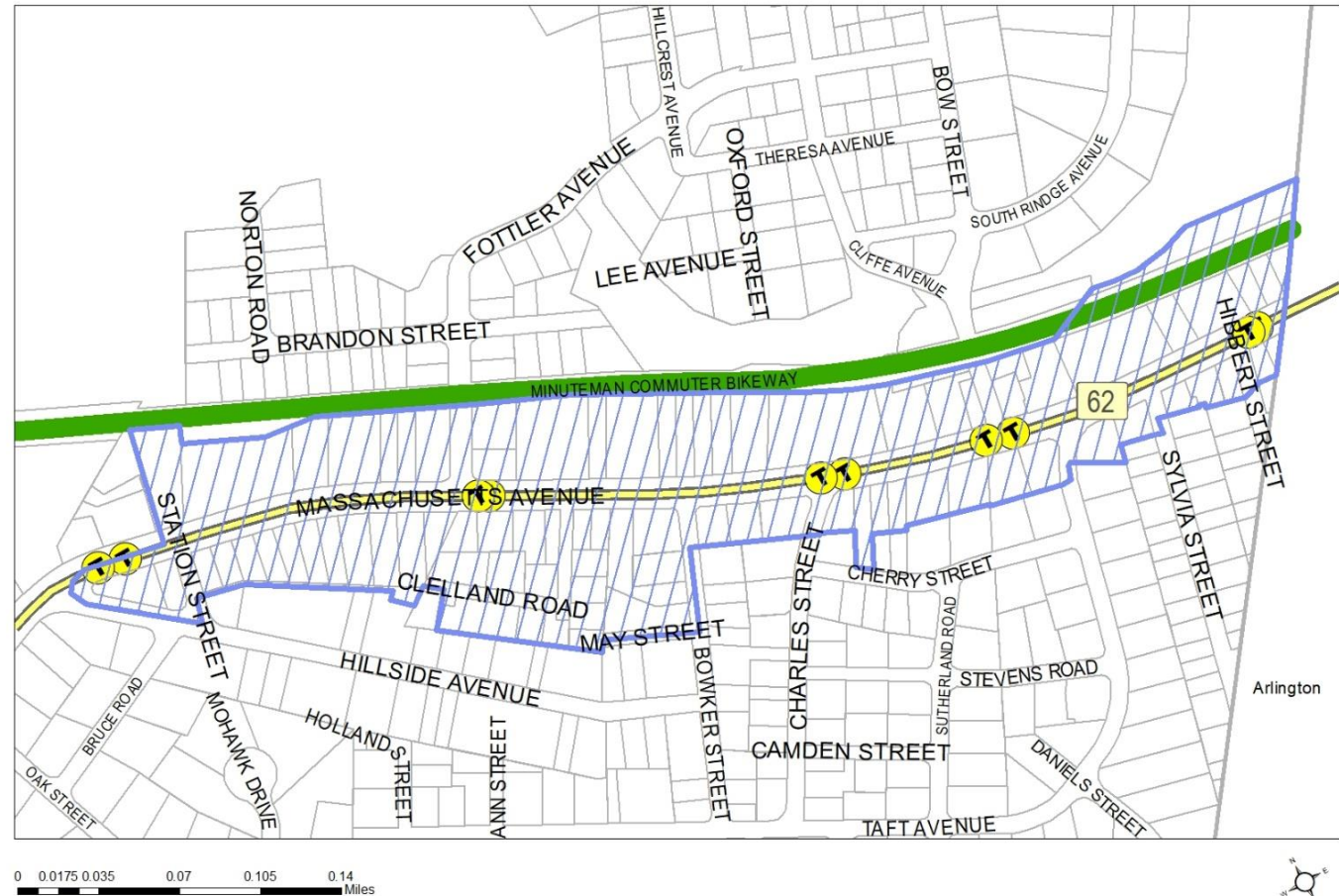


***CD = Planned Commercial District, CN = Neighborhood Business***

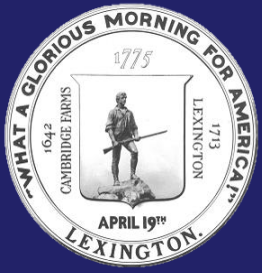


# East Lexington - VLO

- VLO
- Max. height = 40 ft. If only residential
- Height bonus up to 65 ft. if ground floor commercial
- Height bonus up to 55 ft. for commercial if underlying zone is residential







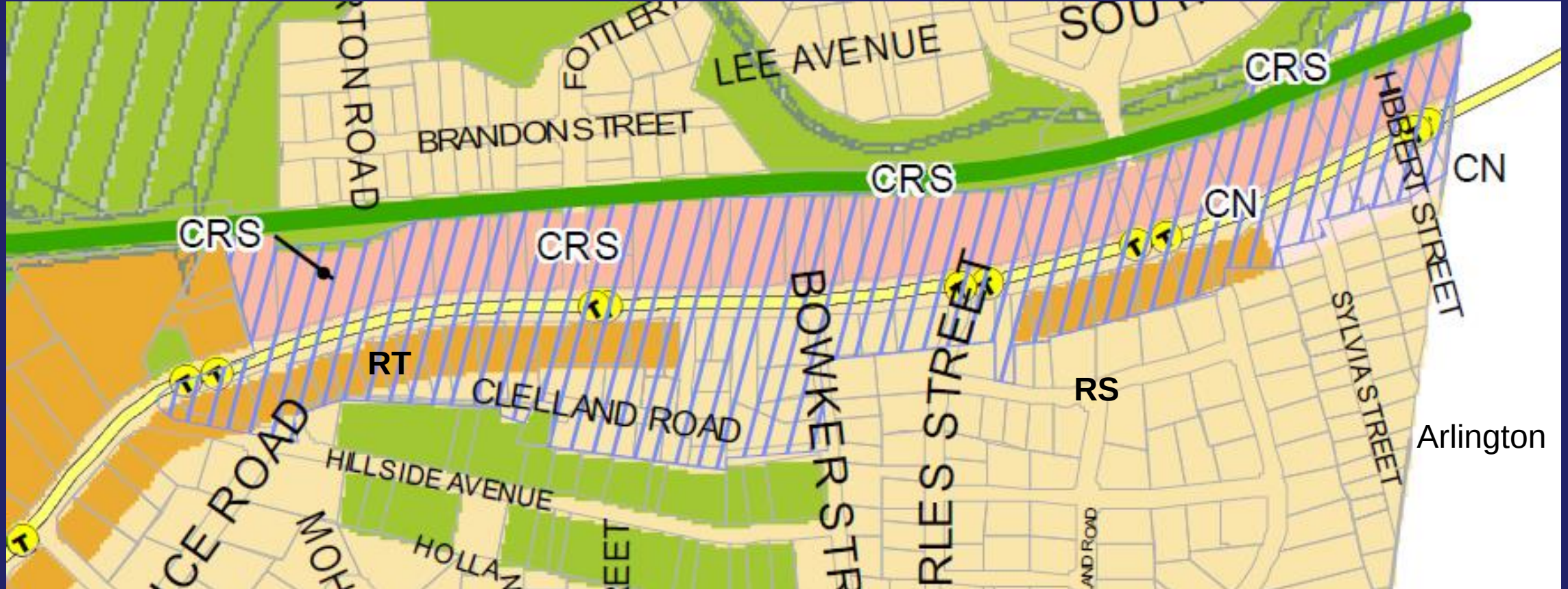
# East Lexington - VLO







# East Lexington - VLO



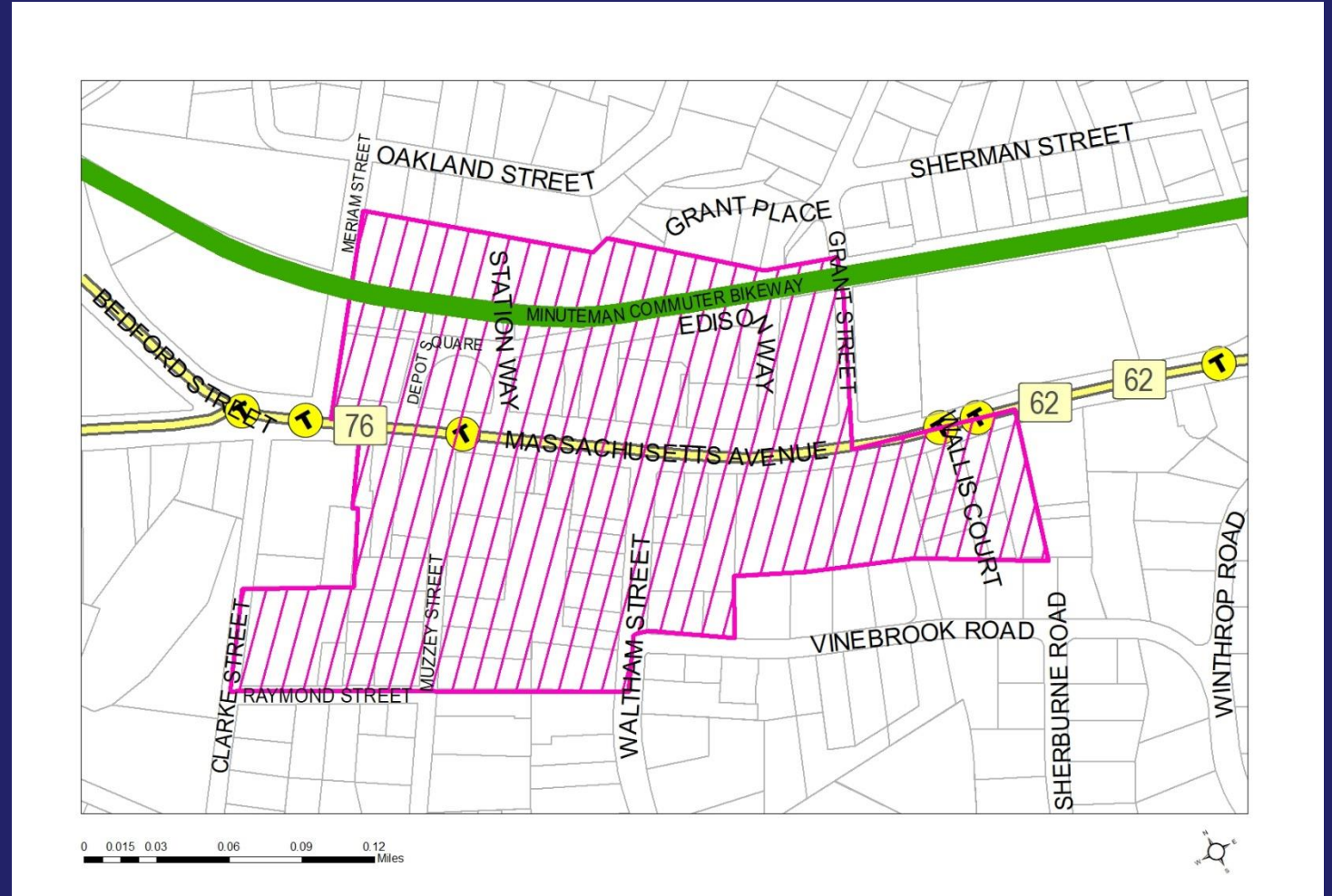
**CRS = Retail Shopping, CN = Neighborhood Business, RT = Two-Family, RS = One Family,  
GC = Government Civic Use**

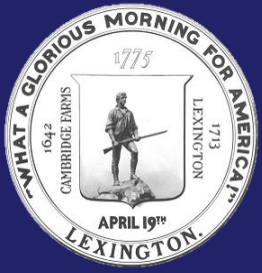




# Lexington Center

- VMO
- Up to 60 ft. height
- Requires Commercial (CB) uses on first floor



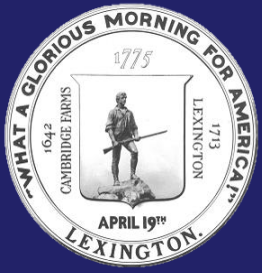


# Lexington Center



Planning Board Hearing 02.01.23  
Articles 34 & 35



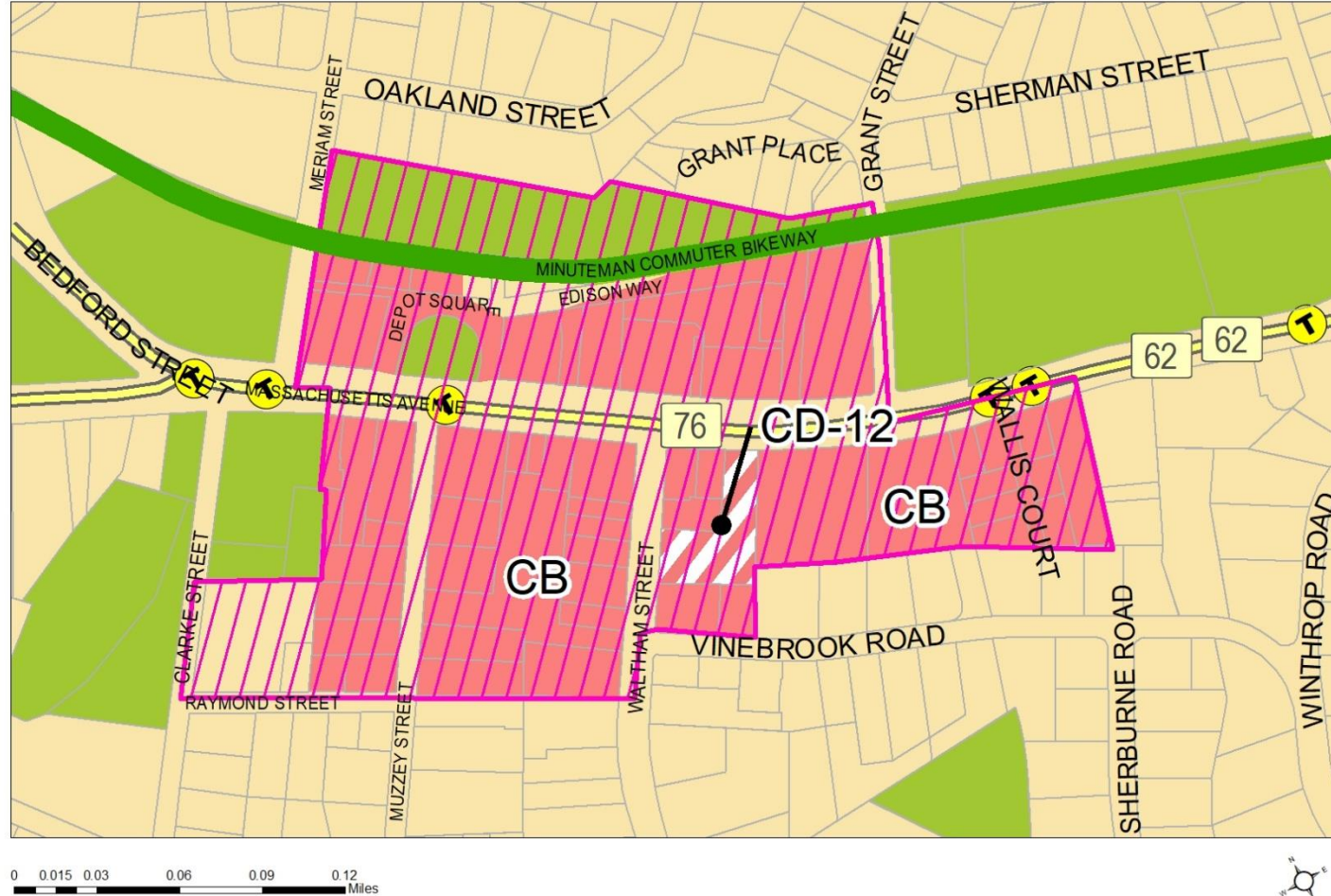


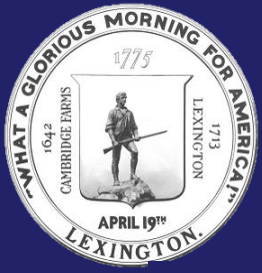
# Lexington Center

**CB = Central  
Business**

**GC =  
Government  
Civic**

**CD = Planned  
Commercial  
Development**





# Bedford Street (North)

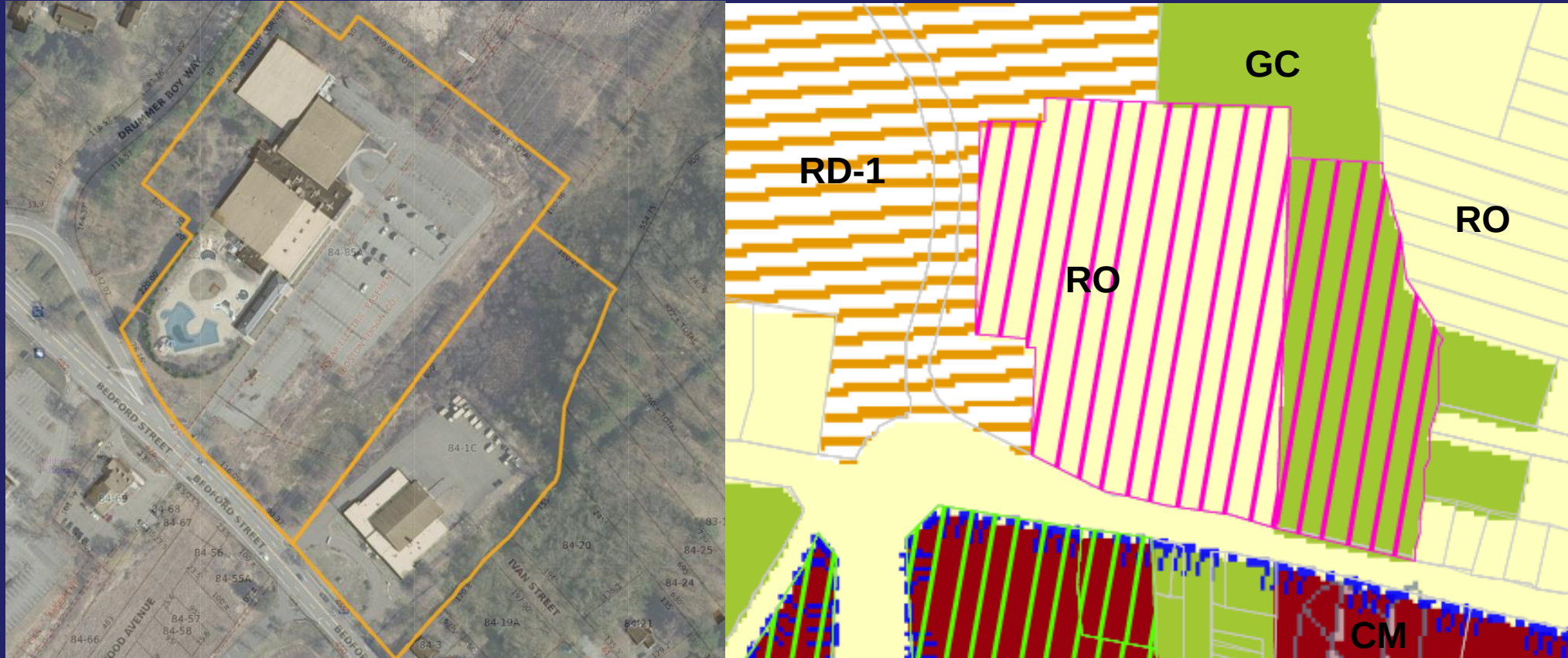
- VMO
- Max. height 60 ft.
- Residential only







# Bedford Street (North)

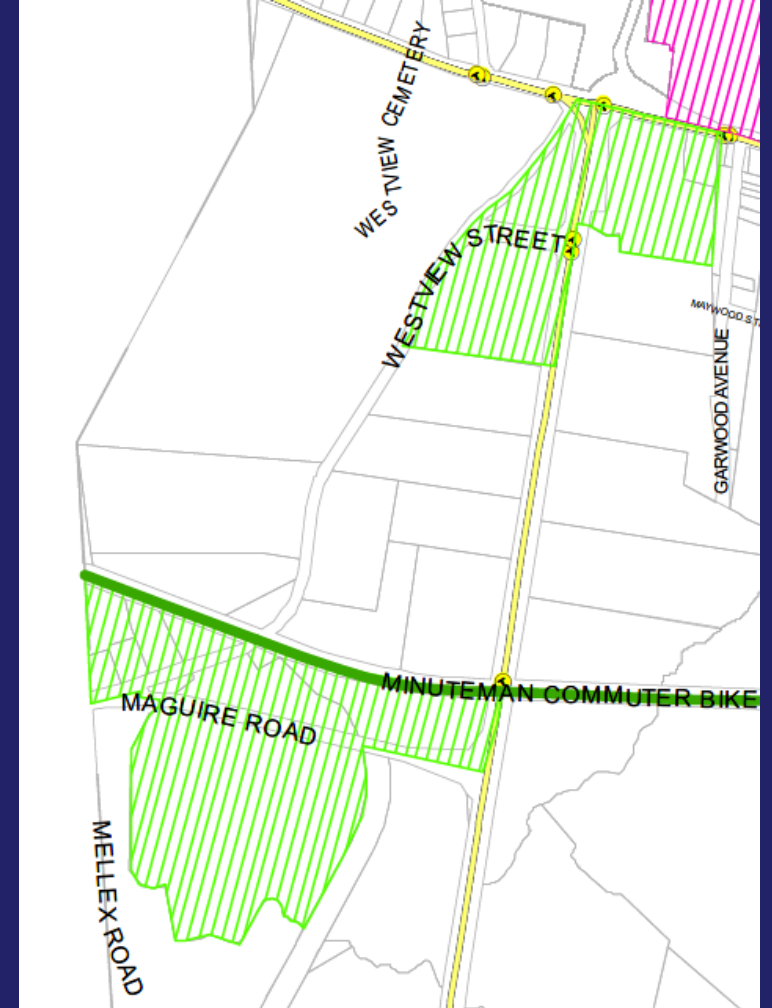
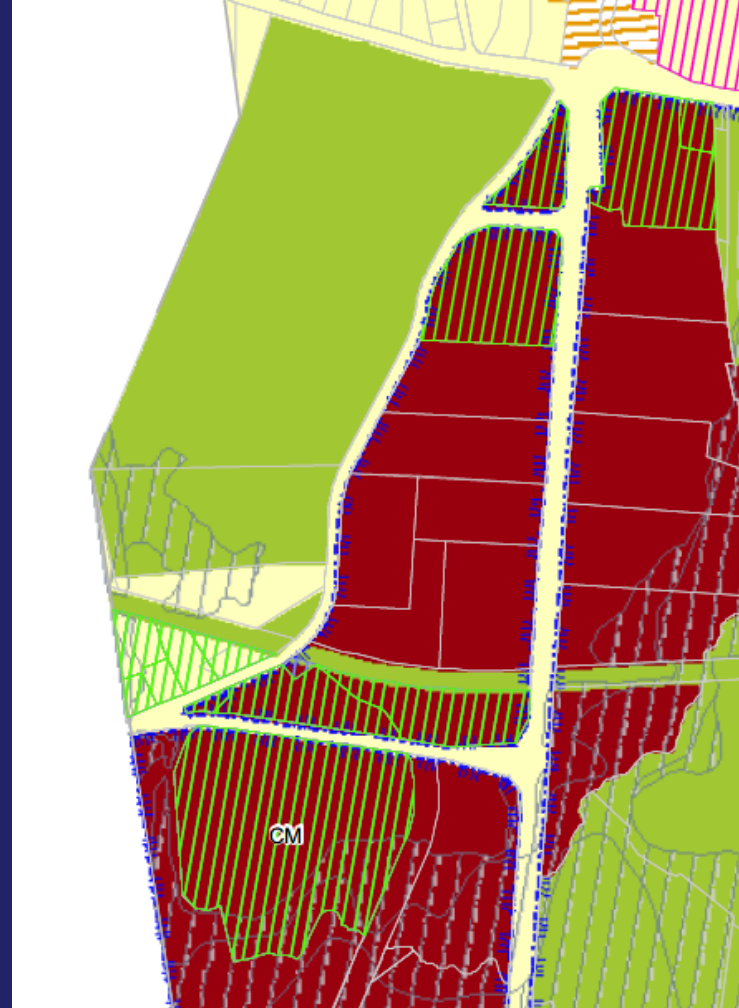


***RD = Planned Residential Development, GC = Government Civic, CM – Manufacturing, RO = One Family***



# Hartwell Ave. & Maguire Rd.

- VHO
- Up to 70 ft. height
- Allows uses in underlying CM district



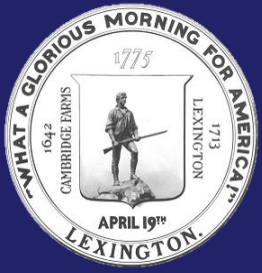




# Hartwell Ave. & Maguire Rd.

- VHO
- Up to 70 ft. height
- Allows uses in underlying CM district





# Inclusionary Housing

15% of dwellings in projects with 8+ dwellings to be inclusionary, 10% included on the SHI

Example: 25 unit building = 3 inclusionary units

Combine Articles 34 & 35, can withdraw article 35





# Village Overlay Districts (VOD)

## Sec. 7.5 – Village Overlay Districts added to Zoning Bylaw

### Sets Standard Requirements for Planning Board Application Process

- Site Plan Review permit application
- Planning Board public hearing process with abutter notification
- Heights, setbacks, parking, site circulation, trash, lighting, architecture reviewed
- 15% of proposed units required to be inclusionary
- 85% units are market rate



# Articles 34 & 35

- Ensures compliance with State law and guidelines
- Eligible for grant programs, competitive advantage
- Zones for housing, affordability, and economic development
- Advances Select Board's goal for more affordable and accessible housing and vibrant mix of businesses
- Consistent with *Lexington NEXT* Comprehensive Plan recommendations:
  - Housing, Economic Vitality, Transportation,
  - Diversity & Inclusion, Sustainability & Resiliency,
  - Land use





# Public Hearing

## Board Questions Public Questions and Comments

# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

Public Hearing: Article 36 Amend Zoning Map – Central Business District

### **PRESENTER:**

Planning Board

### **ITEM NUMBER:**

### **SUMMARY:**

Public Hearing - This article would move several properties adjacent to the Central Business (CB) District into the district to facilitate consistent development. The properties proposed include the Meriam Street parking lot, areas between that parking lot and the existing CB District used for parking or recreation, the medical building at 16 Clarke Street, and the adjacent residential property. It would also modify dimensional controls and parking requirements to permit additional mixed-use development.

Amend the Zoning Map to rezone the following areas into the CB District as shown on the map below:

- a. Lot 36A on assessor's map 48;
- b. Lots 5A, 79, and 80 on assessor's map 49; and
- c. All portions of the area bounded by Massachusetts Avenue, Meriam Street, the northern sideline of the Minuteman Commuter Bikeway, and Grant Street not currently located in the CB District.

### **SUGGESTED MOTION:**

The Board will open the public hearing, present their zoning proposal, then open the hearing up to public questions and comments.

### **FOLLOW-UP:**

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

2/1/2023

### **ATTACHMENTS:**

Description

Type



- ❏ DRAFT Motion and Map to Expand CB
- ❏ Town Counsel Edits
- ❏ Public Hearing Notice
- ❏ Presentation Arts. 36-39

Exhibit

Exhibit

Exhibit

Presentation

## ARTICLE 36

## AMEND ZONING BYLAW AND MAP CENTRAL BUSINESS DISTRICT

To see if the Town will vote to amend the Zoning Map to rezone areas adjacent to the CB District into the CB District; amend the Zoning Bylaw to modify dimensional controls and parking standards in the CB District to allow additional housing; 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 move several properties adjacent to the Central Business (CB) District into the district to facilitate consistent development. The properties proposed include the Meriam Street parking lot, areas between that parking lot and the existing CB District used for parking or recreation, the medical building at 16 Clarke Street, and the adjacent residential property. It would also modify dimensional controls and parking requirements to permit additional mixed-use development.

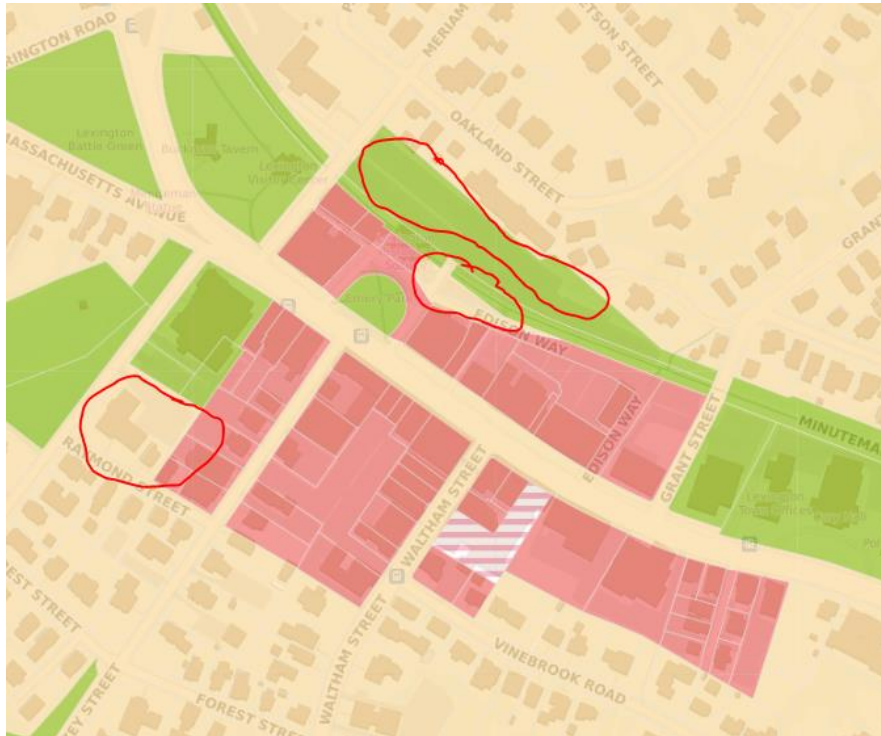
### MOTION:

That the Zoning Map be amended as follows, 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:

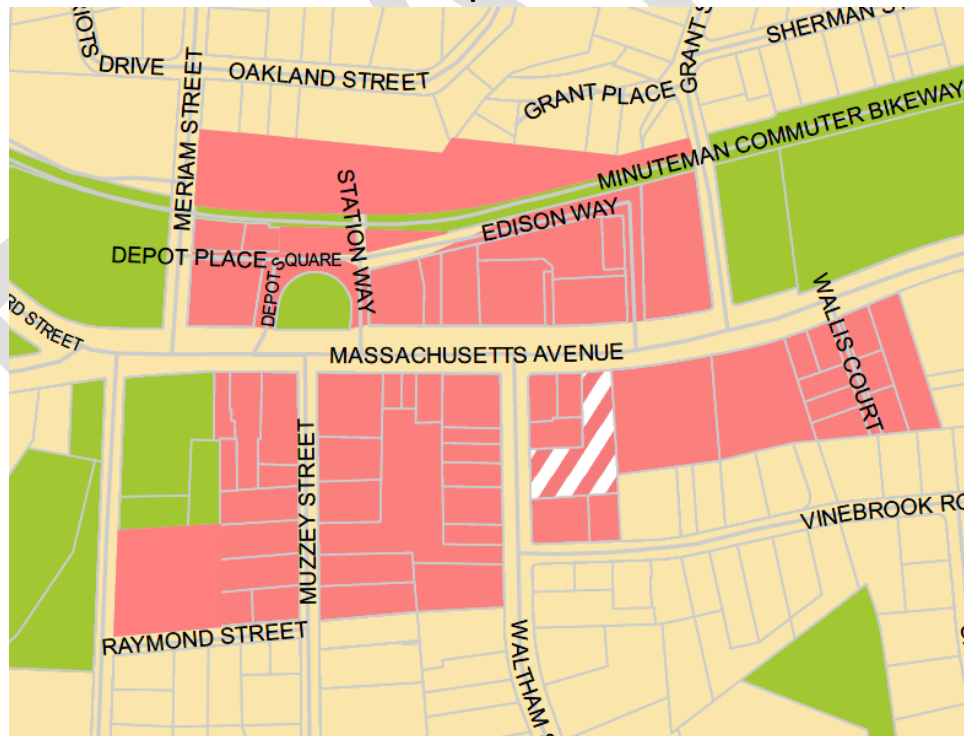
1. Amend the Zoning Map to rezone the following areas into the CB District:
  - a. Lot 36A on assessor's map 48;
  - b. Lots 5A, 79, and 80 on assessor's map 49; and
  - c. All portions of the area bounded by Massachusetts Avenue, Meriam Street, the northern sideline of the Minuteman Commuter Bikeway, and Grant Street not currently located in the CB District.



**Existing:**



**Proposed:**



## ARTICLE 36

### AMEND ZONING BYLAW AND MAP CENTRAL BUSINESS DISTRICT

To see if the Town will vote to amend the Zoning Map to rezone areas adjacent to the CB District into the CB District; amend the Zoning Bylaw to modify dimensional controls and parking standards in the CB District to allow additional housing; 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 move several properties adjacent to the Central Business (CB) District into the district to facilitate consistent development. The properties proposed include the Meriam Street parking lot, areas between that parking lot and the existing CB District used for parking or recreation, the medical building at 16 Clarke Street, and the adjacent residential property. It would also modify dimensional controls and parking requirements to permit additional mixed-use development.

#### MOTION:

That the Zoning Map be amended as follows, ~~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.:~~

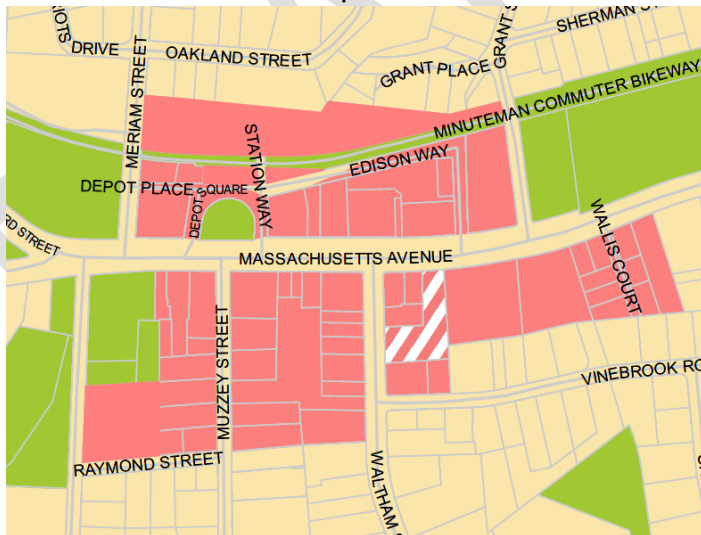
1. Amend the Zoning Map to rezone the following areas into the CB District as shown on the map below:
  - a. Lot 36A on assessor's map 48;
  - b. Lots 5A, 79, and 80 on assessor's map 49; and
  - c. All portions of the area bounded by Massachusetts Avenue, Meriam Street, the northern sideline of the Minuteman Commuter Bikeway, and Grant Street not currently located in the CB District.



Existing:



Proposed:



**Commented [MSM1]:** Is it possible to have identical starting and ending maps?



Town of Lexington

# PLANNING BOARD

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2023 10 Jan, 6:18 pm

TOWN CLERK

LEXINGTON MA

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

## TOWN OF LEXINGTON PLANNING BOARD NOTICE OF PUBLIC HEARINGS

### ZONING BYLAW and MAP AMENDMENTS

The Lexington Planning Board will hold remote public hearings in accordance with the provisions of M.G.L. Chapter 40A, §5 on **Wednesday, February 1, 2023 at 6:00 p.m. virtually via Zoom**, to consider the following proposed amendments to the Lexington Zoning Bylaw Chapter 135 of the Code of Lexington and Zoning Map as follows for 2023 Annual Town Meeting; or act in any other manner in relation thereto.

More information including proposed maps and proposed zoning language are available on the Planning Board's webpage at: <https://www.lexingtonma.gov/1546/2023-Annual-Town-Meeting> and on file with the Town Clerk and Planning Office during business hours at the Town Office Building 1625 Massachusetts Avenue, Lexington, MA, 02420.

A link to access the virtual meeting may be found online at: <https://www.lexingtonma.gov/377/Access-Virtual-Meetings>

#### Article 1:      **Zoning Bylaw & Zoning Map Amendments for Village Overlay Districts (Village Low-Rise and Mid-Rise)**

To see if the Town will vote to approve certain amendments to the Zoning Bylaw by adding a new § 2.2.5 [Overlay Districts], § 10.0 [Definitions], and adding new § 7.5 for new [Village Low-Rise & Village Mid-Rise Overlay Districts] pursuant to MGL, c. 40A § 3A for MBTA Communities, amend the Zoning Map to include Village Low-Rise (VLO) and Village Mid-Rise (VMO) Overlay Districts encompassing certain parcels identified on the Zoning Map and in § 7.5; or take any other action in relation thereto. The following areas are included in the proposed new Village Overlay Districts; however, the number and locations of parcels may change during the course of the public hearing and additional locations in Lexington may be considered for inclusion in the Village Overlay Districts: East Lexington, Town Center, Bedford St./Worthen Rd., Bedford St./Reed St., Massachusetts Ave./Marrett Rd., Massachusetts Ave./Pleasant St., Marrett Rd./Waltham St., Marrett Rd./Spring St., Concord Ave./Waltham St., Bedford St./Eldred St./Ivan St., and Bedford St./Hartwell Ave.

#### Article 2:      **Additional Inclusionary Zoning Requirement for Village Overlay Districts**

To see if the Town will vote to approve inclusionary housing requirements for workforce housing for moderate income households within multi-family units in Village Overlay Districts greater than what is required in article 1 for Village Overlay Districts, by requiring



inclusionary dwellings greater than 10% of a project's proposed dwelling units but not more than 20% of total units, or take any other action in relation thereto.

Article 3:      **Amend Zoning Map – Central Business District**

To see if the Town will rezone areas adjacent to the Central Business (CB) district from RS (One-Family) and GC (Government Civic) to CB on the Zoning Map. Properties to be included in the CB zone include: 16 Clarke St. (Map 49, Lot 79), 7 Raymond St. (Map 49, Lot 80), Meriam St. (Map 49, Lot 5A), Depot Sq. (Map 48, Lot 96), portion of 13 Depot Sq. (Map 49, Lot 10), and area of Edison Way right-of-way; or take any other action in relation thereto.

Article 4:      **Modify Procedures for Site Plan Review**

To see if the Town will vote to amend § 9.5.4 [Procedures for Site Plan Review] to extend the action deadline for Major Site Plan Review from the current 60-day action deadline and modify to reference the Planning Board's Zoning Regulations; or take any other action in relation thereto.

Article 5:      **Add Provisions for Minor Modifications to Approved Permits**

To see if the Town will vote to amend § 9.2 [Board of Appeals] and § 9.4 [Special Permits] to establish a process for minor modification requests to projects that have received prior Zoning Board or Planning Board approval; or take any other action in relation thereto.

Article 6:      **Technical Corrections & Housekeeping**

To see if the Town will vote to make technical corrections to the Zoning Bylaw that are clerical in nature and not intended to change the interpretation of the Zoning Bylaw in any substantive way. To amend § 9.5.5 (3) to change "reactional" design to read "recreational" design; amend § 6.7.3 (2) to remove the term "family"; or act in any other manner in relation thereto.

Article 7:      **Citizen Petition – Amend Gross Floor Area**

To see if the Town will vote to amend the Zoning Bylaw to reduce the maximum allowable residential Gross Floor Area limits; or act in any other manner in relation thereto. This is a citizens' article proposing revisions to the floor area and dimensional controls of §4.4 [Residential Gross Floor Area].

Robert D. Peters  
Planning Board Chair

<i>Publication in Lexington Minuteman Newspaper – January 12, 2023 and January 19, 2023</i>
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# Planning Board Zoning Amendments Public Hearings

February 1, 2023

Articles 36 - 39



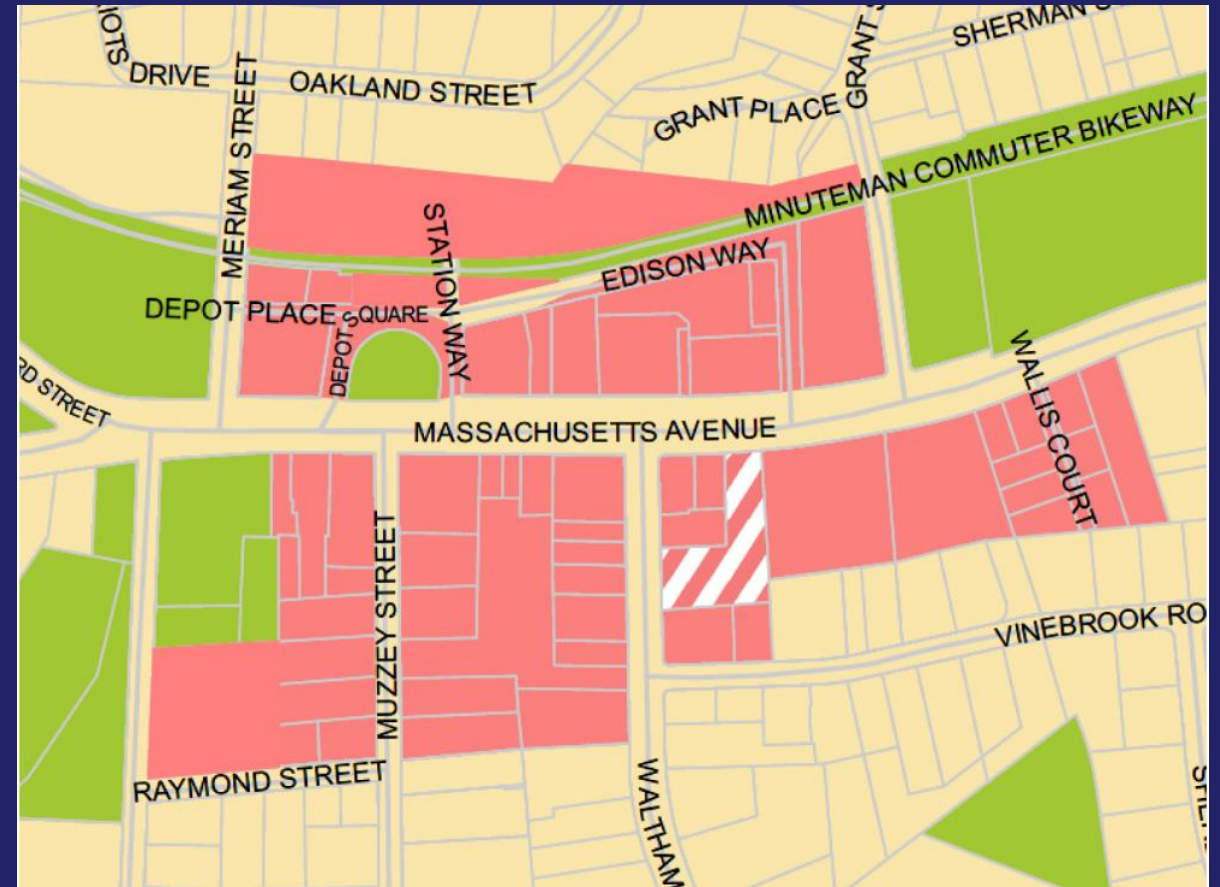


# Article 36: Expand CB District

Existing Zoning



Proposed Zoning





## Article 37: Extend Site Plan Review Deadline

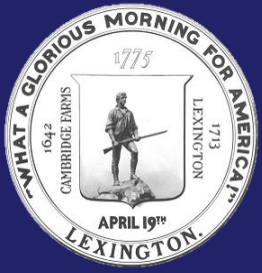
...Shall review and act upon the site plan, requiring such conditions as necessary to satisfy the Review Standards and the Zoning Regulations, and notify the applicant of its decision. The decision shall be in writing and shall be rendered within 60 days for a minor site plan review and within 150 days for a major site plan review from the date of submission of a complete application.





## Article 38: Minor Modifications to Approved Permits

- Adds provisions for Zoning Board of Appeals (ZBA) & Planning Board to approve minor modifications
- At public *meeting* vs. a public *hearing*
- For projects already approved/permitted only
  - Easements
  - Timing
  - Clarifications
  - Underground utility changes
  - Patio changes



## Article 39: Technical Corrections

- Amend § 135-9.5.5.3 as follows:  
—~~reactional~~ recreational design;

- Amend § 135-6.7.3.2 as follows:

The owner of the property on which the accessory apartment is to be created shall occupy one or the other of the dwelling units as a primary residence, except for temporary absences as provided herein. ~~For the purposes of this section, the "owner" shall be one or more individuals who constitute a family, who hold title directly or indirectly to the dwelling, _____ and for whom the dwelling is the primary residence.~~

-





# Public Hearing

## Board Questions Public Questions and Comments

# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

Public Hearing: Article 37 Extend Action Deadline for Major Site Plan Review

### **PRESENTER:**

Planning Board

### **ITEM NUMBER:**

### **SUMMARY:**

#### **Public Hearing on Annual Town Meeting Warrant Article 37:**

This article would extend the Planning Board's current 60-day application action deadline for Major Site Plan Review applications.

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 §135-9.5.4.4 as follows:
  4. The Planning Board or its designee shall review and act upon the site plan, requiring such conditions as necessary to satisfy the Review Standards and the Zoning Regulations, and notify the applicant of its decision. The decision shall be in writing and shall be rendered within 60 days (for a minor site plan review) and 150 days (for a major site plan review) from the date of submission of a complete application.

### **SUGGESTED MOTION:**

The Board will open the public hearing, present their proposal, and open the hearing to public questions and comments.

### **FOLLOW-UP:**

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

2/1/2023



## ATTACHMENTS:

Description		Type
	DRAFT Motion SPR Action Deadlines 01.18.23	Exhibit
	Public Hearing Notice	Exhibit
	Town Counsel Edits	Exhibit
	Presentation Arts. 36-39	Presentation

## ARTICLE 37

## AMEND ZONING BYLAW ACTION DEADLINE FOR MAJOR SITE PLAN REVIEW

To see if the Town will vote to amend Section 9.5.4 of the Zoning Bylaw to modify the action deadline for Major Site Plan Review applications; reference the Planning Board's Zoning Regulations; 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 extend the Planning Board's current 60-day application action deadline for Major Site Plan Review applications.

### 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 §135-9.5.4.4 as follows:
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Town of Lexington

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2023 10 Jan, 6:18 pm

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To see if the Town will vote to approve inclusionary housing requirements for workforce housing for moderate income households within multi-family units in Village Overlay Districts greater than what is required in article 1 for Village Overlay Districts, by requiring

inclusionary dwellings greater than 10% of a project's proposed dwelling units but not more than 20% of total units, or take any other action in relation thereto.

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To see if the Town will vote to amend § 9.2 [Board of Appeals] and § 9.4 [Special Permits] to establish a process for minor modification requests to projects that have received prior Zoning Board or Planning Board approval; or take any other action in relation thereto.

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Article 7:      **Citizen Petition – Amend Gross Floor Area**

To see if the Town will vote to amend the Zoning Bylaw to reduce the maximum allowable residential Gross Floor Area limits; or act in any other manner in relation thereto. This is a citizens' article proposing revisions to the floor area and dimensional controls of §4.4 [Residential Gross Floor Area].

Robert D. Peters  
Planning Board Chair

<i>Publication in Lexington Minuteman Newspaper – January 12, 2023 and January 19, 2023</i>
---------------------------------------------------------------------------------------------



## ARTICLE 37

## AMEND ZONING BYLAW ACTION DEADLINE FOR MAJOR SITE PLAN REVIEW

To see if the Town will vote to amend Section 9.5.4 of the Zoning Bylaw to modify the action deadline for Major Site Plan Review applications; reference the Planning Board's Zoning Regulations; 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 extend the Planning Board's current 60-day application action deadline for Major Site Plan Review applications.

### 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 §135-9.5.4.4 as follows:
  4. The Planning Board or its designee shall review and act upon the site plan, requiring such conditions as necessary to satisfy the Review Standards and the Zoning Regulations, and notify the applicant of its decision. The decision shall be in writing and shall be rendered within 60 days (for a minor site plan review) and 150 days (for a major site plan review) from the date of submission of a complete application.



# Planning Board Zoning Amendments Public Hearings

February 1, 2023

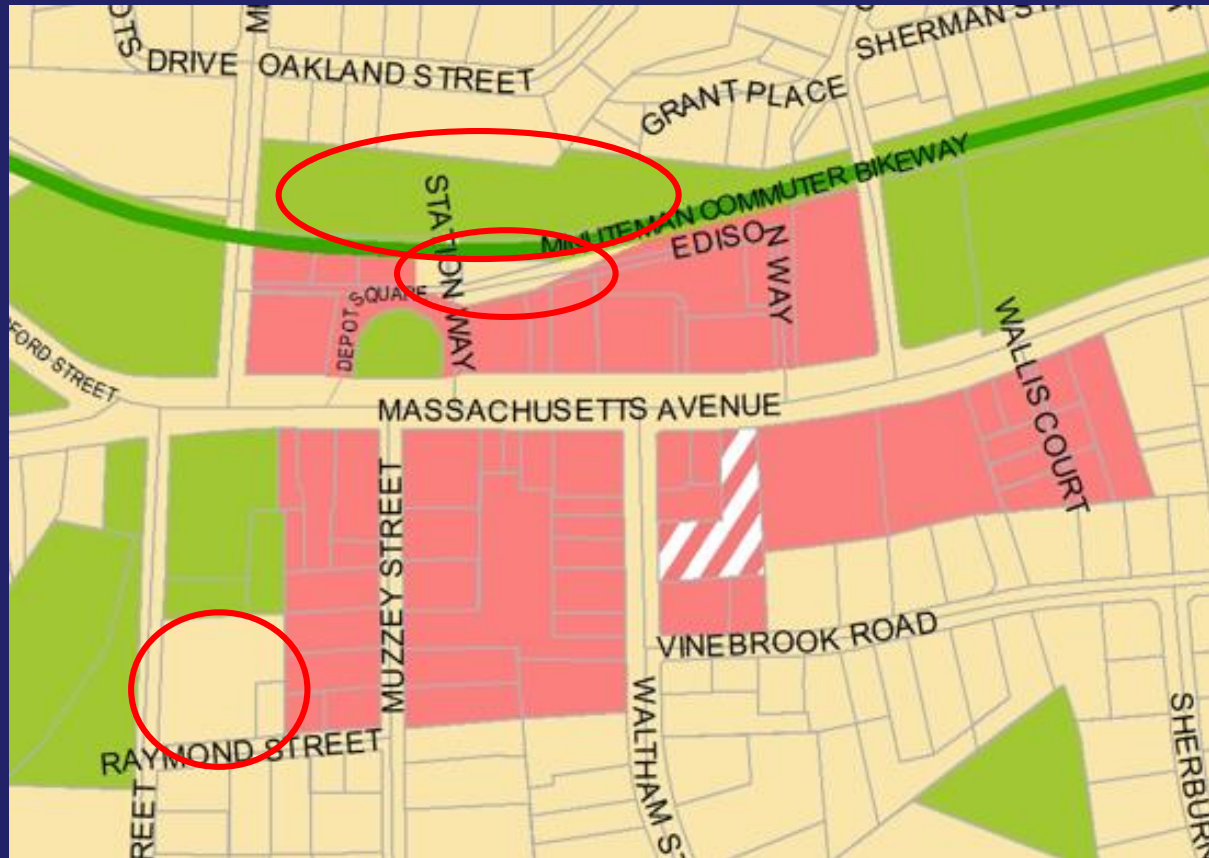
Articles 36 - 39



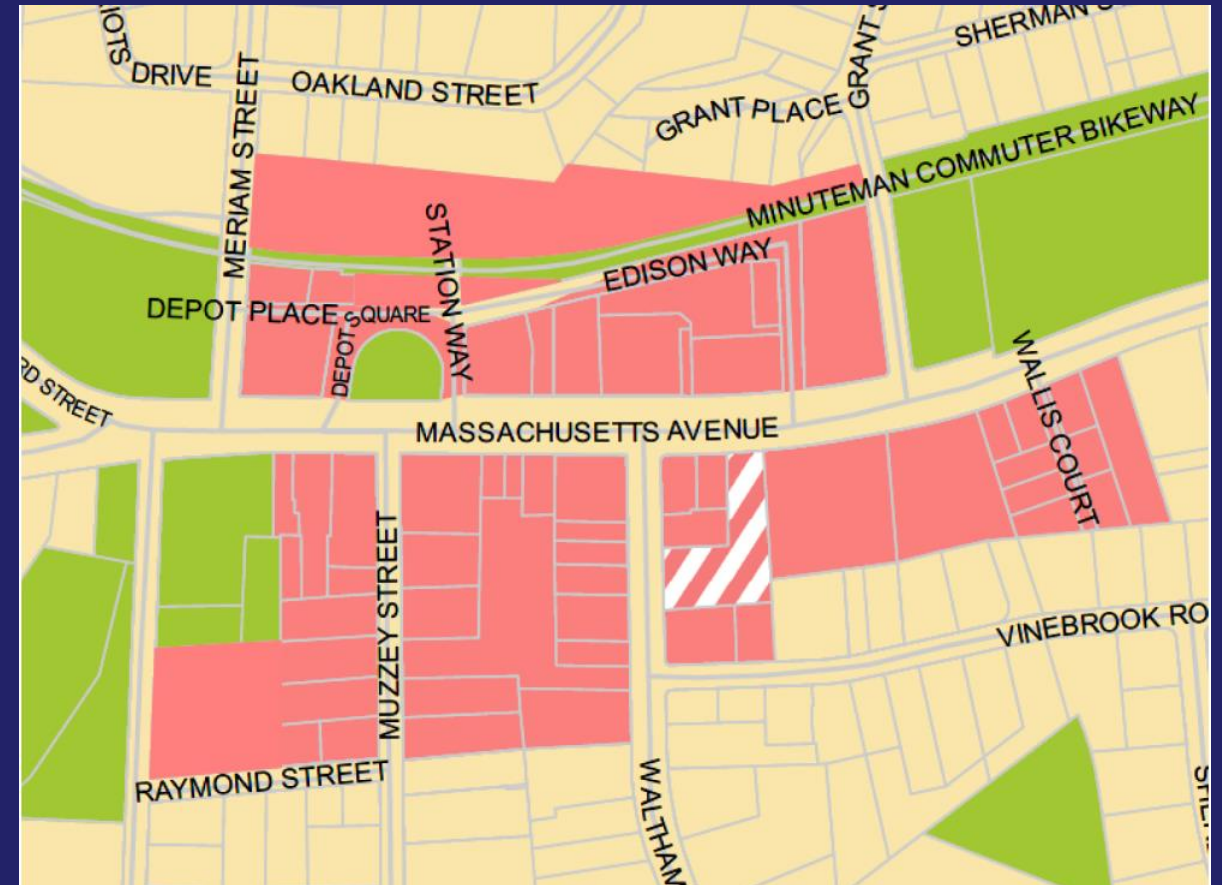


# Article 36: Expand CB District

Existing Zoning



Proposed Zoning





## Article 37: Extend Site Plan Review Deadline

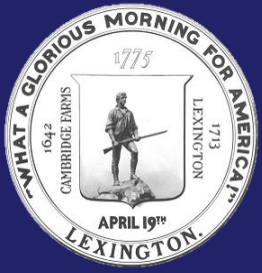
...Shall review and act upon the site plan, requiring such conditions as necessary to satisfy the Review Standards and the Zoning Regulations, and notify the applicant of its decision. The decision shall be in writing and shall be rendered within 60 days for a minor site plan review and within 150 days for a major site plan review from the date of submission of a complete application.





## Article 38: Minor Modifications to Approved Permits

- Adds provisions for Zoning Board of Appeals (ZBA) & Planning Board to approve minor modifications
- At public *meeting* vs. a public *hearing*
- For projects already approved/permitted only
  - Easements
  - Timing
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  - Underground utility changes
  - Patio changes



## Article 39: Technical Corrections

- Amend § 135-9.5.5.3 as follows:  
—~~reactional~~ recreational design;

- Amend § 135-6.7.3.2 as follows:

The owner of the property on which the accessory apartment is to be created shall occupy one or the other of the dwelling units as a primary residence, except for temporary absences as provided herein. ~~For the purposes of this section, the "owner" shall be one or more individuals who constitute a family, who hold title directly or indirectly to the dwelling, _____ and for whom the dwelling is the primary residence.~~

-





# Public Hearing

## Board Questions Public Questions and Comments

# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

Public Hearing: Article 38 Minor Modifications to Approved Permits

### **PRESENTER:**

Planning Board

### **ITEM NUMBER:**

### **SUMMARY:**

Public Hearing for Annual Town Meeting Warrant Article 38 - Amend Zoning Bylaw for Minor Modifications to approved permits.

Amend Sections 9.2 and 9.4 of the Zoning Bylaw to create a process for minor modifications to projects that have received prior Board of Appeals or Planning Board approval.

This amendment would establish a process that would allow the Board of Appeals or Planning Board to consider requests for minor modifications to projects that have received prior approval at a public meeting without requiring a new public hearing.

### **SUGGESTED MOTION:**

The Board will open the public hearing, present their proposal, and open the hearing up to public comments and questions.

### **FOLLOW-UP:**

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

2/1/2023

### **ATTACHMENTS:**

Description	Type
❑ Town Counsel Edits	Exhibit
❑ DRAFT Zoning Proposal Minor Modifications Art. 38	Exhibit



- Public Hearing Notice
- Presentation Arts. 36-39

- Exhibit
- Presentation

To see if the Town will vote to amend Sections 9.2 and 9.4 of the Zoning Bylaw to create a process for minor modifications to projects that have received prior Board of Appeals or Planning Board approval; or act in any other manner in relation thereto.

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

**DESCRIPTION:**

This amendment would establish a process that would allow the Board of Appeals or Planning Board to consider requests for minor modifications to projects that have received prior approval at a public meeting without requiring a new public hearing.

**PROPOSED MOTION:**

That the Zoning Bylaw, Chapter 135 of the Code of the Town of Lexington, be amended as follows, 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) Add a new § 135-9.2.2-(5) as follows:

5. To consider and approve Any minor modifications to an approved special permit, appeal, variance, or comprehensive permit ~~requires prior approval from the Board of Appeals. Certain requests may be considered as a minor modification, authorized by a majority vote of the Board of Appeals at a properly noticed public meeting.~~ Minor modifications shall be limited to changes that ~~are not substantial,~~ do not have a material impact on the project permitted by the special permit, appeal variance or comprehensive permit, and do not grant any zoning relief not originally requested or approved ~~during the public hearing.~~ Minor modifications shall be consistent with the ~~purposes and intent of the applicable sections of the~~ Zoning Bylaw. Minor modifications may be authorized by a majority vote of the Board of Appeals. If the Board of Appeals in its review determines ~~such that a requested~~ modification ~~to constitute~~ a major modification, it shall require the submission of an application for amendment requiring a new public hearing pursuant to M.G.L. c. 40A.

- 2) Add new § 135-9.4.7 as follows:

**9.4.7 Modifications.**

Any modification to an approved special permit requires prior approval from the SPGA. Certain requests may be considered as a minor modification, authorized by a majority vote of the SPGA ~~at a properly noticed public meeting pursuant to 9.2.2.5.~~ Minor modifications shall be limited to changes that do not have a material impact on the project permitted by the special permit, appeal variance or comprehensive permit, and do not grant any zoning relief not originally requested or approved. ~~Minor modifications shall be limited to changes that are not substantial, do not have a material impact on the project, and do not grant any zoning relief not originally requested or approved during the public hearing.~~ Minor modifications shall be consistent with the ~~purposes and intent of the applicable sections of the~~ Zoning Bylaw. If the SPGA in its review determines ~~such that a requested~~ modification ~~to constitute~~ a major modification, it shall require the submission of an application for ~~modification~~ amendment requiring a new public hearing pursuant to M.G.L. c.40A.



To see if the Town will vote to amend Sections 9.2 and 9.4 of the Zoning Bylaw to create a process for minor modifications to projects that have received prior Board of Appeals or Planning Board approval; or act in any other manner in relation thereto.

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

**DESCRIPTION:**

This amendment would establish a process that would allow the Board of Appeals or Planning Board to consider requests for minor modifications to projects that have received prior approval at a public meeting without requiring a new public hearing.

**PROPOSED MOTION:**

That the Zoning Bylaw, Chapter 135 of the Code of the Town of Lexington, be amended as follows, 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) Add a new §135-9.2.2.5 as follows:
  5. Any modification to an approved special permit, appeal, variance, or comprehensive permit requires prior approval from the Board of Appeals. Certain requests may be considered as a minor modification, authorized by a majority vote of the Board of Appeals at a properly noticed public meeting. Minor modifications shall be limited to changes that are not substantial, do not have a material impact on the project, and do not grant any zoning relief not originally requested or approved during the public hearing. Minor modifications shall be consistent with the purposes and intent of the applicable sections of the Zoning Bylaw. If the Board of Appeals in its review determines such modification to constitute a major modification, it shall require the submission of an application for amendment requiring a new public hearing pursuant to M.G.L. c.40A.

- 2) Add new §135-9.4.7 as follows:

**9.4.7 Modifications.**

Any modification to an approved special permit requires prior approval from the SPGA. Certain requests may be considered as a minor modification, authorized by a majority vote of the SPGA at a properly noticed public meeting. Minor modifications shall be limited to changes that are not substantial, do not have a material impact on the project, and do not grant any zoning relief not originally requested or approved during the public hearing. Minor modifications shall be consistent with the purposes and intent of the applicable sections of the Zoning Bylaw. If the SPGA in its review determines such modification to constitute a major modification, it shall require the submission of an application for modification requiring a new public hearing pursuant to M.G.L. c.40A.



Town of Lexington

# PLANNING BOARD

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

2023 10 Jan, 6:18 pm

TOWN CLERK

LEXINGTON MA

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## TOWN OF LEXINGTON PLANNING BOARD NOTICE OF PUBLIC HEARINGS

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To see if the Town will vote to approve certain amendments to the Zoning Bylaw by adding a new § 2.2.5 [Overlay Districts], § 10.0 [Definitions], and adding new § 7.5 for new [Village Low-Rise & Village Mid-Rise Overlay Districts] pursuant to MGL, c. 40A § 3A for MBTA Communities, amend the Zoning Map to include Village Low-Rise (VLO) and Village Mid-Rise (VMO) Overlay Districts encompassing certain parcels identified on the Zoning Map and in § 7.5; or take any other action in relation thereto. The following areas are included in the proposed new Village Overlay Districts; however, the number and locations of parcels may change during the course of the public hearing and additional locations in Lexington may be considered for inclusion in the Village Overlay Districts: East Lexington, Town Center, Bedford St./Worthen Rd., Bedford St./Reed St., Massachusetts Ave./Marrett Rd., Massachusetts Ave./Pleasant St., Marrett Rd./Waltham St., Marrett Rd./Spring St., Concord Ave./Waltham St., Bedford St./Eldred St./Ivan St., and Bedford St./Hartwell Ave.

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To see if the Town will vote to approve inclusionary housing requirements for workforce housing for moderate income households within multi-family units in Village Overlay Districts greater than what is required in article 1 for Village Overlay Districts, by requiring



inclusionary dwellings greater than 10% of a project's proposed dwelling units but not more than 20% of total units, or take any other action in relation thereto.

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To see if the Town will rezone areas adjacent to the Central Business (CB) district from RS (One-Family) and GC (Government Civic) to CB on the Zoning Map. Properties to be included in the CB zone include: 16 Clarke St. (Map 49, Lot 79), 7 Raymond St. (Map 49, Lot 80), Meriam St. (Map 49, Lot 5A), Depot Sq. (Map 48, Lot 96), portion of 13 Depot Sq. (Map 49, Lot 10), and area of Edison Way right-of-way; or take any other action in relation thereto.

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To see if the Town will vote to amend § 9.5.4 [Procedures for Site Plan Review] to extend the action deadline for Major Site Plan Review from the current 60-day action deadline and modify to reference the Planning Board's Zoning Regulations; or take any other action in relation thereto.

Article 5:      **Add Provisions for Minor Modifications to Approved Permits**

To see if the Town will vote to amend § 9.2 [Board of Appeals] and § 9.4 [Special Permits] to establish a process for minor modification requests to projects that have received prior Zoning Board or Planning Board approval; or take any other action in relation thereto.

Article 6:      **Technical Corrections & Housekeeping**

To see if the Town will vote to make technical corrections to the Zoning Bylaw that are clerical in nature and not intended to change the interpretation of the Zoning Bylaw in any substantive way. To amend § 9.5.5 (3) to change "reactional" design to read "recreational" design; amend § 6.7.3 (2) to remove the term "family"; or act in any other manner in relation thereto.

Article 7:      **Citizen Petition – Amend Gross Floor Area**

To see if the Town will vote to amend the Zoning Bylaw to reduce the maximum allowable residential Gross Floor Area limits; or act in any other manner in relation thereto. This is a citizens' article proposing revisions to the floor area and dimensional controls of §4.4 [Residential Gross Floor Area].

Robert D. Peters  
Planning Board Chair

<i>Publication in Lexington Minuteman Newspaper – January 12, 2023 and January 19, 2023</i>
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# Planning Board Zoning Amendments Public Hearings

February 1, 2023

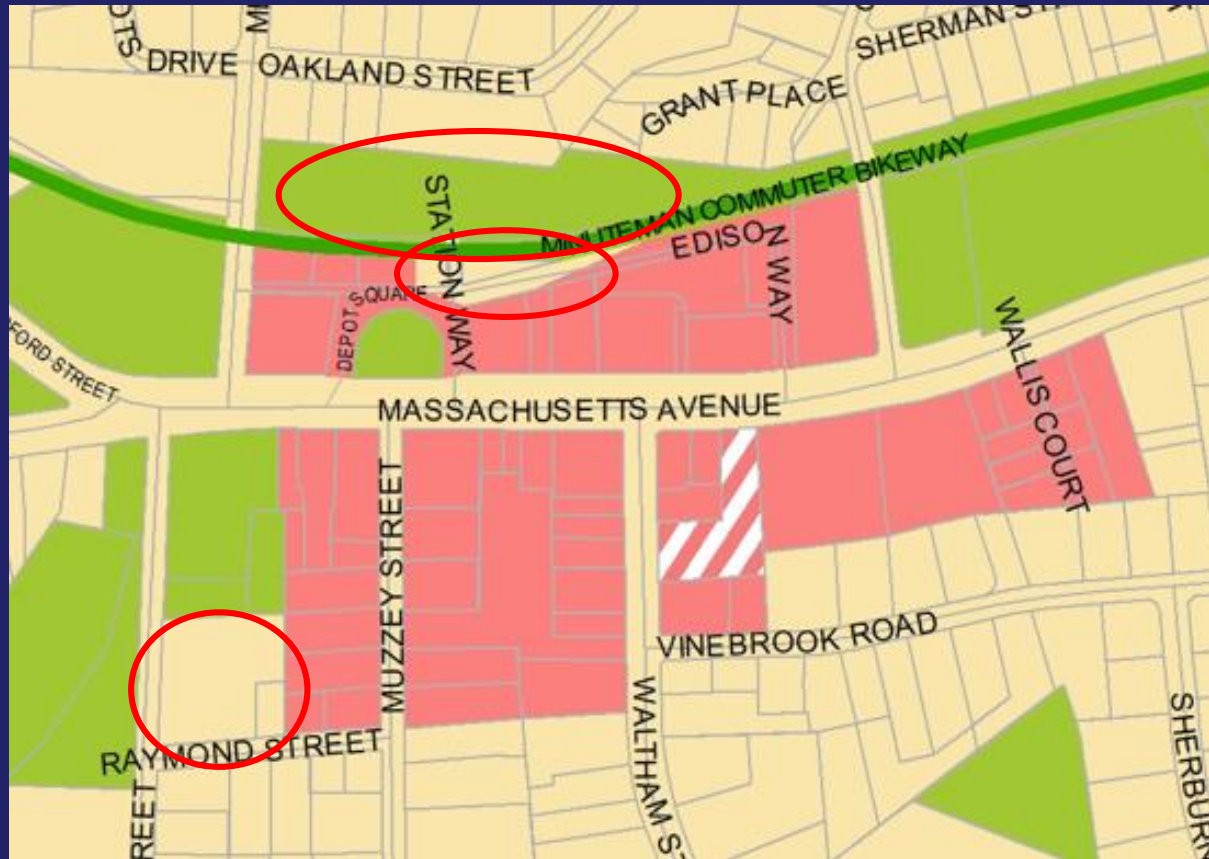
Articles 36 - 39



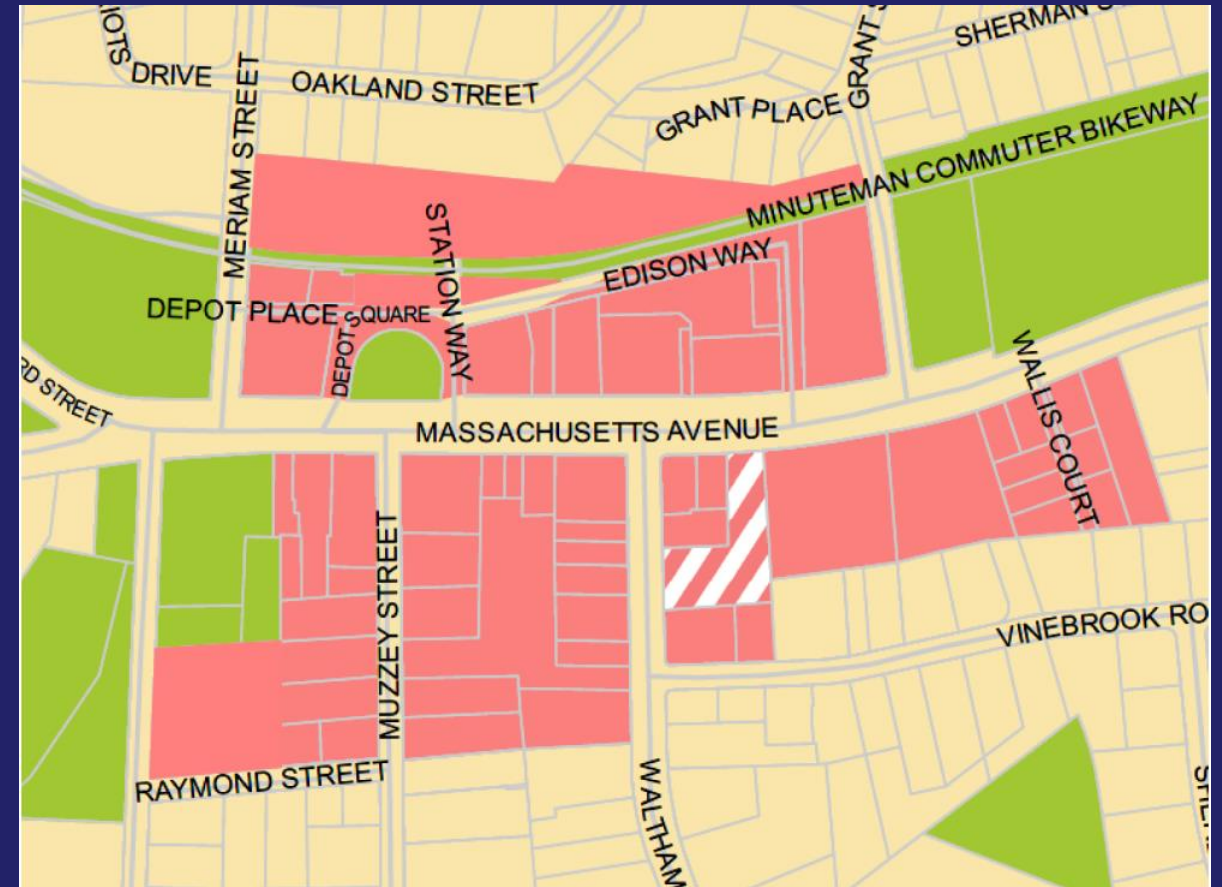


# Article 36: Expand CB District

Existing Zoning



Proposed Zoning





## Article 37: Extend Site Plan Review Deadline

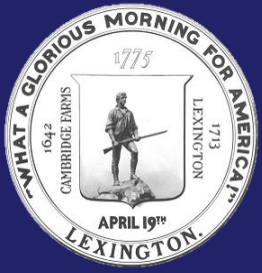
...Shall review and act upon the site plan, requiring such conditions as necessary to satisfy the Review Standards and the Zoning Regulations, and notify the applicant of its decision. The decision shall be in writing and shall be rendered within 60 days for a minor site plan review and within 150 days for a major site plan review from the date of submission of a complete application.





## Article 38: Minor Modifications to Approved Permits

- Adds provisions for Zoning Board of Appeals (ZBA) & Planning Board to approve minor modifications
- At public *meeting* vs. a public *hearing*
- For projects already approved/permitted only
  - Easements
  - Timing
  - Clarifications
  - Underground utility changes
  - Patio changes



## Article 39: Technical Corrections

- Amend § 135-9.5.5.3 as follows:  
—~~reactional~~ recreational design;

- Amend § 135-6.7.3.2 as follows:

The owner of the property on which the accessory apartment is to be created shall occupy one or the other of the dwelling units as a primary residence, except for temporary absences as provided herein. ~~For the purposes of this section, the "owner" shall be one or more individuals who constitute a family, who hold title directly or indirectly to the dwelling, _____ and for whom the dwelling is the primary residence.~~

-





# Public Hearing

## Board Questions Public Questions and Comments

# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

Public Hearing: Article 39 Technical Corrections

### **PRESENTER:**

Planning Board

### **ITEM NUMBER:**

### **SUMMARY:**

Public Hearing for Annual Town Meeting Warrant Article 39 - Technical Corrections

This article would not change the Zoning Bylaw in any substantive way, but would correct any typos or errors discovered during the course of the public hearings for zoning amendments.

1. Amend § 135-9.5.5.3 as follows:
  3. Open space, natural features, and the landscape, emphasizing the function of natural, aesthetic, social, and ~~reactional~~ recreational design;
2. Amend § 135-6.7.3.2 as follows:
  2. The owner of the property on which the accessory apartment is to be created shall occupy one or the other of the dwelling units as a primary residence, except for temporary absences as provided herein. ~~For the purposes of this section, the "owner" shall be one or more individuals who constitute a family, who hold title directly or indirectly to the dwelling, and for whom the dwelling is the primary residence.~~

### **SUGGESTED MOTION:**

Planning Board will open this public hearing, present, discuss, open the hearing to public comments and questions.

### **FOLLOW-UP:**

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

2/1/2023



## ATTACHMENTS:

Description		Type
	DRAFT Motion Technical Corrections Art 39	Exhibit
	Public Hearing Notice	Exhibit
	Town Counsel Edits	Exhibit
	Presentation Arts. 36-39	Exhibit

## ARTICLE 39

## AMEND ZONING BYLAW TECHNICAL CORRECTIONS

To see if the Town will vote to approve certain amendments to the Zoning Bylaw that are clerical in nature to correct typographical errors, create consistency; 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 any typos or errors discovered during the course of the public hearings for zoning amendments.

### PROPOSED 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 §135-9.5.5.3 as follows:
  3. Open space, natural features, and the landscape, emphasizing the function of natural, aesthetic, social, and ~~reactional~~ recreational design;
2. Amend §135-6.7.3.2 as follows:
  2. ~~The~~ A direct or indirect owner of the property on which the accessory apartment is to be created shall occupy one or the other of the dwelling units as a primary residence, except for temporary absences as provided herein. ~~For the purposes of this section, the "owner" shall be one or more individuals who constitute a family, who hold title directly or indirectly to the dwelling, and for whom the dwelling is the primary residence.~~





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)

2023 10 Jan, 6:18 pm

TOWN CLERK

LEXINGTON MA

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

### TOWN OF LEXINGTON PLANNING BOARD NOTICE OF PUBLIC HEARINGS

#### ZONING BYLAW and MAP AMENDMENTS

The Lexington Planning Board will hold remote public hearings in accordance with the provisions of M.G.L. Chapter 40A, §5 on **Wednesday, February 1, 2023 at 6:00 p.m. virtually via Zoom**, to consider the following proposed amendments to the Lexington Zoning Bylaw Chapter 135 of the Code of Lexington and Zoning Map as follows for 2023 Annual Town Meeting; or act in any other manner in relation thereto.

More information including proposed maps and proposed zoning language are available on the Planning Board's webpage at: <https://www.lexingtonma.gov/1546/2023-Annual-Town-Meeting> and on file with the Town Clerk and Planning Office during business hours at the Town Office Building 1625 Massachusetts Avenue, Lexington, MA, 02420.

A link to access the virtual meeting may be found online at: <https://www.lexingtonma.gov/377/Access-Virtual-Meetings>

#### Article 1:      **Zoning Bylaw & Zoning Map Amendments for Village Overlay Districts (Village Low-Rise and Mid-Rise)**

To see if the Town will vote to approve certain amendments to the Zoning Bylaw by adding a new § 2.2.5 [Overlay Districts], § 10.0 [Definitions], and adding new § 7.5 for new [Village Low-Rise & Village Mid-Rise Overlay Districts] pursuant to MGL, c. 40A § 3A for MBTA Communities, amend the Zoning Map to include Village Low-Rise (VLO) and Village Mid-Rise (VMO) Overlay Districts encompassing certain parcels identified on the Zoning Map and in § 7.5; or take any other action in relation thereto. The following areas are included in the proposed new Village Overlay Districts; however, the number and locations of parcels may change during the course of the public hearing and additional locations in Lexington may be considered for inclusion in the Village Overlay Districts: East Lexington, Town Center, Bedford St./Worthen Rd., Bedford St./Reed St., Massachusetts Ave./Marrett Rd., Massachusetts Ave./Pleasant St., Marrett Rd./Waltham St., Marrett Rd./Spring St., Concord Ave./Waltham St., Bedford St./Eldred St./Ivan St., and Bedford St./Hartwell Ave.

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# Planning Board Zoning Amendments Public Hearings

February 1, 2023

Articles 36 - 39



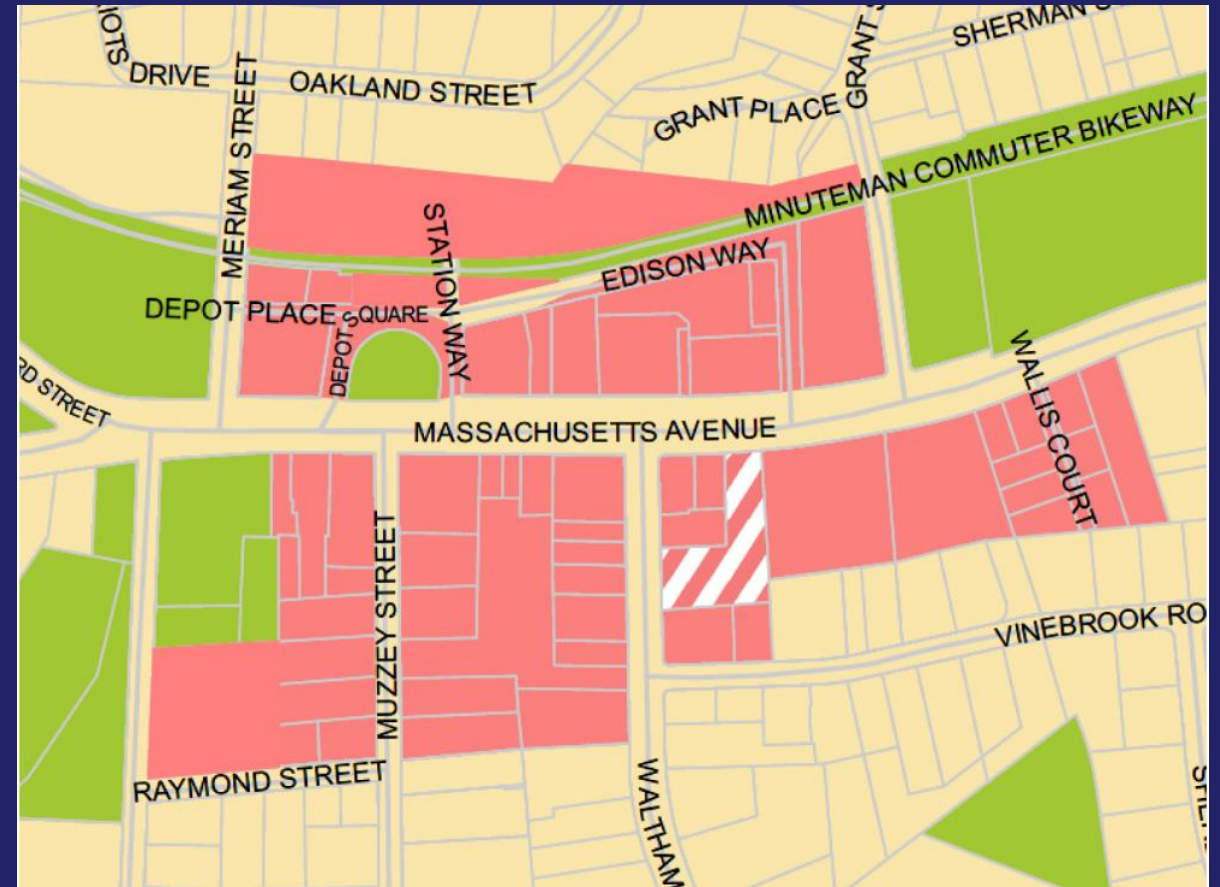


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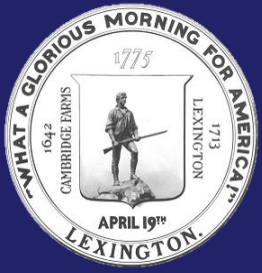
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-





# Public Hearing

## Board Questions Public Questions and Comments

## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

**AGENDA ITEM TITLE:**

Staff Updates

**PRESENTER:**

**ITEM  
NUMBER:**

**SUMMARY:**

**SUGGESTED MOTION:**

**FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

2/1/2023

## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

**AGENDA ITEM TITLE:**

Board Member Updates

**PRESENTER:**

**ITEM  
NUMBER:**

**SUMMARY:**

**SUGGESTED MOTION:**

**FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

2/1/2023



## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

**AGENDA ITEM TITLE:**

Upcoming Meetings: February 8, February 15, March 1, March 15

**PRESENTER:**

**ITEM  
NUMBER:**

**SUMMARY:**

**SUGGESTED MOTION:**

**FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

2/1/2023

## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

**AGENDA ITEM TITLE:**

Review of Meeting Minutes: 1/4/23, 1/6, 1/12, 1/18 (tentative)

**PRESENTER:**

**ITEM  
NUMBER:**

**SUMMARY:**

**SUGGESTED MOTION:**

**FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

2/1/2023

## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

**AGENDA ITEM TITLE:**

The meeting will continue until all items are finished. The estimated adjournment time is 10:30 pm

**PRESENTER:**

**ITEM  
NUMBER:**

**SUMMARY:**

**SUGGESTED MOTION:**

**FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

2/1/2023