

# AGENDA

## Lexington Planning Board

**Thursday, April 11, 2024**

**Held virtually through Zoom link available here and below:**

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

**6:00 PM**

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### **Development Administration**

1. **28 Meriam St. & 32 Edgewood Rd., 28 Meriam Street Lexington, LLC – Site Plan Review Public Hearing for special residential development (continued from March 13)**

**Proposal to renovate the historic house at 28 Meriam St. to create a two-family dwelling, raze the house at 32 Edgewood to construct three new buildings for 8 dwelling units, landscaping, parking, and stormwater improvements.**

### **Board Administration**

1. **Board Member Updates**
2. **Review of Draft Meeting Minutes: 3/13/24, 4/1/24**
3. **Upcoming Meetings: May 8, May 22**

### **Adjourn**

1. **The meeting will continue until all items are finished. The estimated adjournment time is 9:00 pm**

### **Zoom Meeting Details**

1. **Members of the public can attend the meeting from their computer or tablet by clicking on the following link at the time of the meeting:**

**Topic: Planning Board Meeting**

**Time: Apr 11, 2024 06:00 PM Eastern Time (US and Canada)**

**Join Zoom Meeting**

**[https://lexingtonma.zoom.us/j/83605063866?](https://lexingtonma.zoom.us/j/83605063866?pwd=y3bQg30anbitFG0AuSr1fts72TIUMr.1)**

**pwd=y3bQg30anbitFG0AuSr1fts72TIUMr.1**

**Meeting ID: 836 0506 3866**

**Passcode: 427671**

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Meeting broadcast by LexMedia

# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

28 Meriam St. & 32 Edgewood Rd., 28 Meriam Street Lexington, LLC – Site Plan Review  
Public Hearing for special residential development (continued from March 13)

### **PRESENTER:**

Applicant: 28 Meriam Street Lexington  
LLC

### **ITEM NUMBER:**

### **SUMMARY:**

The Planning Board will re-open the continued public hearing on the application of 28 Meriam Street Lexington, LLC for approval of a major site plan review under §135-6.9 of the Zoning Bylaw and Article VI of §181-71 Stormwater Management Regulations. Application is for a site sensitive special residential development for 10 dwelling units in four buildings. Project proposes to preserve and renovate the house at 28 Meriam St. to create a two-family dwelling, raze the house at 32 Edgewood to construct three new buildings for 8 dwelling units, landscaping, parking, and stormwater improvements.

Application materials may be viewed: <https://lexingtonma.portal.opengov.com/records/86244> (revised material submitted on March 25)

A staff memo and peer review memo based on the revised material are attached.

Applicant will summarize changes since the last meeting. Board will discuss with the applicant and then open the hearing up to public comments. At the end of the night, the Board should vote to continue the public hearing to a future meeting date and announce the new date, time, and location.

### **SUGGESTED MOTION:**

Staff recommends continuing the public hearing for this application to the Board's meeting on Wednesday, May 8 at 6:00 pm to allow time for revised material to be submitted.

Move to continue the public hearing for 28 Meriam St. & 32 Edgewood to **Wednesday, May 8 at 6:00 pm on Zoom.**

### **FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

4/11/2024

**ATTACHMENTS:**

	Description	Type
▣	Staff Memo-Revised-Material	Cover Memo
▣	Peer Review Memo	Cover Memo



**TOWN OF LEXINGTON**  
**PLANNING OFFICE**

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Abby McCabe, Planning Director  
 Sheila Page, Assistant Director  
 Meghan McNamara, Planner  
 Kiruthika Ramakrishnan, Planning Coordinator

**To: Lexington Planning Board**  
**From: Meghan McNamara, Planner**  
**Re: Site Plan Review for 28 Meriam St & 32 Edgewood Rd**  
**Date: April 5, 2024**

Comments based on revised and supplemental material submitted on March 25: Definitive Site Development Plan Set revised to March 22, 2024; Architectural Plans revised to March 25, 2024; Stormwater Report revised to March 22, 2024. Staff comments are noted below based on revised material. ***Outstanding items needing actions or responses indicated in bold italics.***

Property Information	
<b>Project Address</b>	28 Meriam Street and 32 Edgewood Road
<b>Parcel ID</b>	Map 56, Lot 94A and Map 56, Lot 94B
<b>Permit #</b>	PLAN-24-2
<b>Applicant/Owner Name</b>	Applicant: 28 Meriam Street Lexington LLC Owner: Carol Reiling
<b>Type of Review</b>	Special Residential Development - Site Sensitive Development (SSD)
<b>Zoning District</b>	RS – One Family Dwelling
<b>Property Size</b>	47,872 SF
<b>Existing Conditions</b>	The project site is comprised of two single-family lots with bituminous concrete driveways, walkways, patios, grassed/landscaped areas, & mature trees. The rear portion of the site, 32 Edgewood Rd., contains a dwelling. Both structures are listed on Lexington’s Historical & Cultural Inventory.
<b>Environmental Conditions</b>	The southern portion of the site contains a manicured lawn area. A wooded steep slope rises in a northwesterly direction and continues at a gradual slope to the northernmost section of the site and contains pockets of hemlock trees.

Important Dates/Timelines	
<b>Public Hearings</b>	March 13, 2024, April 11, 2024
<b>Filed with Town Clerk</b>	January 26, 2024
<b>Decision Action Deadline (150 days)</b>	June 23, 2024

Approval Information	
<b>Action Required at Decision Deadline</b>	The decision of the Planning Board shall be by a majority vote of the Board. The Project is permitted by right with site plan review approval.

<b>Applicability</b>	Under the provisions of §135-6.9.2, a Special Residential Development (“SRD”) is a project in which one or more lots, tracts, or parcels of land are to be improved for use as a coordinated site for housing and for which deviations from the dimensional standards that apply to conventional developments are allowed in order to achieve a diversity of household types, sizes and affordability. Planning staff determined that the proposed development meets the criteria under the provisions of §135-6.9.3.1 (“Site Sensitive Development”), because the existing historical house (28 Meriam St) will be renovated and converted into two dwelling units, and natural grades and mature trees will be.
<b>Waivers</b>	No waivers requested.

**Project Summary**

The Development consists of four buildings with 10 dwelling units on the 1.09 acre lot. The existing dwelling at 28 Meriam St. will be renovated and converted into two units, including one inclusionary 4-bedroom unit, to satisfy the requirements of §135-6.9 of the Zoning Bylaw. Two 3-unit condo buildings will be constructed using the existing driveway entrance from Edgewood Road. One duplex building will be constructed fronting Meriam Street with two driveways. The existing house at 32 Edgewood will be demolished.

**Background:**  
 On October 18, 2023, the Applicant met with staff for a Development Review Team (DRT) meeting to review the proposal. On March 7, 2024, the Planning Board members visited the project site to view the existing site features and proposed project. The Planning Board hired a peer review consultant, Thomas Houston, PE, AICP with PSC, to review the project. Peer review comments in separate memo.

IDU – [Inclusionary Dwelling Units](#)  
 SHI – [Subsidized Housing Inventory](#)

**Vehicle & Bicycle Parking Analysis:**

Vehicle Parking	Parking Required		Provided	Notes
Long-Term Bicycles	1.5 per dwelling unit	15	<i>Yes- in garages</i>	The single car garage should provide for two bicycle parking spaces.
Short-Term Bicycles	0.1 per dwelling unit	Minimum 2	Yes	Bike pad location shown near near Building A – <b><i>Provide bike rack details</i></b>
Car Parking Spaces	1 per dwelling unit	10	37 total parking spaces: 18 garaged and 19 surface spaces	3.7 : 1 Parking ratio This parking ratio is well above the 1:1 minimum. Consider cutting some out to reduce pavement.

Because all units will have garages, it’s suggested that the Applicant request a waiver from the Bicycle Parking requirements - §175-12.4.2 – ***Comment resolved***

**Gross Floor Area and Inclusionary Dwelling Units:**

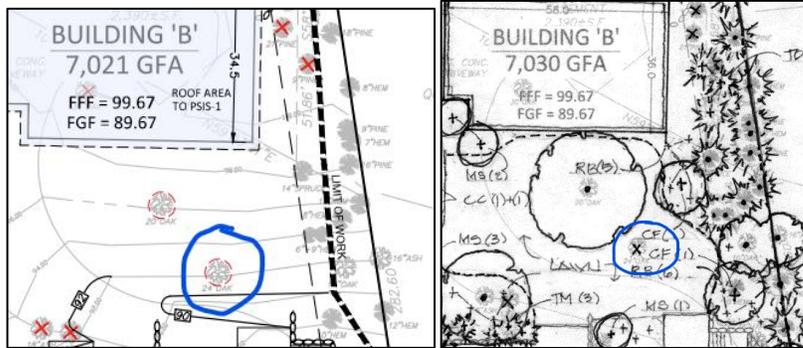
	Required or Allowed (Sq. Ft.)	Provided (Sq. Ft.)	Notes
GFA not including IDU	24,505 (allowed)	24,470	115% of Based GFA for SSD is allowed
IDU	3,196 (required)	3,217	All required inclusionary GFA to be included in a 4-bed unit and eligible for SHI. Providing 1,086 sq. ft. more of SHI than required
SHI	2,131 (required)	3,217	
Total Allowable GFA	27,702 (maximum)	27,687	Base GFA + IDU

### Outstanding & New Comments

**Planning:**

- Trash and recycling removal will be private for all buildings except the Meriam Street duplex, which will be town curbside collection. ***Town has confirmed this is acceptable, this can be included as a condition of approval and in the condo docs.***
- The filtermitt erosion control and construction fencing has been extended along Meriam Street. ***Add construction fencing to the plan legend.***
- ***The 36-inch maple tree next to the existing Meriam Street driveway has been relabeled as an 8-inch cedar. The Planting Plan (dated 1/24/24) shows this tree as remaining, however no tree protection plan has been submitted and the tree is not shown on the Site Construction Plans. If this tree is to remain tree protection to the drip line should be installed. If the tree is to be removed, must label on the Construction Management Plan. The 8-inch cedar tree is not shown on the Site Analysis Plan.***
- The Limit of Work (LOW) should protect as much of the existing landscape vegetation and slope as possible. A LOW line and construction fencing has been added to the plan around the central portion of the site to protect a cluster of trees and steep grades. ***The LOW line should be relocated around the 6-inch and 9-inch hemlocks on the eastern property line for additional protection. The LOW line on the westerly side should provide wider protection for the existing hemlocks.***
- ***The test pit locations were removed from the Site Analysis Plan and should be added back.***
- ***Remove the "Proposed Driveway & Parking Easement 2,390± S.F." note on the Site Analysis Plan.***
- ***Tree Bylaw & Landscape Plan*** - Staff suggests that the applicant waive the Tree Bylaw and ask to move jurisdiction to the Planning Board. Staff prefers a landscape plan that includes large tree plantings on the property as mitigation for any trees removed in the setbacks. Include a list on the Site Analysis Plan with the number and total DBH of all trees with a DBH greater than 6 inches.
- Landscape Plan must show a tally of the number of tree and amount of DBH proposed to be removed and planted in planting table and proposed locations for replantings.
- Updated Landscape Plan not provided. ***Landscape comments remain outstanding.***

- The image below show the same trees to be protected and removed on different plans.



- Because plans are not consistent and are crowded with information, provide a plan that shows existing trees to be removed and remain with LOW lines and erosion control lines. **Trees to remain should be shown protected to the dripline.**
- Increase the infiltration capacity between Buildings A & B adding the roof area of the existing house and decreasing the size and capacity of PSIS-1 and/or increasing the capacity of PSIS-2 in order to provide more protection for the trees and steep slope.
- Can the two oaks between Building A & B remain?
- Applicant has provided tree protection detail, location of mailboxes, and location of temporary bicycle parking on revised plan set. **A detail of the bike rack should be provided.**
- The location of utility meters has been added to the Site Construction Plan. **Please provide the detail of the Utility Meter on the plan legend.**
- **The Site Utility Plan, Illustrative Site Plan and Planting Plan show different proposed front walkways for Building C. Light posts and plantings are being proposed where walkways are shown on other plans.**
- **Concerned for the reverse turning direction for the existing dwelling Unit#2 garage**
- The stucco wall will remain in place during and after construction. The opening along Edgewood has been widened to 25.7 feet to improve sight lines.
- **Label the common open space percentage on the plan to ensure that at least 15% of the developable site area is set aside as common open space, per §6.9.10 of Chapter 135. The amount of open space shown should meet the requirement and match what was specified in the LEED Core and Shell Checklist**
- Lead and radon testing will be required in the entire building which will contain the Inclusionary Dwelling Unit, and any mitigation be complete before issuance of a occupancy .
- Commonly used construction details, not outlined in this proposal, are included in the plan set in the case of any unforeseen changes that may take place on site. However, many details are not necessary. **Provide paving detail and retaining wall detail for this application.**
- A small section of the existing garage corner will be removed to eliminate any encroachment into the setback area for Edgewood. This is reflected in the plans.
- **Update the site plans to show proposed setbacks of retaining walls to lot lines. Setbacks to furthest projecting points of buildings have been added to the plans.**
- Top and Bottom of wall elevations should be shown on the plans. **Some elevations were added to the plans however not all walls.**
- **Proposed grading and wall heights are not clear around Building C and between Building C and the existing house. Add an inset for this area so it is readable.**
- **The walkways for Building C are not shown on the construction plan.**
- **Location of exterior mechanical/HVAC equipment has been added to the site plans. Please include these symbols (black square and black circle) in the legend and description for easy reference. The**

**legend on the Site Construction Plan indicates that a black square is a Proposed Catch Basin, but that is incorrect. Appears the color changes from Sheet 6 to Sheet 7.**

- There is an existing manhole between test pits #5 and #6. The Applicant states that this is an earth bottom manhole and will be removed. **Add this note to the plan.**
- A condition of approval should be for the Applicant to file an ANR Plan to create one lot and record the lot combination prior to issuance of any building permits.
- **The Master Deed should be updated to reflect the new 2024 fossil fuel free requirements, the HVAC information in particular.**
- **Driveway, stormwater maintenance, any private trash and recycling removal, snow plowing, sweeping responsibilities should be articulated in the HOA. The O&M plan and requirements should also be included. These items shall remain in perpetuity & apply to any new prop owners.**
- **Remove the labels for "Proposed Propane Tank" and "Proposed Condensor" on the Construction Management Plan (Sheet 4).**
- **Provide the detail for the Temporary Sediment Basin. Will this work?**
- **Phase 1 Construction Sequence (Sheet 4) Note 8 says to excavate and construct the infiltration system. Is this realistic? Modify the construction sequence schedule if the construction of infiltration systems early on in the project is not appropriate.**
- **Remove Note 2 on Sheet 6 for Conservation Agent shall meet on site for the pre-construction meeting, not required.**
- **Note on sheet 4 should state that any sediment and debris on roadway shall be swept every 72 hrs. or as needed.**
- **On sheet 4 under Construction and Traffic Management number 4 says that the sidewalks will be replaced. Provide detail for bituminous concrete sidewalk and show area of replacement.**
- **Add stop signs to construction entrances.**
- Recommend roof runoff connections be designed to overflow via WYE connectors at the roof leader connections. **Recommend splash pads be placed under the downspout outlets/overflows. Installation of leaf screens on roof gutters is recommended.**
- **Wall sconce "D" on duplex is not shown on the Photometrics Plan.**

**Building & Zoning:**

- The applicant will need to comply with 2024 Town Meeting Article #29 regarding noise and hours of construction, which will include submitting a noise mitigation plan prepared by a Professional Noise Consultant, which will also include monitoring sound.
- **Applicant has provided Building Height Calculations and Average Natural Grade worksheets. Project appears to confirm with building heights but staff has requested more information before this can be confirmed.**

**Fire:**

**New plans confirm fire access from Edgewood. Fire Dept. asks that it be confirmed that the proposed subsurface infiltration is system capable of supporting the weight of fire apparatus' where underneath driveways/parking areas.**

**Tree Committee:**

- See Tree Committee comments **replace proposed 3 Zelkova's with a native shade tree on the. Recommends a certified arborist prepare the tree protection plan for all trees to be retained.**

**Historical:**

- Letter from Historical Commission dated March 27 recommends preserving both structures.

**Engineering:**

- **Engineering has run a camera to the storm drain lines at the intersection of Meriam and Edgewood. Some tree roots are in the process of being cut to help with blockage.**  
The Applicant is not proposing to loop the water line. **Since not looping the water line Applicant should add a way to flush the water either through a yard hydrant or water valve.**

**Date** April 5, 2024  
**To** Abby McCabe, Planning Director  
**From** Thomas C. Houston, PE, AICP  
**Project** Application for Major Site Plan Review for  
Special Residential Development (Site Sensitive)  
28 Meriam Street & 32 Edgewood Road  
Lexington, Massachusetts  
**Subject** Evaluation of Responses to Peer Review Comments and the Second  
Submission to the Planning Board

Professional Services Corporation, PC (PSC) evaluated the First Submission of the Application for Major Site Plan Review for Special Residential Development (Site Sensitive) at 28 Meriam Street and 32 Edgewood Road and issued a peer review memorandum dated March 7, 2024.

We are in receipt of a Patriot Engineering peer review response letter dated March 27, 2024 and updated design information including site plans, architectural plans, stormwater report, and building height certification.

For each comment, this memorandum includes PSC's original comment, Patriot Engineering's response, and PSC's evaluation of the response. The comment numbers in this memorandum match the comment numbers in PSC's March 7, 2024 memorandum.

## **STATUS**

Comments 1, 3, 5, 8, 9, 11 to 16, 18, 20, 21, 22, 24 to 27, 30, 31, 33, 34, 36 to 43, 46, 47, 49, 50, 52, 53, 55, 56, 58, 60, 68, 75, and 78 to 84 are resolved. Comments 2, 4, 6, 7, 8, 10, 29, 32, and 77 require submittal of additional information. Comments 17, 23, 32, 35, 44, 45, 48, 51, 54, and 76 require plan revisions. Comments 19, 28, 35, 51, and 57 require stormwater report revisions. Comments 59 and 61 to 65 require resolution of the Long Term O&M Plan. Comments 66, 67, 69, 70, and 71 require revision of the Operation and Maintenance & the Erosion and Sedimentation Control Program. Comments 72, 73, and 74 require inclusion of project completion requirements.



## **SECOND SUBMISSION**

- A. Patriot Engineering Letter, re peer review response letter for Site Sensitive Development, dated March 27, 2024, 28 Meriam Street and 32 Edgewood Road, Lexington, MA, dated March 27, 2024.
- B. Definitive Site Development Plan Set entitled “28 Meriam Street, Assessors Map 56 Lots 94A & 94B, Site Plan Review Plan Set, Located in Lexington, MA, January 22, 2024,” revised February 29, 2024, revised March 22, 2024, prepared by Patriot Engineering, 16 plan sheets.
- C. Stormwater Management Report and Calculations for a Site Sensitive Development at 28 Meriam Street Lexington, Massachusetts, prepared by Patriot Engineering, January 22, 2024, revised March 22, 2024.
- D. Architectural plans dated 1/25/2024, prepared by DNA Architecture, revised 3/25/2024 as follows: 28 Meriam St., LLC, Proposed: Building A, 32 Edgewood Rd, Units 1, 2, 3, Lexington, MA, sheets A1, A2, A3; 28 Meriam St., LLC, Proposed: Building B, 36 Edgewood Rd, Units 1, 2, 3, Lexington, MA, sheets A4, A5, A6; A7, A8; and 28 Meriam St., LLC, Proposed: Building C, 28 & 30 Meriam Street, Lexington, MA, sheets A9, A10, A11, A12, A13.
- E. Elevations Form (building height), Building “A” Edgewood Rd., Building “B” Edgewood Rd., and Building “C,” prepared by James Richard Keenan, Professional Land Surveyor, dated 3/25/2024.

## **FIRST SUBMISSION**

- A. Project Narrative, January 22, 2024, prepared by Patriot Engineering.
- B. Definitive Site Development Plan Set entitled “28 Meriam Street, Assessors Map 56 Lots 94A & 94B, Site Plan Review Plan Set, Located in Lexington, MA, January 22, 2024,” prepared by Patriot Engineering.
- C. Site v2 Checklist, January 24, 2024.
- D. Major Site Plan Review Checklist, October 13, 2021, revised October 2, 2023.
- E. LEED Core and Shell Checklist.
- F. Architectural Plans, “28 Meriam St., LLC,” DNA Architecture (Dustin, Nolin, RA), dated January 25, 2024, containing 13 sheets.



- G. Zoning Narrative, Nicholson, Sreter & Gilgun, PC, January 25, 2024.
- H. Preliminary Construction Mitigation Plan
- I. Stormwater Management Report and Calculations for a Site Sensitive Development at 28 Meriam Street Lexington, Massachusetts, prepared by Patriot Engineering, January 22, 2024.
- J. Inclusionary Dwellings Narrative.
- K. Solar and Energy Efficiency Strategy narrative.
- L. Meriam-Edgewood Project Timeline.
- M. Meriam Street Proposed Alterations to 28 Meriam Street, Lexington, MA Rev. 5, January 25, 2024.
- N. Schedule 1, 25 Meriam Gross Floor Area Summary.
- O. 25 Meriam / 32 Edgewood Project Timeline
- P. Planting and Lighting Plan, prepared by Patriot Engineering, January 24, 2024.
- Q. Special Residential Development (SRD) Application, received by the Town Clerk, January 26, 2024 12:27 PM.
- R. Site Plan Review Design Regulation Checklist dated October 13, 2021, revised October 2, 2023.

#### **REFERENCE**

- A. Town of Lexington, Massachusetts, Code, Part II Zoning Bylaw, Chapter 135 Zoning, amended through the Annual Town Meeting 2023.
- B. 2023 Zoning Map of the Town of Lexington amended April 12, 2023.
- C. Town of Lexington, Massachusetts, Code, Part III Regulations, Chapter 175 Planning Board Subdivision Regulations.
- D. Town of Lexington, Massachusetts, Code, Part III Regulations, Chapter 176 Planning Board Zoning Regulations including Attachment A Preferred Planting List.
- E. Town of Lexington, Massachusetts, Code, Part III Regulations, Chapter 181 Public Works, Department of, Article VI Stormwater Management Regulations, §181-69 to §181-81.



- F. Massachusetts Stormwater Management Standards 310 CMR 10.05(6)(k) and 314 CMR 9.06(1)(a).
- G. Stormwater Handbook, Massachusetts Department of Environmental Protection.

### **ACRONYMS AND ABBREVIATIONS**

CFS – cubic feet per second.

COA – Recommended Condition of Approval of any favorable Decision.

ESHGW – Estimated Seasonal High Groundwater.

DEP – Massachusetts Department of Environmental Protection.

FPS – Feet per second.

SC – Subcatchment.

SIS – Subsurface infiltration system.

SMR – Lexington Stormwater Management Regulations (Reference E).

SWH – Stormwater Handbook, Massachusetts Department of Environmental Protection.

TSS – Total suspended solids.

ZBL – Reference A; Zoning Bylaw, Chapter 135 Zoning, amended through ATM 2023.

### **ZONING**

#### **Distance from Basement , Slab, or Crawl Space and Groundwater (§4.5).**

1. Document through submission of soil test data that the minimum required separation of 2-ft. is maintained between the basement slab and Estimated Seasonal High Groundwater.

*Patriot Engineering A: Soil testing information has been added to the plan set on sheet 3.*

**PSC: Resolved. Test pits are shown on sheet 3. Due to the location of the existing residence, test pits cannot be excavated within the footprints of Buildings A and B. The nearest test pit (TP-2) approximately 60-ft. away shows no groundwater above elevation 82, and the ground floor elevation in both buildings proposes to be 89.67; which is 7.67-ft. below the ground floor elevation. Therefore, it is unlikely that groundwater will be within 2-ft. of the ground floor of these buildings. Test Pit 1, which is located within the footprint of Building C, shows groundwater to be at elevation 75.5 or lower. The garage slab is proposed to be at elevation 82.18 or 6.69-ft. above groundwater.**



### **Outdoor Lighting (§5.4).**

Outdoor lighting requirements of Section 5.4 shall apply to all outdoor lighting except one and two-family lots.<sup>1</sup> An outdoor lighting plan is required; however, lighting information could be shown on the site plan sheets if legible.<sup>2</sup> Low illumination levels should be provided consistent with IESNA residential requirements.

2. Submit details or specifications for each type of lighting fixture selected for compatibility with dark skies principals and a higher color rendering index (CRI).

**PSC: A photometric plan and a tabulation of lighting fixtures was provided, the brightest providing lumens less than a 200 watt incandescent bulb. Review of the LSI Industries website shows that the OPS and UVA series incorporate dark skies design minimizing the upward projection of light. However, we could not match the model numbers listed. Please provide catalogue cuts of all fixtures as well as the mounting accessories to allow evaluation of their appearance.**

3. Submit lighting system information that includes post and base detail if applicable, illumination information including light trespass, and the lighting control system and metering.

*Patriot Engineering A: A photometric plan has been included with the submitted plan set.*

**PSC: Resolved. The photometric plan shows lower lighting levels with light trespass limited to a minimal 0.1-foot candles at two locations. Most lights are not post mounted. Although a post detail is not provided, we consider the wording that 8-ft. granite posts will be used to be sufficiently descriptive.**

### **Dimensional Standards (ZBL §6.9.6)**

4. Provide documentation from the Fire Department that assess including access as depicted on the "Firetruck Accessibility" inset on Sheet 6 is sufficient.

*Patriot Engineering A: The Fire Department has confirmed that the access is sufficient but asks the Applicant to confirm that the subsurface infiltration under the pavement can support fire apparatus.*

**PSC: Awaiting submittal of information from the Applicant to the Fire Department.**

5. Show front, side, and rear setback dimensions from the buildings to the property lines.

*Patriot Engineering A: Building setback distances have been added to sheet 5.*

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<sup>1</sup> Reference A §4.4.2.

<sup>2</sup> Reference A §4.4.3.



**PSC: Resolved. Front, side, and rear setback dimensions are shown and indicate compliance with the Bylaw. Note that a corner of the existing garage will be removed to provide a 21.1-ft. setback which complies with the required minimum setback of 20-ft. from Edgewood Road.**

Building A would not comply with the maximum building height in stories. However, the Professional Land Surveyor should determine building height in stories precisely.

6. Submit the Professional Land Surveyor's certification of building height in feet for Buildings A, B, and C and the existing residence to be reconstructed. Please use building department's Average Natural Grade form as part of this calculation.

**PSC: A surveyor's certification is provided. The maximum permitted building height in the RS District is 40-ft. or 20 feet plus 4/3 times the smallest distance from the dwelling to a lot line, whichever is less. For the three proposed buildings, 40-ft. governs. The surveyor's certification on the building height in feet was submitted as requested. The Building Commissioner has requested additional information and is evaluating this issue. Additionally, the surveyor's certification allowing determination of building height in feet for the existing residence was not submitted.**

7. Submit the Professional Land Surveyor's certification of building height in stories for Buildings A, B, and C and the existing residence to be reconstructed.

**PSC: The surveyor's certification on the building height in stories was submitted as requested. The Building Commissioner has requested additional information and is evaluating this issue. Additionally, the surveyor's certification allowing determination of building height in stories for the existing residence was not submitted.**

8. Should building height be found as noncompliant, revise plans to comply with maximum height.

*Patriot Engineering A: Average grade worksheets and height certification forms have been included with the revised submittal*

**PSC: The need for revision will be determined upon the Building Commissioner's determination and submission of the surveyor's certifications for the height of the existing building in feet and stories.**



## **PLANNING BOARD ZONING REGULATIONS**

### **Required Submittals (§9.3.2).**

9. Provide an Existing Conditions Plan bearing the seal and signature of a Massachusetts Professional Land Surveyor.  
*Patriot Engineering A: Existing Conditions Plan provided see sheet 2.*  
**PSC: Resolved. The Existing Conditions Plan, sheet 2, bears the seal and signature of a Massachusetts Professional Land Surveyor.**
10. Submit a lighting plan and lighting system information. Refer to Comments 2 and 3.  
*Patriot Engineering A: A lighting plan has been included in the plan set see sheet 16.*  
**PSC: Additional information regarding lighting fixtures and accessories is required. Refer to Comments 2 and 3.**
11. Provide color renderings of all sides of the proposed structures which shall show and label exterior material types, such as roofing, siding, and window details.  
*Patriot Engineering A: Color rendering have been provided.*  
**PSC: Resolved. Color renderings of Buildings A, B, and C are provided.**

## **STORMWATER**

Test Pits – Updated test pit information is required.

12. Logs of three test pits are shown on sheet 9. For these three test pits and for the additional test pits that have been excavated:
  - a. Identity each test pit by number or letter.
  - b. Show the location of all test pits on the site plans.
  - c. Ensure that the test pit logs are clarified stating that there was no evidence of groundwater based on both 1) observation of direct inflow and weeping of groundwater through the sidewall and 2) that no mottles were present.*Patriot Engineering A: Soil testing information has been added to the plan set on sheet 3.*  
**PSC: Resolved. Required test pit information is provided.**
13. It is likely that the C1 and C2 layers in the October 12, 2023 test pit logs should be relabeled as loamy sand. The infiltration rate used in the HydroCAD analysis is 2.41 in/hr. which is the Rawls rate for loamy sand, not sandy loam. Revise the test pit logs and/or the HydroCAD analysis for consistency.  
**PSC: Resolved. The C1 and C2 layers in all test pits are labeled as loamy sand.**



14. Additional test pits have been excavated. Ensure that the minimum number of test pits are provided in compliance with the Stormwater Handbook including two test pits in the footprint of SIS-1, one test pit in the footprint of SIS-A, and one test pit in the proximity of SIS-2 and SIS-3.

*Patriot Engineering A: Soil testing information has been added to the plan set on sheet 3.*

**PSC: Resolved. Test pit data is sufficient.**

#### Subsurface Infiltration Systems.

15. If additional test pit data is inconsistent, modify the design of all Subsurface Infiltration Systems as required:
  - a. Increase the size of each Subsurface Infiltration System as required if the infiltration rate is less than 2.41 inches/hour in order to control peak discharge rate or to provide drawdown of the system within 72 hours.
  - b. Raise the elevation of the bottom of stone of each Subsurface Infiltration System to provide a minimum 2-ft. separation to ESHGW.

*Patriot Engineering A: Soil testing information has been added to the plan set on sheet 3.*

**PSC: Resolved. Test pit data shows loamy sand (2.41 inches/hour) in the C layers of all test pits and a 2-ft. separation is provided to ESHGW.**

16. Include a plan note stating that if a shallow confining layer with limited thickness is encountered during excavation for the Stormwater Infiltration Systems, the low permeability material shall be removed from beneath the system with a 5-ft. overdig and replaced with crushed stone or Title 5 sand.

*Patriot Engineering A: A note has been added to the plan set see sheet 9.*

**PSC: Resolved. Excavation of unsuitable soil note added to sheet 9.**

17. The Isolator Row Plus for the StormTech chamber system for SIS-1 should be labeled in "plan view" and should be shown in the construction details on Sheet 9.

*Patriot Engineering A: The isolator row has been labeled on sheet 6.*

**PSC: Isolator rows are labeled on sheets 6 and 9. Add "PISO" to the legend on sheet 7 with the description "Manhole with Overflow Weir and Manifold." See 'Proposed Subsurface Infiltration System Isolator Connection' Detail.' Due to the acute angle, the drainline from the westerly area drain is likely to conflict with the piping for the manifold connection piping.**

18. An Isolator Row Plus or other pretreatment practice should be provided for each of the StormTech chamber systems for SIS-2 and SIS-3 which receive driveway runoff with no pretreatment. The Isolator Row Plus for the StormTech chamber system for SIS-2 and



SIS-3 should be labeled in “plan view” and should be shown in the construction details on Sheet 9.

*Patriot Engineering A: The isolator row has been added to SIS-2 on sheet 6.*

**PSC: Resolved. The StormTech systems SIS-2 and SIS-3 have been consolidated as SIS-2 and an isolator row has been added.**

19. The treatment train for SIS-2 and SIS-3 should be provided in the stormwater report with only the Isolator Row Plus as pretreatment.

*Patriot Engineering A: The treatment has been provided in the report.*

**PSC: The treatment train is sufficient; however, the report calculation should be revised for record purposes. The “Proposed Area Drains (with Sump)” have a 24-inch sump and no hood. These structures are not eligible for 25% TSS removal credit given to “Catchbasins.” However, the Isolator Row provides 80% TSS removal which is sufficient.**

20. Ensure that the roof drain inlet pipes for SIS-2 and SIS-3 which convey “clean” runoff are not connected to the Isolator Row Plus of the SIS in order to avoid taxing the capacity of the Isolator Row Plus with clean runoff. Show the revised drain location on the plans.

*Patriot Engineering A: Revised see sheet 6.*

**PSC: Resolved. Roof drain shown (schematically) connecting to the system outside the Isolator Row.**

21. Clarify if the “Trench/Area Drain” cited in the Operation and Maintenance & Erosion and Sedimentation Control Program describes the collection device labeled on the plans as “Porous Paver Section with Perf. Pipe.” If they describe the same device, use consistent terminology.

*Patriot Engineering A: The Porous Paver Section has been removed from the design.*

**PSC: Resolved.**

22. For the Porous Paver Section with Perforated Pipe collection devices (Porous Paver Collection Devices):

- a. Provide a construction detail showing the porous paver layer, the granular base layer, and the diameter of the perforated pipe.
- b. Calculate the runoff for the peak hour of runoff to the Porous Paver Collection Devices for the 2-year, 10-year, and 100-year frequency storm events. Using the area of the devices, calculate the flow rate that the device must pass in order to avoid bypassing the device.
- c. Provide independent test data or other objective information for the flow rate through the porous paver layer and through the granular base layer.



*Patriot Engineering A: The Porous Paver Section has been removed from the design.*

**PSC: Resolved.**

23. We recommend modifying the “Proposed Subsurface Infiltration System Cross Section” detail to eliminate the ADS Geosynthetics 601T Non-Woven Geotextile fabric beneath the bottom of stone to minimize the potential of trapping of suspended solids.

*Patriot Engineering A: Revised see sheet 9.*

**PSC: The “Subsurface Infiltration System. Cross Section (Typical)” Detail shows non-woven geotextile fabric beneath the angular crushed stone surrounding the chambers.**

#### Collection System

24. Revise Utility Note 6, sheet 7, to specify the class of PVC pipe.

*Patriot Engineering A: Revised.*

**PSC: Resolved. Schedule 40 PVC pipe specified.**

25. Confirm that the roof drains, the drains from the Porous Paver Collection Devices, and the overflow pipe from SIS-1 are 12-in PVC pipe as stated in note 6. If required, modify Note 6 and/or label the pipe diameters on the plans.

*Patriot Engineering A: Overflow removed; notes revised.*

**PSC: Resolved. Drainline diameters are shown in the “Utility Notes,” note 6, sheet 7.**

#### Massachusetts Stormwater Standards

##### **Standard 3: Recharge.**

26. We recommend adding a Subsurface Infiltration Structure or expanding PSIS-A if feasible to accommodate runoff from the Building A roof.

*Patriot Engineering A: PSIS-A has been expanded see sheet 6.*

**PSC: Resolved. This revision directs less runoff towards the vicinity of the Meriam/Edgewood intersection and disbursts runoff over a larger portion of the site more naturally replicating predevelopment recharge conditions.**

##### **Standard 4: Water Quality.**

27. The StormTech system with Isolator Row Plus in PSIS-1 should be credited with 80% TSS removal. Accordingly, the treatment train (p.115) should be revised as providing a total of 93% TSS removal.

*Patriot Engineering A: Treatment train spread sheet has been revised in the report.*

**PSC: Resolved. The treatment train for PSIS-1 provides 93% TSS removal which exceeds the minimum requirement.**



28. If the StormTech systems for PSIS-2 and PSIS-3 are revised to provide an Isolator Row Plus, the treatment train would be credited with 80% TSS removal.

*Patriot Engineering A: Treatment train spread sheet has been revised in the report.*

**PSC: Refer to Comment 19.**

**Standard 10: Prohibition of Illicit Discharges.**

29. Include an endorsed copy of the Illicit Discharge Compliance Statement in the Stormwater Report.

*Patriot Engineering A: An Illicit Discharge compliance statement has been submitted.*

**PSC: No Illicit Discharge Compliance Statement is included in the Second Submittal but must be submitted to the Building Commissioner prior to the discharge of any stormwater to post-construction BMPs.**

COA: As a Condition of Approval, submittal of an Illicit Discharge Compliance Statement endorsed by the Owner, must be submitted prior to any discharge to the post-construction BMPs and prior to issuance of any Certificate of Occupancy.

**Lexington Stormwater Management Regulations**

**Application Procedures and Requirements (§181-72).**

30. Recommend submitting a copy of the NPDES Notice of Intent in compliance with the USEPA Construction General Permit.<sup>3</sup> This could be considered as a condition of approval to be submitted prior to building permits.

**PSC: Resolved. The Stormwater Management Regulations (Reference E) require submittal of the Notice of Intent (NOI) at the time of application. We recommend allowing deferral of the submittal until the time of Building Permits. This would allow the selected construction contractor to input into the Notice of intent based on the contractor's scheduling and sequencing of site work.**

31. Submit a copy of receipt of the EPA Authorization letter and tracking number at time of building permits.<sup>4</sup> This could be a condition of approval.

*Patriot Engineering A: Would request this be a condition of approval as the plans should be approved before application process is started.*

**PSC: Resolved. We recommend allowing deferral of the submittal until the time of Building Permits. Refer to Comment 30.**

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<sup>3</sup> Reference E, §181-72, B (1) (i) [1].

<sup>4</sup> Reference E, §181-72, B (1) (i) [2].



Stormwater Management Performance Standards (§181-73).

Except as expressly provided, Above-Threshold Projects shall meet the ten Stormwater Standards and the Stormwater Handbook. In case of inconsistency, the stricter requirements shall apply.

Landscape Design Performance Standards (§181-73 A). Proposed projects shall take appropriate steps to minimize water use for irrigation and to allow for natural Recharge of Groundwater. Native species and habitat creating species shall be used in all landscape plans to the maximum extent possible.<sup>5</sup>

32. Consider removing the following non-native species of trees and shrubs: *Chamaecyparis obtusea*, 'Split Rock' *Juniperus chinensis* 'Sargenti', *Taxus media* 'Everlow', *Magnolia stellata*, *Rhododendron*, and *Zelkova serrata* 'Musashino.' Substitute new trees and shrubs from Planning Board's recommended Planting List.

*Patriot Engineering A: A revised Landscape plan has been submitted see sheet 8*

**PSC: A revised landscape plan is in preparation and will be submitted.**

33. Consider committing to not installing an irrigation system.

*Patriot Engineering A: With the extensive proposed landscaping irrigation will be installed.*

**PSC: The Applicant proposes to install an irrigation system.**

Hydrological Basis for Design (§181-73 B. (2)). Stormwater facility sizing must be based on the stormwater facility sizing criteria specified.<sup>6</sup>

34. Evaluation and implementation of Low Impact Development (LID) practices is required to the maximum extent practicable. Describe low impact measures that were evaluated and discuss why they were or were not selected for implementation.

*Patriot Engineering A: Swales are used where able; not enough available space for surface mitigation while meeting the spirit of open space for project.*

**PSC: The Applicant states that the extent to which Low Impact Development can be incorporated into the design is constrained by the size of the site.**

35. Submit Mannings pipe flow calculations for all drainline segments and adjust the slopes as required to limit velocity to between 2 and 10 feet per second.

*Patriot Engineering A: Calculations provided within stormwater report.*

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<sup>5</sup> Reference E, §181-73, B (1).

<sup>6</sup> Reference E, §181-73, B (2) (a).



**PSC: The 12-in diameter drainline from PCB3 to DMH-1 has a maximum velocity of 0.8-feet/second (FPS) which is less than the required minimum of 2 FPS. All other segments of 12-in diameter drainline fall within the required limits of 2 FPS to 10 FPS.**

The HydroCAD Model should be updated.

36. Revise the HydroCAD analysis to include off-site areas flowing onto the Project Site.  
*Patriot Engineering A: Calculations provided within stormwater report.*  
**PSC: Resolved. For predevelopment, off-site areas are added as a portion of subcatchment SC-1. For post development, off-site areas are added as a portion of subcatchment 201.**
37. Increase the size of PSIS-1 if required in order to control peak discharge rate based on additional runoff from off-site areas flowing onto the Project Site or preferable add additional infiltration capacity in the upper portion of the site in order to accommodate Building A roof water.  
*Patriot Engineering A: Calculations provided within stormwater report.*  
**PSC: Resolved. PSIS-1 has been redesigned to remove the discharge pipe eliminating the possibility of intrusion from the ponded area. The infiltration capacity of PSIS-1 has been increased such that the subsurface structure now accommodates the volume of all storm events up to and including the volume of the 100-year frequency storm event.**
38. Provide predevelopment and post development catchment plans showing on-site and off-site areas and subcatchment boundaries.  
*Patriot Engineering A: Plans provided within stormwater report.*  
**PSC: Resolved. Plans are included in the stormwater management report.**
39. Revise the HydroCAD analyses designating the predevelopment grass cover for the portions of SC-1 and SC-2 within the Project Site as "Good."  
*Patriot Engineering A: Revised within stormwater report.*  
**PSC: Resolved. Predevelopment CN values for SC-1 and SC-2 are selected based upon grass cover > 75% good.**
40. For off-site areas to be added to the Project's overall drainage area, input offsite pervious cover as "Good" for both the predevelopment and post development HydroCAD analyses. Refer to Comment 36.  
*Patriot Engineering A: Revised within stormwater report.*  
**PSC: Resolved. Predevelopment CN values for the off-site areas added as a portion of subcatchment SC-1 are selected based upon grass cover > 75% good. Post**



**development CN values for the off-site areas added as a portion of subcatchment 201 are selected based upon grass cover > 75% good.**

The infiltration facilities must retain a volume of runoff equivalent to, or greater than, 1.0 inch multiplied by the total post-construction impervious surface area on the redeveloped site, including any directly connected impervious area draining onto the redeveloped site.<sup>7</sup>

41. Calculate the volume required to be retained within PSIS-A, PSIS-1 (revised to include off-site areas per Comment 1), PSIS-2, and PSIS-3 based on 1-inch times the impervious cover in each tributary subcatchment.

*Patriot Engineering A: Revised within stormwater report.*

**PSC: Resolved. The volume of runoff calculated as 1-inch times the impervious area, for PSIS-1 is 802-cu.-ft. and recharge storage volume of 4,755-cu.-ft. is provided and for PSIS-2 is 404-cu.-ft. and recharge storage volume of 1,602-cu.-ft. is provided (see page 4 of the stormwater report. The stormwater report does not provide a calculation for PSIS-A. However, we calculate the volume of runoff for 1-inch times the impervious area, for PSIS-A as 356-cu.-ft. and recharge storage volume of 1,437-cu.-ft. is provided**

Erosion and Sediment Control Design Criteria (§181-74).

Patriot Engineering notes that Comments 42 to 55 are addressed on sheet 4 and on the detail sheets of the plan set.

42. Sediment is most effectively controlled close to the source. Revise the plans to show an internal Filtermitt row east of Building B separating the upper (west) construction area with Buildings A and B from the lower (east) construction area with Building C and the Subsurface Infiltration Systems.

**PSC: Resolved. An internal Filtermitt row was added near Building B.**

43. Add a plan note stating that stockpiles should not be placed within the footprints of any Subsurface Infiltration System.

**PSC: Resolved. Temporary stockpile areas are shown on sheet 4 and none are located within the footprints of any Subsurface Infiltration System.**

44. Mark limit of work on the plans with high visibility orange construction fence.<sup>8</sup>

*Patriot Engineering*

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<sup>7</sup> Reference E, §181-73, B (2) (1).

<sup>8</sup> Reference E §181-74 A. (2).



**PSC: Temporary construction fencing installed at the limit of work is shown on sheet 4. However, to strictly comply with the regulations (Reference E), it should be labeled as “high visibility orange construction fencing.”**

45. Stormwater management facilities to be used after construction shall not be used as BMPS during construction. Runoff should not be discharged to any Subsurface Infiltration System or to either Porous Paver Section with Perf. Pipe Device until the site is fully stabilized. Accordingly, revise the Construction Management Plan (sheet 5) to show temporary detention basins or other measures to contain runoff while the Subsurface Infiltration Systems are bulkheaded off.<sup>9</sup>

**PSC: Temporary measures to control runoff until the site is fully stabilized are shown and are sufficient. A note should be added requiring that no runoff should be discharged to the on-site stormwater management system until the site is fully stabilized.**

46. Add a plan note stating that soil stockpiles must be stabilized or covered at the end of each workday. Side slopes shall not be greater than 2:1. Install Filtermitt surrounding stockpiles.<sup>10</sup>

**PSC: Resolved. The notes regarding stockpiles have been added as “Additional Construction Notes” on sheet 4.**

47. Specify that the Filtermitt must be 12-inch diameter minimum.

*Patriot Engineering*

**PSC: Resolved. Filtermitt is dimensioned as 12-inches high and wide in the detail on sheet 10.**

48. Revise the Sediment Control Trap Detail and the Baled Hay Silt Barrier around Catchbasin Detail deleting haybales and substituting strawbales. Delete all references to haybales.

**PSC: The “Sediment Control Trap” Detail continues to show hay bales.**

49. Amend the Application by providing a schedule specifying the duration of bare earth conditions prior to stabilization.<sup>11</sup>

**PSC: Resolved. The Operation and Maintenance & Erosion and Sedimentation Control Program states that disturbed areas remaining idle for more than 14 days shall be stabilized.**

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<sup>9</sup> Reference E §181-74 A. (8).

<sup>10</sup> Reference E §181-74 A. (12).

Reference E §181-74 A. (16).



50. Prohibit on-site refueling of construction vehicles and equipment or alternatively, show one or more designated refueling areas and provide a construction detail of the refueling area. The refueling area shall consist of a level pad of pavement or another type of impervious surface with a berm surrounding the pad to provide containment of a fuel spill.

*Patriot Engineering*

**PSC: Resolved. This note is added to the “Additional Construction Notes” on sheet 4.**

51. Add a plan note requiring the complete blocking off of the Infiltration Field during the construction phase in order to prevent any runoff from entering the structures until site is fully stabilized.

*Patriot Engineering*

**PSC: The note requiring blocking off the on-site stormdrain system until the site is fully stabilized is not added to the plans.**

52. Limit excavation and grading of fine soils to calm days. Specify that dust control is limited to application of potable water. Calcium Chloride shall not be used for dust control.<sup>12</sup>

**PSC: Resolved. A note limiting dust control to application of potable water and prohibiting application of calcium chloride for dust control is added to the “Additional Construction Notes” on sheet 4.**

53. If authorized by the Department of Public Works, provide silt sacks for the two catchbasins within the site frontage on Meriam Street and Edgewood Road.<sup>13</sup>

**PSC: Resolved. Requirements for silt sacks is shown on sheet 4.**

54. Segments of Meriam Street and Edgewood Road on which any sediment is deposited shall be swept within 72 hours.<sup>14</sup>

**PSC: Requirements to remove sediment by sweeping within 72 hours are added to the “Additional Construction Notes” on sheet 4. This note should be revised to state that sweeping is required within 72 hours or more frequently as required or as directed by Town staff having jurisdiction.**

55. Any sediment or debris discharged to any Town drainage structure or drainline shall be removed within 72 hours.<sup>15</sup>

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<sup>12</sup> Reference E §181-74 A. (17).

Reference E §181-74 A. (20).

<sup>14</sup> Reference E §181-74 A. (21).

<sup>15</sup> Reference E §181-74 A. (22).



**PSC: Resolved. Requirements to remove sediment and debris from town drainage structures and drainlines within 72 hours is added to the “Additional Construction Notes” on sheet 4.**

**Erosion and Sediment Control Plan (§181-75 C).**

The Proposed Project requires a Stormwater Pollution Prevention Plan (SWPPP) per the NPDES Construction General Permit, and the Applicant must also submit a complete copy of the SWPPP as part of its application. If the SWPPP meets the requirements of the Construction General Permit, it will be considered equivalent to the Erosion and Sediment Control Plan described in this Section. Respond to the following comments by including the requested information in the SWPPP or a separate Erosion and Sediment Control Plan (ESCP) in compliance with §181-75 C.

56. Revise the Application by submitting a complete copy of the SWPPP. Refer to Comments 30 and 31.

*Patriot Engineering A: A Draft SWPPP will be submitted.*

**PSC: Resolved. We recommend allowing deferral of the submittal until the time of Building Permits. Refer to Comments 30 and 31.**

57. Provide a table of impervious areas showing:

- d. Directly Connected Impervious Area (DCIA)
- e. Disconnected Impervious Area
- f. Impervious Area flowing to each SIS.
- g. Total Imperious Area.<sup>16</sup>

*Patriot Engineering A: Items included in stormwater report.*

**PSC: Data is partially provided.**

58. Predevelopment and post development phosphorous load (pounds per year) noting that infiltrated runoff adsorbs to the soil and is removed from the system.<sup>17</sup>

*Patriot Engineering A: Items included in stormwater report.*

**PSC: Resolved. Phosphorous calculations are provided.**

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<sup>16</sup> Reference E, Appendix A (7) (e) [10], (e) [11], and (f).

<sup>17</sup> Reference E, Appendix A (7) (g).



### **Long-Term Operation and Maintenance Plan (§181-75 D)**

**Patriot Engineering states that Comments 59 to 64 are addressed in the Operation and Maintenance section of the Stormwater Report.**

59. Provide a scaled “Maintenance Plan” of the property showing all BMPs.<sup>18</sup>

*Patriot Engineering*

**PSC: A BMP Location Plan was not provided.**

60. Specify the Porous Paver Section with Perf. Pipe Device is to be vacuumed a minimum four times per year including following the end of winter conditions to remove silt between the joints of the pavers before it settles into the crushed stone layer.

*Patriot Engineering*

**PSC: Resolved. The device is no longer included in the design.**

61. Statements regarding salt control are not consistent in the Operation and Maintenance & Erosion and Sedimentation Control Program. We recommend that road salt (calcium chloride) be prohibited on-site.

*Patriot Engineering*

**PSC: There is one statement in the O&M Plan that no salt will be used. There are other inconsistent references; however, they may be inadvertent.**

62. The O&M Plan should state requirements for an annual certification that work has been done to properly operate and maintain the stormwater management facilities consistent with the approved O&M plan.<sup>19</sup>

**PSC: Requirements for an annual certification of maintenance tasks should be stated.**

63. The O&M Plan should state requirements to maintain inspection records for five years.<sup>20</sup>

**PSC: Requirements to maintain inspection records for five years is not stated.**

64. As a minimum, pavement should be swept twice per year in the spring and fall.

*Patriot Engineering*

**PSC: The requirement for pavement sweeping at least once per year is stated. This should be increased to a minimum of two times per year.**

65. Provide an annual O&M budget.

*Patriot Engineering A: A budget line item will be included in the HOA documents.*

**PSC: An annual O&M budget is an application requirement.**

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<sup>18</sup> Reference E §181-75 D. (2) (d).

<sup>19</sup> Reference E §181-78 A.

<sup>20</sup> Reference E §181-78 C.



**Construction Implementation & Monitoring (§181-76).**

Patriot Engineering states that Comments 66 to 71 are addressed in the Operation and Maintenance section of the Stormwater Report.

66. The Construction Phase O&M Plan should state that the Filtermitt and other erosion controls must be inspected after rainfall of 0.25 inch or greater, not the “2 year” year frequency storm event as stated on page 1 of the Operation and Maintenance & Erosion and Sedimentation Control Program.<sup>21</sup>

**PSC: The requirement should be revised to state that erosion controls must be inspected after rainfall of 0.25 inch or greater.**

67. The Construction Phase O&M Plan should state that Erosion and Sediment Control Inspection must include all areas of the Site disturbed by construction and materials storage areas, not just the erosion controls.<sup>22</sup>

*Patriot Engineering*

**PSC: The requirement to inspect all areas of the site should be stated.**

68. The Construction Phase O&M Plan should state that Erosion and Sediment Control Inspection Reports must comply with the requirements of §181-76 B. (2). (c) [1] through [7].

**PSC: Resolved. Inspection requirements are stated.**

69. The Construction Phase O&M Plan should state the requirement for an inspection by the Applicant’s Certifying Professional Engineer to be completed during construction of the stormwater management system.<sup>23</sup>

**PSC: The requirement for the certifying Professional Engineer to inspect the stormwater management system during construction should be stated.**

70. The Construction Phase O&M Plan should state the requirement for a final inspection by the Applicant as the project nears completion in order to that ensure temporary controls have been removed, stabilization is complete, and final conditions adhere to approved Site plans.<sup>24</sup>

**PSC: The requirements for a final inspection by the Applicant should be stated.**

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<sup>21</sup> Reference E §181-76 B (2).

<sup>22</sup> Reference E §181-76 B (2) (b).

<sup>23</sup> Reference E §181-76 B. (2). (d).

<sup>24</sup> Reference E §181-76 B. (2). (e).



71. The Construction Phase O&M Plan should state the requirement to retain a record of each inspection and of any actions taken by the Applicant for at least three (3) years. The inspection reports must identify any incidents of non-compliance with the permit conditions. Where a report does not identify any incidents of non-compliance, the report must contain a certification that the construction project or Site is in compliance with this permit.<sup>25</sup>

**PSC: The requirement to retain record copies of each inspection and corrective actions should be stated.**

**Project Completion (§181-77).**

Patriot Engineering states that Comments 72 to 74 are noted.

72. Note the requirement for submission of an As-Built Plan, hard copy signed and sealed by a Massachusetts Registered Landscape Architect and an electronic copy submitted within 90 days of completion of construction.<sup>26</sup>

**PSC: Requirements for Project Completion should be added to the Operation and Maintenance & Erosion and Sedimentation Control Program and requirements for submittal of an as-built plan should be stated.**

73. Note the requirement for submission of a Certification by a Registered Professional Engineer that the stormwater management facilities have been installed and are functioning according to the approved Stormwater Management Permit.<sup>27</sup>

**PSC: In the Project Completion section, requirements for certification of the stormwater facilities should be stated.**

74. Note the requirement for submission of a final Operation and Maintenance Plan that incorporates any modifications made during the permitting process and change orders during construction as authorized by the Board.<sup>28</sup>

**PSC: In the Project Completion section, requirements for adjusting and resubmitting the O&M Plan to incorporate new requirements for BMPs modified or replaced during construction.**

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<sup>25</sup> Reference E §181-76 B. (2). (f).

<sup>26</sup> Reference E §181-77 A.

<sup>27</sup> Reference E §181-77 B (1) (a).

<sup>28</sup> Reference E §181-77 B (1) (d).



## **SITE PLANING**

75. The site plans show one site with no internal lot lines. Recommend a condition that an Approval Not Required (ANR) must be recorded in the Registry of Deeds prior to Building Permit.  
*Patriot Engineering A: Comment is noted.*  
**PSC: Requirement acknowledged.**
76. Describe site security during construction including the extent of fencing.  
**PSC: Site security information should be provided.**
77. Provide a Draft Copy of the Homeowner's Association Documents for review.  
*Patriot Engineering A: A copy will be provided.*  
**PSC: A copy should be provided prior to Decision.**
78. At the point of connection, the proposed sanitary sewer is 5.5 to 6-ft. deep. The nearby 12-inch water main is anticipated to be approximately 5 to 6 feet deep. The pipes are likely to conflict.  
*Patriot Engineering A: Revised on sheet 7.*  
**PSC: Resolved.**
79. A plan note should be provided stating that cable utilities are to be installed underground.  
*Patriot Engineering A: Note added to sheet 7.*  
**PSC: Resolved. Utility note 7 added on sheet 7.**
80. There is a Proposed Porous Paver Patio Detail on sheet 10 and a Brick Sidewalk Paving Detail on sheet 14, but walkways and patios are not labeled as being porous paver or brick. Label walkways and patios as porous paver or brick.  
*Patriot Engineering A: Porous Paver related items have been removed.*  
**PSC: Resolved. Porous paving will not be used.**
81. Provide top and bottom of retaining wall elevations.  
*Patriot Engineering A: Provided on sheet 6.*  
**PSC: Resolved. Top and bottom of retaining wall elevations are provided.**
82. Show the material proposed for use on the exposed face of the retaining walls. Use natural stone on the exposed face is encouraged.  
**PSC: Resolved. Retaining walls are labeled as "Proposed Stone Retaining Wall" and natural stone will provide an attractive and high quality appearance.**



83. Note requirements for fall protection if the exposed face of the retaining wall is greater than 4-ft.

**PSC: Resolved. Note 8 on sheet 6 specifies fall protection.**

84. Provide details of the wall construction including a section and a plan and profile. If wall design is requested to be deferred, include a plan note requiring that the wall must be designed based on-site specific soil testing and the design cannot delegate determination of soil structural properties to other parties following completion of the retaining wall design.

*Patriot Engineering*

**PSC: Resolved. The wall design will be deferred. Note 9 on sheet 6 specifies requirements for soil testing and in the instance that a manufactured wall system is used, specified requirements for complete structural design with no delegation to third parties.**

**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:**

4/11/2024

**AGENDA ITEM SUMMARY**

**LEXINGTON PLANNING BOARD**

**AGENDA ITEM TITLE:**

Review of Draft Meeting Minutes: 3/13/24, 4/1/24

**PRESENTER:**

**ITEM  
NUMBER:**

**SUMMARY:**

**SUGGESTED MOTION:**

**FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

4/11/2024

**AGENDA ITEM SUMMARY**

**LEXINGTON PLANNING BOARD**

**AGENDA ITEM TITLE:**

Upcoming Meetings: May 8, May 22

**PRESENTER:**

**ITEM  
NUMBER:**

**SUMMARY:**

**SUGGESTED MOTION:**

**FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

4/11/2024

## **AGENDA ITEM SUMMARY**

### **LEXINGTON PLANNING BOARD**

**AGENDA ITEM TITLE:**

The meeting will continue until all items are finished. The estimated adjournment time is 9:00 pm

**PRESENTER:**

**ITEM  
NUMBER:**

**SUMMARY:**

**SUGGESTED MOTION:**

**FOLLOW-UP:**

**DATE AND APPROXIMATE TIME ON AGENDA:**

4/11/2024

# **AGENDA ITEM SUMMARY**

## **LEXINGTON PLANNING BOARD**

### **AGENDA ITEM TITLE:**

Members of the public can attend the meeting from their computer or tablet by clicking on the following link at the time of the meeting:

### **PRESENTER:**

### **ITEM NUMBER:**

### **SUMMARY:**

### **SUGGESTED MOTION:**

### **FOLLOW-UP:**

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

4/11/2024