

Petition for Change of Zoning District

The undersigned, owner of the property that is the subject of this rezoning petition, hereby requests that the Town of Lexington Board of Selectmen place the following Article on the Warrant for the Annual Town Meeting of 2022:

ARTICLE #___

To see if the Town will vote to amend the Zoning Map and Zoning By-Law of the Town by rezoning the land commonly known as Town of Lexington Assessors Map 84, Parcel Lot 85A at 475 Bedford Street from the Residential RO District to a PD Planned Development District, based on the information provided in the petitioner's Preliminary Site Development and Use Plan ["PSDUP"] on file with the Lexington Town Clerk and Planning Board; or to act in any other manner relative thereto.

Description: The article requests rezoning and approval of a Preliminary Site Development and Use Plan (PSDUP) for the 475 Bedford Street property identified in the article, and would allow for the removal of the existing building and the construction of a new building and parking garage. The general location of the property is shown on a plan entitled: "Change of Zoning Plan in Lexington, Massachusetts " prepared for Cresset Lexington LLC and prepared by VHB, Inc. Engineers, 101 Walnut Street, Watertown, Ma. 02471-9151 dated December 10, 2021 and on file with the Lexington Town Clerk and Lexington Planning Board, which is attached hereto as Exhibit 1 with metes and bounds description shown as Exhibit 2.

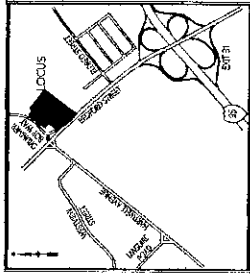
For title see deed dated recorded Middlesex South Registry of Deeds at Book: 49032 Page: 245

By: _____

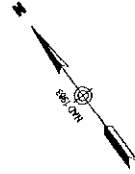
Edward G. Nardi

Manager

Cresset Lexington LLC



LOCUST
POINT ROAD



Legend



PLANNED DEVELOPMENT DISTRICT

Record Owner
 CREST DEVELOPMENT LLC
 470 BRIMLEY STREET
 SUITE 200
 BOSTON, MASSACHUSETTS 02116
 PHONE: 617.552.1170
 FAX: 617.552.1170

General Notes

- 1) THE PROPOSED LOTS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY THE ENGINEER AND HIS FIELD STAFF AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY.
- 2) THE PROPOSED LOTS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY THE ENGINEER AND HIS FIELD STAFF AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY.
- 3) THE PROPOSED LOTS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY THE ENGINEER AND HIS FIELD STAFF AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY.
- 4) THE PROPOSED LOTS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY THE ENGINEER AND HIS FIELD STAFF AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY.
- 5) THE PURPOSE OF THIS PLAN IS TO CHANGE ZONING OF EXISTING PLOTS FROM RESIDENTIAL ZONING TO A PLANNED DEVELOPMENT DISTRICT (PDD).

CHANGE OF ZONING PLAN
 IN
LEXINGTON
 MASSACHUSETTS

PREPARED FOR: CREST DEVELOPMENT LLC
 PREPARED BY: W&S, INC.
 ENGINEERS | PLANNERS | DESIGNERS
 10 WILMINGTON STREET, SUITE 200
 BOSTON, MASSACHUSETTS 02116
 PHONE: 617.552.1170
 DATE: DECEMBER 10, 2021
 SCALE: 1 INCH = 20 FEET



SCALE IN FEET

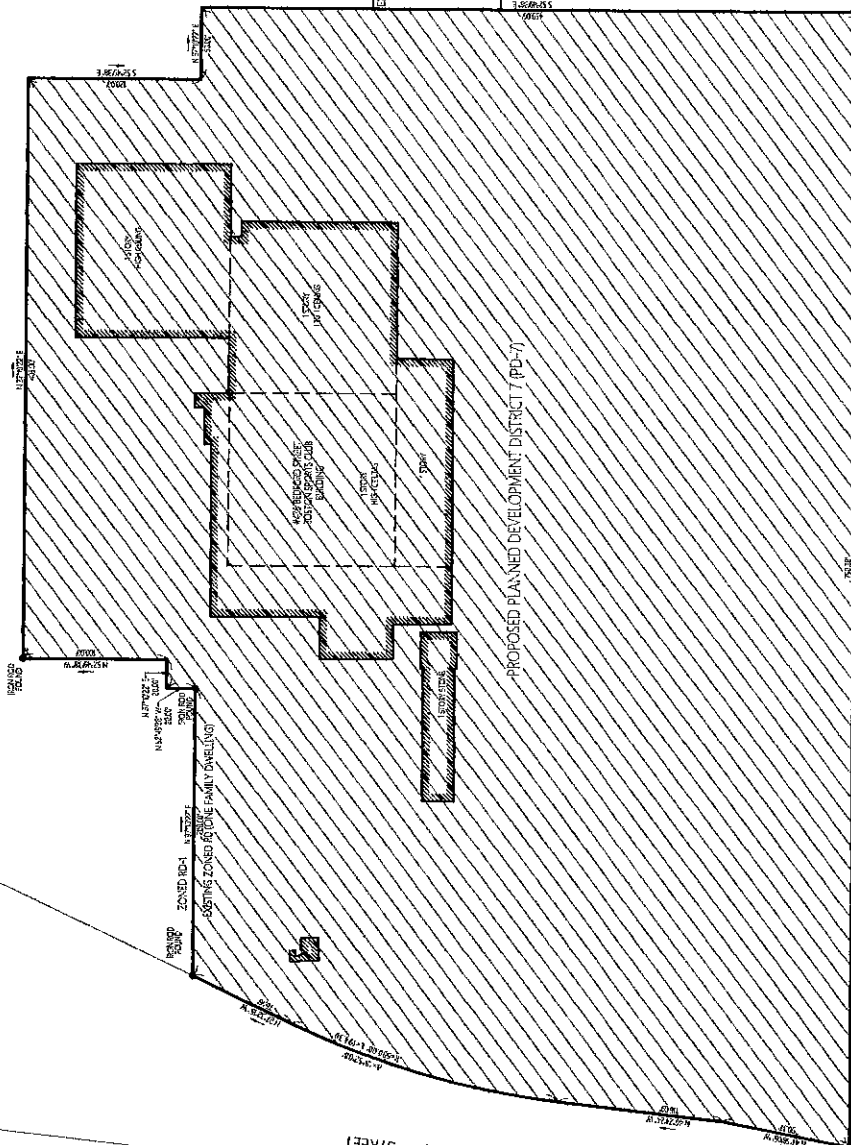
NF
 DRUMMER BOY GREEN
 COMMONWEALTH
 MAP 8 LOTS 1-3
 ZONED RD-1

DRUMMER BOY WAY

NF
 DRUMMER BOY GREEN
 COMMONWEALTH
 MAP 8 LOTS 1-3
 ZONED RD-1

ZONED RD-1

NF
 TOWN OF LEXINGTON
 MAP 8 LOTS 1-3
 ZONED GC GOVERNMENT CIVIC



NF
 COMMONWEALTH OF
 MASSACHUSETTS
 MAP 8 LOT 1-3
 ZONED GC GOVERNMENT CIVIC

BEDFORD STREET - PUBLIC - VARIABLE WIDTH

ZONED C90 REGIONAL OFFICE

Legal Description –475 Bedford Zoning Change

A certain parcel land located east of Bedford Street and south of Drummer Boy Way in the Town of Lexington, in the County of Middlesex, and the Commonwealth of Massachusetts, bounded and described as follows:

Beginning at the southwesterly corner thereof, at a point on said northeasterly side of said Bedford Street and at land of the Commonwealth of Massachusetts, thence

N 41°58'38" W a distance of Ninety and Thirty Seven Hundredths feet (90.37') to a point; thence

N 46°24'24" W a distance of One Hundred Sixteen and Nine Hundredths feet (116.09') to a point; thence

Northwesterly and curving to the right along the arc of a curve having a radius of Five Hundred Ninety and No Hundredths feet (590.00'), a length of One Hundred Ninety Four and Thirty Hundredths feet (194.30') to a point; thence

N 27°32'15" W a distance of Seventy Six and Sixteen Hundredths feet (76.16') to a point, the last four (4) courses by said sideline of Bedford Street; thence

N 37°10'22" E a distance of Two Hundred and No Hundredths feet (200.00') to a point; thence

N 52°49'38" W a distance of Twenty and No Hundredths feet (20.00') to a point; thence

N 37°10'22" E a distance of Twenty and No Hundredths feet (20.00') to a point; thence

N 52°49'22" W a distance of One Hundred and No Hundredths feet (100.00') to a point; thence

N 37°10'22" E a distance of Four Hundred Five and No Hundredths feet (405.00') to a point; thence

S 52°49'38" E a distance of One Hundred Twenty and No Hundredths feet (120.00') to a point; thence

N 37°10'22" E a distance of Fifty and No Hundredths feet (50.00') to a point, the last seven (7) courses by land now or formerly Drummer Boy Green Condominium; thence

S 52°49'38" E a distance of Four Hundred Fifty Nine and Six Hundredths feet (459.06') by land now or formerly Town of Lexington & Drummer Boy Green Condominium to a point; thence

S 37°10'22" W a distance of Seven Hundred Ninety and Thirty Eight Hundredths feet (790.38') by land now or formerly Commonwealth of Massachusetts to the point of beginning.

Said Zoning Change Parcel contains 392,072 square feet or 9.001 acres more or less.