



February 25, 2022

Mr. Charles Hornig, Chairman
Town of Lexington Planning Board
Lexington Town Hall
1625 Massachusetts Avenue
Lexington, MA 02420

Re: Response letter to comments
75 Outlook Road Lexington, MA

Dear Mr. Hornig and Members of the Board:

Patriot Engineering LLC on behalf of the applicant Alpha Echo would like to submit a revised Site Sensitive Subdivision Development at 75 Outlook Road in Lexington which attempts to address comments received from the Town of Lexington Engineering Department, Planning Department and Town of Lexington Planning Board.

Please see the responses below:

Engineering Department

1. The project is subject to the Stormwater Management bylaw as an above threshold project and therefore an application under the stormwater regulations must be filed with the engineering division. The stormwater will be reviewed upon receipt of the full application.\
 - a. A Stormwater Management application has been filed with Engineering
2. Although we have not yet reviewed the drainage, there is a concern with the proposed flared end discharge and impacts on Outlook Drive as well as post construction erosion concerns.
 - a. The proposed flared end has been removed
3. Please provide clarification on the access and utility easement. Is this for the use of the users of the driveway and utilities or for the town. Also, please note the design for a shared driveway will not be a town roadway or receive the services of a town roadway
 - a. The access and utility easement is for the use of the owners of the proposed dwellings

4. The single family home closest to Outlook shows a water service connection that does not extend to the water main and no main is shown on the plan at that location. Please correct.
 - a. The water service connections now connects to the water main

5. Profiles should be provided for the utilities and the access shared driveway. Once received we will provide a thorough review of the utilities.
 - a. A utility profile has been added to the plan

6. Note 4; please change 'archived' to 'achieved'
 - a. Noted

7. Please explore any opportunities for looping the water main.
 - a. Looping the water line would result in additional tree removal and greater disturbance to
 - i. the overall property. The water line would need to pass behind the existing house therefore creating the need for an additional easement and would not be in a easily accessible location

8. The street adequacy is unclear on the intent. Please clarify that it is a full depth reconstruction. The cross section requires 2.5" binder, 1.5" top and if the intent is to use the existing material under the road then test pits are needed to confirm that a minimum of 12" gravel is available. These must be reviewed by the engineering division. If unsuitable then the cross-section will require 8" gravel base and 4" dense graded crushed stone. Please detail the intent on grading as well.
 - a. These changes have been addressed on the street adequacy application plan

9. As discussed at DRT, review the Lot D driveway encroaching on Lot C.
 - a. The encroachment has been revised

10. On Lot C, review the proximity of the infiltration system to the retaining wall. It appears this wall is proposed to be over 9' in exposed face height.
 - a. The proposed wall location and grades above and below have been adjusted to meet the current bylaw for setbacks for retaining wall

11. Rock/Ledge removal will likely be needed. Removal is severely limited by the amended noise bylaw Chapter 80. The proposed plans should incorporate these limits into the design and the construction process. The Board might consider prohibiting any rock/ledge hammering.
 - a. The applicant will adhere to the Bylaw

12. The Applicant has provided model elevations. The Board should consider requesting elevations for each structure.
 - a. Elevations have been provided.

13. The Applicant should provide a draft Homeowners Association (HOA) agreement prior to the public hearing. HOA agreement should reference the special permit clarify maintenance of stormwater facilities, open space, common landscaping, and driveway.
 - a. A draft HOA agreement has been provided

14. A detailed Table of Development should include:
 - a. proposed GFA limits, site coverage and impervious surface for each lot.
 - i. The table has been updated
 - b. Impervious surface of the common drive
 - i. The table has been updated
 - c. proposed heights for each structure measured from natural grade
 - i. Proposed heights will meet zoning bylaw requirements

15. It is important to note that 135-6.9.4 states that “An applicant is not entitled to the maximum development, nor is the applicant entitled to approval of a special permit residential development.” The developer should be clear in its request as to how much development is requested. Similarly the Board, in its decision should clarify the approved amount of development - ie whether or not the max is allowed. This will provide clarity to future owners what is permissible under the special permit.
 - a. Total gross floor and impervious area totals have been added to the plan

16. The Applicant should plan to manage stormwater for the maximum amount allowed impervious surface to allow for potential future improvements to the lots.
 - a. The stormwater management proposed mitigates for the total impervious allowed

17. In order to give future owners the autonomy to make alterations; the applicant should consider specifying the impervious surface and stormwater mitigation to each lot.
 - a. Noted

18. The Planning Board should consider requiring that the approved limits be included in the deed so future owners are notified of the limits.
 - a. An exhibit will be provided with each lot at time of sale to show limits

19. Setback measurements should be included on the plans.
 - a. Setbacks have been added to the grading plan

20. The Applicant should clarify the height of retaining walls shown on the plan and ensure they comply with required setbacks. The location and height of proposed fencing should also be included on the plan. A new bylaw regarding fences and retaining walls recently passed Town Meeting.
 - a. The proposed retaining walls will meet the current bylaw

21. The Applicant should clarify the width of the driveway shown for lot B. The width of the driveway must not exceed 20'.
 - a. The width of the drive has been revised

22. The driveway of lot D appears to encroach on the neighboring lot. An easement will be needed or the driveway meet the provisions of the zoning.
 - a. The encroachment has been revised

23. The Applicant should add a note on the plans designating construction parking directly on the site. The Applicant should also note that no on-street parking will be allowed for construction.
 - a. Construction parking areas have been designated on the plans

24. At the time of Building Permit, the Applicant should submit to the Building Office GFA and elevations form for all four lots. These should not exceed what is shown on the final permitted plans.
 - a. Noted

25. The Site should be completely fenced to limit trespass, and all abutting property lines should be clearly marked so no trespassing takes place. Fencing should be sufficient to protect the site. The limit of work line should be carefully defined. The limit of work line is different between the landscaping plan and the site construction plan. Also, trees proposed to be retained are different between the plans.
 - a. A note has been added to the plan to address the fencing needs

Trees and Landscape

26. The Applicant should provide the number of trees being removed and their size. Tree replacement according to the Tree Bylaw should be explained on the plans. The provisions of Chapter 120 – Tree Bylaw shall be met unless a waiver is granted by the Planning Board.
 - a. The Landscape plan have been revised to address this comment

27. A tree protection detail, compliant to Chapter 120 (revised 2021 ATM) should be shown on the plan details
 - a. The Landscape plan have been revised to address this comment

28. The applicant should show that the landscape selection meets the requirements of the Planning Board's preferred planting list.
 - a. The Landscape plan have been revised to address this comment

Historic

29. The Applicant appeared before the Historical Commission on August 18, 2021 where the Commission imposed a one-year demolition delay set to expire on August 18, 2022.
 - a. Updated information from the recent meeting with the Historical Commission has been included with this letter.

30. The Applicant should meet with the Historical Commission for a preservation easement of the existing historic dwelling and carriage house that it to remain.
 - a. Updated information from the recent meeting with the Historical Commission has been included with this letter.

Health

31. During construction keep areas clean and clutter free to avoid unintentional nuisance conditions by creating harborage conditions for rodents and other pests.
 - a. Noted

Conservation

32. The Board should consider requiring that the open space be delineated by bounds and the HOA documents and Deed should reference the open space on designated parcels.
 - a. The applicant is open to delineating open space and providing exhibits for each lot at sale to show open space designation

Engineering

33. Engineering Division comments are under separate cover
 - a. Responses above
34. The Applicant should ensure excess water runoff does not overflow onto Outlook Drive.
 - a. Stormwater Analysis provided
35. The density of this project matches the density of the surrounding neighborhood.
 - a. Noted
36. Proposed grading is not clearly shown - particularly around the house on lot C
 - a. Additional grading has been added
37. Porous patios shall be built to manufacturers specifications. Documentation shall be provided during construction.
 - a. Noted
38. Engineering has recommended the Planning Board require a complete reconstruction of the portion of Outlook Drive which abuts the frontage of 75 Outlook Drive due to observed base failure and extensive alligator cracking. The Applicant has submitted plans showing only a mill and re-paving. The Applicant should adjust their plans to show details of a complete reconstruction as recommended by Engineering.
 - a. Street adequacy request submitted under separate cover
39. As part of the Board's review, the Applicant should propose house numbers and private street name to each dwelling. These shall be finalized with the Planning before the plans are recorded at the registry.
 - a. These have been added to the plan

40. What is the length of the driveway?
a. Driveway length has been added to the plan
41. Driveway slopes should be shown on the plans
a. Driveway slopes have been added to the plans
42. Areas of the driveways needed for firetruck turnaround should be delineated on the plans as no parking zones.
a. Noted
43. The Applicant should ensure that the landscaping at the intersection of the private drive and Outlook Drive and the additional driveway will not interfere with the line of sight
a. Noted

Patriot Engineering thanks you for your time in reviewing this matter. Please contact the office with any questions you may have at 978-726-2654 or mnovak@patriot-eng.com

Sincerely,



Michael J Novak, P.E.

4

PATRIOT ENGINEERING LLC

35 Bedford Street, Suite 4

Lexington, MA 02420