



**Town of Lexington**  
**PLANNING OFFICE**

Land Use, Health and Development Department  
1625 Massachusetts Avenue  
Lexington, MA 02420

Tel: (781) 698-4560

**FORM B**  
**GENERAL APPLICATION FOR APPROVAL OF A PLAN FOR DEVELOPMENT**

Date: NOVEMBER 15, 2021

To the Planning Board:

**NAME OF PROJECT:** 75 OUTLOOK DRIVE ADEQUACY DETERMINATION

**A. TYPE OF APPLICATION**

- Preliminary or definitive subdivision plan, per §175-5.0 or §175-6.0
- Minor site plan review, per §176-9.0
- Major site plan review, per §176-9.0
- Special permit residential development, per §135-6.9
- Adequacy determination of an unaccepted street, per § 176-7.0
- Review of a zoning amendment for a planned development (PD) district, per §135-7.3

**B. A. TYPE OF PLAN**

The accompanying plan is a:

Sketch     Preliminary     Definitive

Extension     Rescission

For a:

Residential Development

Non-residential Development

Received by Planning Board:

Space for Town Clerk

**B. DESCRIPTION OF LAND**

All property included in the plan:

- 1. Street Address: 75 OUTLOOK DRIVE                      Map-Lot #: 41-49A
- 2. Street Address: \_\_\_\_\_                                      Map-Lot #: \_\_\_\_\_
- 3. Street Address: \_\_\_\_\_                                      Map-Lot #: \_\_\_\_\_

Please add more if necessary.

**C. COST ESTIMATE**

For projects filed under §135-6.9 please complete Form SC

**D. APPLICANT AND OWNER INFORMATION**

Note: The Zoning and Subdivision Regulations permit a person other than the owner to file an application, with the written permission of the owner, and if the applicant states the nature of their interest.\*

Applicant's Name:                      ALPHA ECHO 75 OUTLOOK LLC

Is the applicant also the owner?     Yes     No

Signature of Applicant: \_\_\_\_\_ 

Applicant's Business address: ALPHA ECHO 75 OUTLOOK LLC

Applicant's Phone Number: (781) 354 5566

Applicant's Email Address: ae@alphaecho.us

If the applicant is not the owner what is the nature of interest in the land?

Same  
\_\_\_\_\_  
\_\_\_\_\_

\*For projects filed under §135-6.9 if the applicant is not the owner the applicant must attach a copy of a purchase and sale agreement, or other instrument of future sale, to this application.

Note: The Planning Department requires that one-person act as coordinator/contact person for an application. That person is assumed the applicant unless a member of the development team is designated.

**SIGNATURES OF OWNERS**

**Note: The owners of all land affected by this development must sign this application. If necessary, complete table two, or file a separate sheet, for multiple parcels/owners.**

Table 1


Map-Lot #: 41-49A	Map-Lot #:
Owner 1: Alpha Echo 75 Outlook LLC / Eduardo Alvarez	
Owner 2:	
Signature of Owner 1	Signature of Owner 2
	

Table 2

Map-Lot #:	Map-Lot #:
Name of Owners (print)	
Owner 1:	
Owner 2:	
Signature of Owner 1	Signature of Owner 2

**E. CALCULATION OF FEE**

Type of Application or Action:	Number of Lots	Rate per Lot	Sub Total	Fixed Rate	Total
Filing Fee:		*	=	+ 500.00	= 500.00
*Creditable Prior Payment					
Total Filing Fee due with application					500.00

Schedule of Administrative Fees. The following schedules apply to the types of applications to the Board:

Application Types	Fees	Application Types	Fees
Residential Preliminary Subdivision		Unaccepted Street Determination, §176-7.0	\$2,000
1 to 3 Lots	\$1,000 plus 500 per lot	Special Permitting, §176-6.0	
4 to 8 Lots	\$1,500 plus 500 per lot	Residential Sketch Plan	\$1,500 plus \$500 per proof plan lot
More than 9	\$2,000 plus 500 per lot	Residential Special Permit	\$3,000 plus \$500 per proof plan lot
Non-Residential Preliminary Subdivision	\$2,000 plus 500 per lot	Nonresidential Sketch Plan	\$1,500 plus \$50 per 1,000 SF of GFA
		Nonresidential Special Permit	\$3,000 plus \$50 per 1,000 SF of GFA
Residential Definitive Subdivision		Site Plan Review, §176-9.0	
1 to 3 Lots	\$2,000 plus 500 per lot	Minor site plan review	\$500
4 to 8 Lots	\$3,000 plus 500 per lot	Major site plan review	\$1,500
More than 9	\$4,000 plus 500 per lot	PD rezoning, §176-8.0	
Non-Residential Definitive Subdivision	\$4,000 plus 500 per lot	Sketch PSDUP	\$500
Modifications	\$1,500	Final PSDUP	\$2,000

\*One payment of a fee for a residential preliminary plan is creditable to the initial fee for a definitive plan. If more than one fee is paid for a preliminary plan, only the first of those payments is creditable to the initial fee for a definitive plan.

One payment of a fee for a sketch plan is creditable to the initial fee for a special permit application or PSDUP rezoning request. If more than one fee is paid for a sketch plan, only the first of those payments is creditable to the initial fee for a special permit application.

**F. DEVELOPMENT TEAM**

	<b>Landscape Architect</b>	<b>Civil Engineer</b>	<b>Land Surveyor</b>	<b>Attorney</b>
<b>Name</b>		MICHAEL NOVAK P.E.	MATT LOWRY, PLS	
<b>Mass. Registration #</b>		50696	49625	
<b>Name of Firm</b>		PATRIOT ENGINEERING	RJ OCONNELL	
<b>Mailing Address</b>		35 BEDFORD ST SUITE 4 LEXINGTON MA 02420	80 MONTVALE AVE. SUITE 201 STONEHAM, MA 02180	
<b>Telephone #</b>		978-726-2654	781-279-0180	
<b>(If applicant is not coordinator/contact person, designate one person for that role)</b>				