



LEXINGTON PLANNING BOARD
1625 MASSACHUSETTS AVENUE, LEXINGTON, MA

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MEMBERS OF THE PLANNING BOARD: 2022 APR 12 AM 10:41
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**DECISION OF THE LEXINGTON PLANNING BOARD
ON A SPECIAL PERMIT SITE SENSITIVE RESIDENTIAL DEVELOPMENT
AND STREET ADEQUACY DETERMINATION FOR
THE PROPERTY LOCATED AT 75 OUTLOOK DRIVE
DECISION GRANT DATE: APRIL 6, 2022**

General Property Information

Property Address: 75 Outlook Drive
Assessor's Information: Map 41, Lot 49A
Zoning District: One-Family Dwelling (RS)

Application Information

Application(s): Special Permit Site Sensitive Development, pursuant to § 135-6.9 and § 135-9.4 of the Zoning Bylaw, Street Adequacy Determination, pursuant to § 176-7.3, Accessory Structure Apartment pursuant to § 6.9.16 and § 6.7.7
Date application(s) were filed with the Town Clerk: December 6, 2021

General Project Contact Information

Applicant and Property Owner Name: Alpha Echo 75 Outlook LLC
Project Contact: Eduardo Alvarez
Civil Engineer: Michael Novak, No. 50696, Patriot Engineering
Land Surveyor: Matthew Lowry, No. 49825, RJ O'Connell & Associates, Inc.
Landscape Architect: Jeffrey A. Thoma, No. 1377, J Thoma Land Design Studios

Public Hearing Information

Date legal ad was published in the Minuteman Newspaper: December 30, 2021 and January 6, 2022
Date of opening public hearing: January 19, 2022
Dates of continued public hearings: March 2, 2022 and March 16, 2022
All Planning Board meetings and the public hearings were held remotely via Zoom, pursuant to the Governor's March 12, 2020 Executive Order suspending certain provisions of the Open Meeting Law M.G.L. c. 30 §18, c. 20 of the Acts of 2021, and c. 22 of the Acts of 2022 further extending the remote provisions until July 15, 2022. The Planning Board accepted public comments via Zoom.

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PLANNING BOARD PLAN APPROVAL INFORMATION

Plan set titled "75 Outlook Drive (Assessors Map 41 Lot 49A) Site Sensitive Development Plan Set" prepared by Patriot Engineering, Lexington, Massachusetts, prepared for Alpha Echo 75 Outlook LLC, dated November 15, 2021, revised to February 25, 2022 consisting of 12 sheets.

PROJECT DESCRIPTION

The proposed development will subdivide the 2.1-acre lot into four distinct lots. As a site-sensitive development, the existing house and detached garage will be preserved and three additional single-family homes will be added in a manner that will not detract or compromise the historic home. Three of the houses will be accessed by a common driveway in the same general location as the existing driveway. In addition, much of the existing vegetation will be maintained and preserved.

PUBLIC HEARING

The Lexington Planning Board opened the public hearing for the project located at 75 Outlook Drive on January 19, 2022. After hearing testimony, the Board continued the public hearing to March 2, 2022. On March 2, 2022, the public hearing was opened and continued to March 16, 2022 without testimony. On March 16, 2022 the Planning Board opened the continued hearing and after hearing further testimony voted to close the public hearing.

FINDINGS

During 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; in addition to information submitted by the Applicant. The Planning Board arrived at this Decision based on the Special Residential Development Zoning Bylaws and makes the following findings specifically for the project at 75 Outlook Drive.

- A. **Property, Historic Preservation and Neighborhood Characteristics**: The proposed Site Sensitive Development includes four lots each to be improved with one single-family dwelling unit. This is consistent with the surrounding residential uses on similar-sized lots. On August 18, 2021, the Historical Commission held a public hearing on the request for a building demolition permit for 75 Outlook Drive and voted to impose a one-year demolition delay expiring on August 18, 2022. On February 16, 2022, the Historical Commission held a public hearing and approved the request for a partial building demolition permit and modification to the structure at 75 Outlook Drive. The existing historic house and the detached garage containing the accessory structure apartment will be preserved with minor exterior changes as approved by the Historical Commission. The owner has agreed to place a preservation restriction on the property, to be accepted by the Lexington Historical Commission, to ensure that the existing house, garage, and their setting is appropriately preserved.
- B. **Building Disposition**. The proposed dwellings are generally sited in a manner similar to the abutting neighborhood.
- C. **Traffic and Parking**: The Planning Board reviewed the existing conditions of the road as part of this special permit and the street adequacy determination. The proposed development utilizes

Site Sensitive Development Special Permit
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the existing driveway and curb cut to access three of the four houses in the development. One additional curb cut off of Outlook Drive will be required to access the new house on Proposed Lot B. The Applicant has proposed access and utility easements to facilitate the use of the common driveway by all of the residents of the development. The Applicant has also agreed to implement required roadway improvements to Outlook Drive, an unaccepted street, for the entire length of the subject property's frontage. The Planning Board has determined that Outlook Drive along the frontage is not currently of adequate grade and construction but will be upon completion of the proposed improvements. The Applicant will request that the Town install signage along that same section of Outlook Drive to discourage speeding along the newly improved roadway.

- D. 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 four (4) fully-compliant building lots. The proposed development includes four (4) distinct lots each improved with one single-family dwelling unit as well as one accessory structure apartment within the existing detached garage on proposed lot A. The proposed project also complies with the maximum Gross Floor Area requirements in § 135.6.9.6.1 as follows:

Lot	Proof Plan lot size	Proof Plan allowed GFA per §135.4.4.2	SSD proposed lot size	SSD proposed GFA
A	15,500 sf	7,030 sf	28,064 sf	9,131 sf (includes Principal & Accessory Structure)
B	25,732 sf	8,667 sf	21,434 sf	7,146 sf
C	20,818 sf	7,881 sf	20,416 sf	7,146 sf
D	15,500 sf	7,030 sf	23,537 sf	7,146 sf
Totals		30,608 sf		30,569 sf

- E. Stormwater and Environmental Impact: The proposed development meets the Town's standards and requirements with respect to stormwater management. Stormwater management facilities to handle run off from the impervious surfaces and structures on the three lots accessed by the common driveway will be directed to a subsurface infiltration system located within access and utility easement A on proposed Lot A. A separate stormwater infiltration system for run off generated by the improvements on Lot B will be located directly on that lot. The existing environmentally sensitive natural areas and landscaping on the site will be protected through the establishment of several "no-build" zones on the proposed lots.

- F. Common Facilities & Utilities: Utilities will be provided to all of the lots through proposed access and utility easements along the common driveway and across Lot B in order to connect to Outlook Drive. Applicant has agreed to establish a Home Owner's Association that will be responsible for the maintenance of the common drive and its infrastructure such as drainage snow management, and trash removal.
- G. Visual Impacts: Much as of the existing, mature landscape will be preserved on the site surrounding the homes along the buffers at the entrance to the new drive and behind lots C & D. Adequate native plantings will be added to the site after construction to replace what was removed during site development. The Applicant has also agreed to include appropriate existing landscape features as part of a Preservation Restriction on the property to ensure that the historic house and its setting are not compromised by the new construction.

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 subject to the following conditions:

A. General Provisions.

1. This approval is limited to four (4) dwellings and one (1) accessory structure apartment not to exceed 1,000 square feet within the detached garage on Lot A as shown on the site plan entitled "75 Outlook Drive (Assessors Map 41 Lot 49A) Site Sensitive Development Plan Set" prepared by Patriot Engineering, Lexington, Massachusetts, prepared for Alpha Echo 75 Outlook LLC, dated November 15, 2021, revised to February 25, 2022, except that the height of the new buildings may deviate from the approved elevations as necessary to limit hammering and or other techniques to eliminate ledge.
2. Applicant shall update the plan set "75 Outlook Drive (Assessors Map 41 Lot 49A) Site Sensitive Development Plan Set" prepared by Patriot Engineering last revised February 25, 2022 sheet 5 of 12 titled Site Construction Plan to include a notation in the gross floor area chart detailing the GFA for the principal dwelling, the garage apartment, and the rest of the garage. The final revised plan set shall be submitted to the Planning Department.
3. 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.

4. 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.

B. Before the start of any site work:

5. The Applicant shall record this Decision with any exhibit(s) 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 Property Rights and Dimensional Standards Plan (Sheet 4 of the approved plan set), shall be revised to include street name and house numbers, and locations of bounds demarcating the "no build" open space and then endorsed by the Planning Board and recorded at the South Middlesex Registry of Deeds. 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.
7. Applicant is responsible for coordinating address assignments. "Effie Place" has been approved by public safety and the Planning Board. Any new names must be reviewed by both public safety and the Planning Board.
8. 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 utility 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.
9. A minimum of fourteen (14) days prior to the commencing construction the Applicant or designee shall contact the Planning Department Office to schedule a pre-construction meeting.
10. At the pre-construction meeting, the project team shall provide the name, address, and emergency contact telephone number of the individual or individuals who shall be responsible for all activities on site and who can be reached twenty-four (24) hours a day, seven days a week. In the event project management changes, all new contact information shall be submitted to the Planning Board within (24) twenty-four hours.
11. The provisions of Chapter 120 (Tree Bylaw) apply to this project as no waivers were requested. 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 according to the Town's tree bylaw. The limits of work and trees to be removed and trees to be preserved shall be clearly identified in the field.

C. Prior to Partial Demolition Permit for Historic Structure:

12. The final executed historic restrictive covenant executed by the Applicant/Owner and the Lexington Historical Commission and proof of recorded at the South Middlesex Registry of Deeds shall be submitted to the Planning Office and Building Office.

D. Before the issuance of the first Building Permit:

13. The Applicant shall draft a 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:
 - a. Maintenance of all stormwater management facilities, roadways, trash and waste removal, snow removal, preservation of the existing trees, and other infrastructure improvements;
 - b. Enforcement of the "no build" areas with access and utility easements and on individual lots; and
 - c. Maintenance of the landscaping in accordance with the landscape plan, which shall be amended to include only plants that are native to Middlesex County per The Vascular Plants of Massachusetts: A Count Checklist, latest editions.
 - d. A clear description of the no-clear sections of Lots A, B, C and D where existing trees will remain and are not to be cleared by the new homeowners. These sections are delineated by the "Proposed Filtermit" and the "Proposed Limit of Work" on Sheet 5 of 12 of the Plan Set dated Feb 25, 2022. These sections must also be delineated on the ground in a permanent fashion. Removal of dead and unhealthy trees are allowed from these sections by agreement of the HOA and the Lexington Tree Warden. The HOA agreement must make the new homeowners aware of this condition.

E. During Construction and Site Development

9. A copy of this Decision shall be kept on the Site in a location that is highly visible and accessible during construction.
10. 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.
11. Any work in the roadway on the property of 75 Outlook Drive right-of way and utility work is subject to the Department of Public Works Rules and Regulations. Agents of the Planning Board shall have the right, with prior notice to Applicant, 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.

12. 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 are to arrive at the construction Site before the designated construction hours, which includes 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.
13. 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.
14. 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.
15. All stormwater and erosion control management shall be checked prior to the start and finish of each workday.
16. 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.
17. The Applicant shall provide appropriate erosion control methods such as silt fences and straw wattle/organic hessian fabric burlap filled with compost around the stockpiles in case of a storm event, in addition to the temporary dust control requirements.
18. The use of hay bales shall be prohibited on-site.
19. The Applicant shall be responsible for ensuring that runoff and eroded material does not run on to Outlook Drive.
20. The Applicant shall comply with the Stormwater Management Plan, prepared for Alpha Echo 75 Outlook, LLC, Lexington, Massachusetts, Prepared by Patriot Engineering, Lexington Massachusetts, dated November 15, 2022, revised to February 25, 2022.
21. All utilities shall employ energy efficient devices and techniques in accordance with the State Building Code.
22. All utilities will be located underground. Overhead electric and telecommunications services will be extended underground to service the project.
23. When blasting is required, the Applicant shall comply with the Massachusetts Comprehensive Fire Code: 527 CMR 1.00 seq and any related Town bylaws.
24. No parking or standing of construction vehicles is permitted on Outlook Drive.

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

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25. Prior to requesting an occupancy permit for the last of the three new homes to be constructed, the Applicant is responsible for completing the road reconstruction for Outlook Drive as required by the Street Adequacy Determination. Reconstruction work shall be consistent with the revised Street Adequacy Determination Plan entitled "75 Outlook Drive Street Adequacy Determination Plan Located in Lexington, Massachusetts", prepared by Michael Novak of Patriot Engineering, dated November 15, 2021 and revised on January 14, 2022. All work shall be to the Town's engineering department standards. Applicant shall coordinate with the Engineering Departments and obtain any necessary permits prior to any roadway construction.
26. The Applicant shall work with the Town to take the steps necessary for the Town to accept the portion of Outlook Drive in front of 75 Outlook Drive, if the Engineering Division determines road acceptance is appropriate.
27. 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 and/or diagram, as necessary, to explain the preservation restrictions and/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.
28. The Applicant shall establish a Homeowner's 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, trash and waste removal, infrastructure and street lights, and snowplowing, in addition to associated improvements.
29. The Applicant shall provide the following performance guarantees for the Project.
 - a. Upon completion of the Project and prior to the request for a Certificate of Occupancy, 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 in a form acceptable to the Lexington Engineering Division.
 - b. The as-built plan shall be submitted in both hard copy and electronic formats (PDF and AutoCAD) to the Lexington Engineering Division for certification. 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. The as-built information shall be delivered to Planning Division a minimum of five (5) business days in advance of the Applicant seeking a Certificate of Occupancy sign-off to allow time for the Town Engineer, or designee to review and approve the submitted information. The Applicant shall also

submit a statement certifying that all conditions of approval of this decision have been met and site improvements are complete.

G. Request for a Certificate of Occupancy

30. Prior to the issuance of the first Certificate of Occupancy for the Project, the Applicant shall install permanent bounds, monuments, or markers that have been physically installed by a Land Surveyor registered in the Commonwealth of Massachusetts and reviewed by the Department of Public Works. Said Land Surveyor registered in the Commonwealth of Massachusetts shall provide a written summary regarding the installation of all permanent bounds, monuments, or markers, along with a site plan showing the exact location of each permanent bound, monument, or marker. The permanent bounds and monuments shall be installed according to the Planning Boards Subdivision Regulations.

H. Roadway and Public Infrastructure

31. The Applicant or Homeowners Association/Trust shall remain responsible for the plowing of snow in the driveway, trash and recycling removal, the maintenance of the common driveway, infrastructure within or under the proposed roadway, and all surface and subsurface storm drains and infrastructure through, or under the roadway.
32. The proposed roadway within the property of 75 Outlook Drive, shown on the plans as Effie Place, shall remain private in perpetuity.

Traffic/Transportation

33. The Applicant shall provide a "Stop" sign at the intersection of 75 Outlook Drive and the property of 75 Outlook Drive. Such sign shall be located appropriately to allow for vehicles exiting the site to stop and see vehicles from all directions.

Off-street Parking Spaces

34. The paving of front lawns for additional off-street parking shall not be permitted. The only off-street parking provided and allowed for the residential units is the garage and the driveway leading to the garage.

Landscaping and Streetscape

35. All ground utility equipment shall be screened with landscaping, fencing, and other visually appealing materials. Efforts shall be made to buffer noise and decrease the visual impacts of such infrastructure.
36. Snow storage shall not obstruct sight lines to preserve public safety or interfere with site circulation. Snow storage shall be on the Applicant's property and not in the Outlook Drive right-of-way.

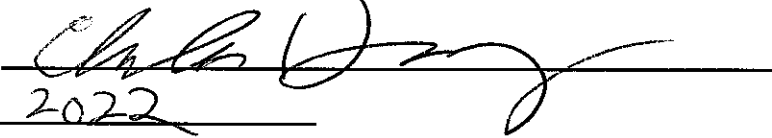
RECORD OF VOTE

On April 6, 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 Application and Street Adequacy Determination for the property at 75 Outlook Drive.

Special Permit – Site Sensitive Development

- Charles Hornig - yes
- Robert Peters - yes
- Robert Creech - yes
- Michael Schanbacher - yes
- Melanie Thompson – yes

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Signature of the Chair: 
 Date: 11 April 2022

EXHIBITS (Not attached unless indicated)

The Applicant has filed with the Planning Board various plans and reports required under the requirements of the Lexington Zoning Bylaws and Planning Board Zoning Regulations. During the review process, the Applicant and its professional consultants also submitted revisions to plans in response to requests by the Planning Board and by the various municipal departments that reviewed the Project. All of these plans, reports and correspondence are contained in the Planning Board's files and are hereby incorporated into this Decision by reference.

1. Form B – General Application for Approval of a Plan for Development for the property known as 75 Outlook Drive, dated November 15, 2021, and stamped in with the Town Clerk on December 6, 2021
2. Form G-CE Designer’s Certificate Civil Engineer, Michael Novak, No.50696, dated November 15, 2021
3. Form G-LA Designer’s Certificate Landscape Architect, No.1377, dated November 15, 2021
4. Plan set titled “75 Outlook Drive (Assessors Map 41 Lot 49A) Site Sensitive Development Plan Set” prepared by Patriot Engineering, Lexington, Massachusetts, prepared for Alpha Echo 75 Outlook LLC, dated November 15, 2021, revised to February 25, 2022
 - o Page 1: titled “Cover Sheet” prepared for Alpha Echo 75 Outlook, LLC, prepared by Patriot Engineering, signed and stamped by Michael J. Novak, Civil No.50696, and also

- prepared by J Thoma Land Design Studios, stamped and signed by Jeffrey A. Thoma, Landscape Architect No.1377, dated November 15, 2021, revised to February 25, 2022
- Page 2: titled "Record Conditions Plan" prepared for Alpha Echo 75 Outlook, LLC, prepared by RJ O'Connell & Associates, INC., stamped and signed by Matthew Lowry, Land Surveyor No.49825 Civil, dated July 13, 2021
 - Page 3: titled "Site Analysis Plan" prepared for Alpha Echo 75 Outlook, LLC, prepared by Patriot Engineering, stamped and signed by Michael J. Novak, Civil No.50696, dated November 15, 2021, revised to February 25, 2022
 - Page 4: titled "Property Rights Plan" prepared for Alpha Echo 75 Outlook, LLC, prepared by Patriot Engineering, dated November 15, 2021, revised to February 25, 2022
 - Page 5: titled "Site Construction Plan" prepared for Alpha Echo 75 Outlook, LLC, prepared Patriot Engineering, stamped and signed by Michael J. Novak, Civil No.50696, dated November 15, 2021, revised to February 25, 2022
 - Page 6: titled "Site Utility Plan" prepared for Alpha Echo 75 Outlook, LLC, prepared by Patriot Engineering, stamped and signed by Michael J. Novak, Civil No.50696, dated November 15, 2021, revised to February 25, 2022
 - Page 7: titled "Landscape Planting Plan" prepared for Alpha Echo 75 Outlook, LLC, prepared by J Thoma Land Design Studios, stamped and signed by Jeffrey A. Thoma, Landscape Architect No.1377, dated November 15, 2021, revised to February 25, 2022
 - Page 8: titled "Tree Protection & Removal Plan" prepared for Alpha Echo 75 Outlook, LLC, prepared by J Thoma Land Design Studios, stamped and signed by Jeffrey A. Thoma, Landscape Architect No.1377, dated November 15, 2021, revised to February 25, 2022
 - Page 9: titled "Site Details" prepared for Alpha Echo 75 Outlook, LLC, prepared by prepared by Patriot Engineering, Lexington, Massachusetts, stamped and signed by Michael J. Novak, Civil No.50696, dated November 15, 2021
 - Page 10: titled "Site Details" prepared for Alpha Echo 75 Outlook, LLC, prepared by Patriot Engineering, Lexington, Massachusetts, stamped and signed by Michael J. Novak, Civil No.50696, dated November 15, 2021
 - Page 11: titled "Site Details" prepared for Alpha Echo 75 Outlook, LLC, prepared by Patriot Engineering, Lexington, Massachusetts, stamped and signed by Michael J. Novak, Civil No.50696, dated November 15, 2021
 - Page 12: titled "Geometric Proof Plan" prepared for Alpha Echo 75 Outlook, LLC, prepared by Patriot Engineering, Lexington, Massachusetts, stamped and signed by Michael J. Novak, Civil No.50696, dated November 15, 2021
5. Model House Elevation Plans titled "Briggs Estate Cul-de Sac" 75 Outlook Drive, Lexington, Massachusetts 02421
- Page 1: Front Elevations, dated November 30, 2021
 - Page 2: Right Elevations, dated November 30, 2021
 - Page 3: Back Elevations, dated November 30, 2021
 - Page 4: Left Elevations, dated November 30, 2021
6. Historic Home Elevation Plans titled "Briggs Hill House 1" 75 Outlook Drive, Lexington, Massachusetts 02421

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- Page 1: Front Elevations, dated August 6, 2021
 - Page 2: Left and Right Elevations, dated August 6, 2021
 - Page 3: Back Elevations, dated August 6, 2021
 - Page 4: Back Elevations, dated August 6, 2021
7. Historic Commission decision, dated February 17, 2022
 8. Draft Declaration of Briggs Hill Covenant and Restrictions of Homeowners Association
 9. Stormwater Report, prepared for Alpha Echo 75 Outlook, LLC, Lexington, Massachusetts, Prepared by Patriot Engineering, Lexington Massachusetts, dated November 15, revised February 25, 2022
 10. Applicant's response letter to Planning Board Comments, dated February 25, 2022
 11. Staff Memo to the Planning Board, dated January 12, 2022, revised to March 14, 2022

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