



TOWN OF LEXINGTON
PLANNING OFFICE

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To: Lexington Planning Board

From: Eve Tapper, Acting Planning Board Administrator

**Re: Project Review for 69 Pleasant Street:
Sketch #2 Special Permit Residential Development (SPRD) – Site Sensitive**

Date: January 24, 2022

Property Information	
Project Address	69 Pleasant Street
Parcel ID	Map 14, Lot 57
Applicant/Owner Name	Sheldon Corporation
Type of Review	Sketch Plan - Special Permit Residential Development (SPRD)
Public Meeting	January 19, 2022, public meeting; public hearing not required

Property Information	
Zoning District	RS - One Family Dwelling
Property Size	5 Acres or 219,349 Square Feet
Existing Conditions	69 Pleasant Street is approximately 219,349 Square Feet and contains an existing dwelling and barn
Environmental Conditions	The property is not associated with any wetlands or conservation areas.

Project Summary
<p>Per the Lexington Zoning Bylaw requirements, Section 6.9, the Applicant has provided site analysis, proof, and sketch plan for the property at 69 Pleasant Street.</p> <p>Proof Plan: The proof plan shows ten (10) conforming lots, a proposed new roadway coming off of Pleasant Street, which terminates with a cul-de-sac. The cul-de-sac would give frontage to six (6) lots, and the remaining four (4) lots would have frontage on Pleasant Street. All lots on the proof plan appear to have adequate frontage and area for lots in the RS District (125 Feet of Frontage and 15,500 Square Feet of area). In this scenario, the existing home and barn would be removed.</p> <p>Sketch Plan: The site sensitive development plan shows a five (5) acre lot with a total of ten (10) dwellings. The Applicant is proposing to preserve, renovate and expand the</p>

existing dwelling and raze the existing barn. The project would include the construction of nine (9) additional dwellings. All ten (10) individual lots and dwellings would be accessed through a common driveway off of Pleasant Street. The common driveway branches in two directions once on the site. The plan shows two (2) areas, one (1) in each direction of the driveway that would provide a turnaround for fire trucks and emergency vehicles.

Staff Comments

- The density of this project generally matches the density of the surrounding neighborhood.
- The Board may consider prohibiting Rock/Ledge hammering for this project.
- At the time of construction, the Site should be completely fenced to limit trespass, and all abutting property lines should be clearly marked so no trespassing takes place.
- The Applicant should apply for an above-threshold stormwater permit through DPW.
- The Applicant should coordinate with Engineering regarding the Town's future plans to redesign the intersection near the proposed entrance to the development.
- The Applicant should clarify whether the development will be subdivided or designated as condominiums.
- The Applicant should clarify where visitor parking will be located.
- The application material should include designating construction parking directly on the site. The Applicant should also note that no on-street parking along Pleasant Street will be allowed for construction.
- The Applicant should plan to manage stormwater for the maximum amount of allowed impervious surface to allow for potential future improvements to the lots.
- The application submission should include the number and size of trees being removed. Tree replacement according to the Tree Bylaw should be explained on the plans. The provisions of Chapter 120 (revised 2021 Annual Town Meeting) should be shown on the plan details.
- The application submission should show that the landscape selection meets the requirements of the Planning Board's preferred planting list.

Planning Board Comments from January 19, 2022, Public Meeting

- Many Planning Board Members are concerned about the dangerous intersection outside of the property.
- Mr. Peters would like to see an analysis of the tree canopy. He is specifically interested in how many caliper inches of trees are proposed to be removed and how these will be replaced. He also asked why the Applicant is proposing to save existing Norway Maples, as these trees are well-known as an invasive species in our area.
- Mr. Creech would like the developer to consider naming the street/common driveway “John Lewis Lane” after the late civil rights leader and in line with the important issues of today. He also stressed that he would like the new houses to be as energy efficient as possible with “better” insulation and windows than required by the current building code.
- Mr. Schanbacher would like paving on the site be minimized to the extent possible in order to ease concerns about stormwater runoff from the subdivision.
- Ms. Thompson would like the project to have an affordable housing component.
- Several Board Members asked about the location of the proposed driveway and how it will impact the existing and/or redesigned intersection of Pleasant and Watertown Streets. The Applicant is reminded to stay in touch with the Town’s Engineering Department with respect to the planned redesign of that intersection to ensure that there are no conflicts.
- Mr. Hornig expects the Applicant to negotiate a preservation restriction on the exterior of the existing house with the Historical Commission.
- Two Board Members believe that it may be more appropriate to propose a Public Benefit Development rather than a Site Sensitive Development on this site.

Community Comments from January 19 2022, Public Meeting

- Many residents voiced concerns for traffic safety, as they stated the existing intersection of Pleasant Street and Watertown Street is already dangerous.
- One member of the public asked the Applicant to consider a cluster housing development and to make the proposed houses smaller.