



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: 69 PLEASANT STREET SITE SENSITIVE RESIDENTIAL SUBDIVISION

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

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B. DESCRIPTION OF LAND

All property included in the plan:

- 1. Street Address: 69 PLEASANT STREET Map-Lot #: 14-57
- 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: SHELDON CORPORATION

Is the applicant also the owner? Yes No

DocuSigned by:
 Signature of Applicant: *Todd Cataldo*
C8713D3F4714433...

Applicant's Business address: 121 MARRETT ROAD
LEXINGTON MA 02420

Applicant's Phone Number: 781-861-1775

Applicant's Email Address: shelcorp@aol.com

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

Purchase and sales agreement

*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 #: 14-57	Map-Lot #:
Owner 1: STORER LEXINGTON LLC 16 CHESTERFORD ROAD WINCHESTER, MA 01890	
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:	10	* 500.00	= 5,000.00	+1,000.00	= 6,000.00
*Creditable Prior Payment					
Total Filing Fee due with application					6,000.00

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

	Landscape Architect	Civil Engineer	Land Surveyor	Attorney
Name	JEFF THOMA RLA	MICHAEL NOVAK P.E.	JIM KEENAN, PLS	
Mass. Registration #	1377	50696	30751	
Name of Firm	J THOMA LAND DESIGN STUDIOS	PATRIOT ENGINEERING	KEENAN SURVEY	
Mailing Address	141 HAGGETTS POND ROAD ANDOVER, MA 01810	35 BEDFORD ST SUITE 4 LEXINGTON MA 02420	8 WINCHESTER PLACE SUITE 208 WINCHESTER, MA 01890	
Telephone #	978-409-9815	978-726-2654	781-729-4213	
(If applicant is not coordinator/contact person, designate one person for that role)				