



VIA: HAND DELIVERY

May 24, 2018

Ms. Ginna Johnson, Chair
Lexington Planning Board
Town Hall, 1625 Massachusetts Avenue
Lexington, Massachusetts 02420

**Re: Sketch Plan Application
0 & 9 Bushnell Drive/287 & 295 Waltham Street
Lexington, Massachusetts
MAI Project No. 5902**

Dear Madam Chair and Members of the Board:

On behalf of Iqbal Quadir (Applicant), Meridian Associates, Inc. (MAI) is pleased to submit the accompanying Sketch Plan Application Package in accordance with Chapter 175; Section 11D of the Town of Lexington Development Regulations. The locus properties at 0 & 9 Bushnell Drive and 287 & 295 Waltham Street are located within the One-Family Residential Zoning District (RS).

The parcels are identified on the Town of Lexington Assessor's Map 41 as Lots 8, 9, 10D and 10E. Lot 8 has an assessed area of 0.58± acres, and existing site features include a single family dwelling, a bituminous concrete driveway, grassed/landscaped and wooded areas. Lot 9 is located to the northeast of Lot 8 and has an assessed area of 0.36± acres. Site features currently existing on Lot 9 include a single-family dwelling, a bituminous concrete driveway, grassed/landscaped and wooded areas. Lot 10D is located to the north of Lot 9 and has an assessed area of 2.92± acres. Site features currently existing on Lot 10D include a single family dwelling, a shed, a bituminous concrete driveway, grassed/landscaped and wooded areas. Lot 10E is located to the north of Lot 10D and has an assessed area of 1.89± acres. Site features currently existing on Lot 10E include a bituminous concrete driveway along with grassed and wooded areas. The majority of all lots slope east/northeast towards the Waltham Street and Bushnell Drive. The properties abut land supporting single family dwellings in a RS district.

This applicant is proposing a residential development for the subject property, in conformance with a Site Sensitive "Special Permit Residential Development" per Section 135-6.9.3 of the Town of Lexington Zoning Bylaw.



In support of this filing we are providing the following information:

- One (1) original and three (3) copies of the Form B Application, dated May 24, 2018;
- One (1) original and three (3) copies of this Cover Letter, dated May 24, 2018;
- One (1) original and three (3) copies of the Designers Certificates (G-CE, and G-LA), dated May 24, 2018;
- Four (4) full sized copies of the Sketch Plan Set (set of five sheets – (a) Cover Sheet / Locs Context Map, (b) Site Analysis Map, (c) Geometric Proof Plan, (d) Grading Proof Plan and (e) Site Sensitive Development Plan, dated May 24, 2018;
- One (1) computer disk containing all documents and plans denoted above in a PDF format.

Also, the filing fee (in the amount of \$7,000) will be submitted to the Town of Lexington under separate cover by the Applicant.

We look forward to meeting with the Board at a date and time yet to be determined to discuss the development options. Please do not hesitate to contact us in advance of the meeting date if you have questions or require additional information.

Sincerely,

MERIDIAN ASSOCIATES, INC.

Michael J. Novak, PE
Vice President

P:\5902_Waltham Street_Lexington\ADMIN\Reports\SKETCH PLAN - SSD\PlanningLetter2018-05-22.doc

Enclosures

cc: Gary Larson (1 Set)
Iqbal Quadir (1 Set)
Lexington Town Clerk's Office (1 Set)



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: May 24, 2018

To the Planning Board:

NAME OF PROJECT: Waltham Street Site Sensitive Development

A. TYPE OF APPLICATION

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> | Preliminary or definitive subdivision plan, per §175-5.0 or §175-6.0 |
| <input type="checkbox"/> | Minor site plan review, per §176-9.0 |
| <input type="checkbox"/> | Major site plan review, per §176-9.0 |
| <input checked="" type="checkbox"/> | Special permit residential development, per §135-6.9 |
| <input type="checkbox"/> | Adequacy determination of an unaccepted street, per § 176-7.0 |
| <input type="checkbox"/> | 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: 287 Waltham St Map-Lot #: 41-9
- 2. Street Address: 295 Waltham St Map-Lot #: 41-8
- 3. Street Address: 0 & 9 Bushnell Drive Map-Lot #: 41-10D & 10E

Please add more if necessary.

C. COST ESTIMATE *N/A for Sketch Plan Submittal per phone call with David Fields

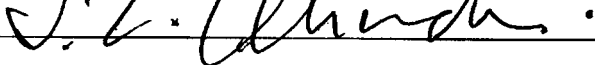
For projects filed under §135-6.9 please complete Form SC

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: Iqbal Quadir

Is the applicant also the owner? Yes No

✓ Signature of Applicant: 

Applicant's Business address: 9 Bushnell Drive, Lexington MA

Applicant's Phone Number: 671-417-9139

Applicant's Email Address: _____

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

*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



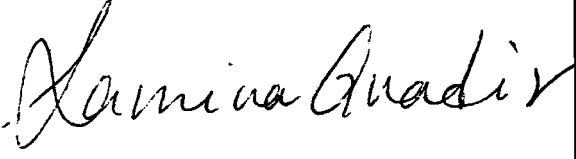
| | |
|---|--------------------------------------|
| Map-Lot #: 41-8 (295 Waltham St) | Map-Lot #: 41-9 (287 Waltham Street) |
| Name of Owners (print) | |
| Owner 1: Waltham Street Realty Trust | |
| Owner 2: Iqbal Quadir | |
| Signature of Owner 1 | Signature of Owner 2 |
|  | |

Table 2

| | |
|---|--|
| Map-Lot #: 41-10D | Map-Lot #: 41-10E |
| Name of Owners (print) | |
| Owner 1: Iqbal & Samina Quadir | |
| Owner 2: Bushnell Trust | |
| 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: | 11 | * \$500 | = \$5,500 | + \$1,500 | = \$7,000 |
| *Creditable Prior Payment | | | | | |
| Total Filing Fee due with application | | | | | \$7,000 |

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

| Application Types | Fees |
|---|--------------------------|
| Residential Preliminary Subdivision | |
| 1 to 3 Lots | \$1,000 plus 500 per lot |
| 4 to 8 Lots | \$1,500 plus 500 per lot |
| More than 9 | \$2,000 plus 500 per lot |
| Non-Residential Preliminary Subdivision | \$2,000 plus 500 per lot |
| Residential Definitive Subdivision | |
| 1 to 3 Lots | \$2,000 plus 500 per lot |
| 4 to 8 Lots | \$3,000 plus 500 per lot |
| More than 9 | \$4,000 plus 500 per lot |
| Non-Residential Definitive Subdivision | \$4,000 plus 500 per lot |
| Modifications | \$1,500 |

| Application Types | Fees |
|---|---------------------------------------|
| Unaccepted Street Determination, §176-7.0 | \$2,000 |
| Special Permitting, §176-6.0 | |
| Residential Sketch Plan | \$1,500 plus \$500 per proof plan lot |
| Residential Special Permit | \$3,000 plus \$500 per proof plan 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 |
| Site Plan Review, §176-9.0 | |
| Minor site plan review | \$500 |
| Major site plan review | \$1,500 |
| PD rezoning, §176-8.0 | |
| Sketch PSDUP | \$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

| | Landscapist Architect | Civil Engineer | Land Surveyor | Attorney |
|--|--|--|--|---|
| Name | Gary L. Larson, RLA | Michael J. Novak, PE | Kevin E. Danahy, PLS | John M. Farrington |
| Mass. Registration # | 529 | 50696 | 39683 | N/A |
| Name of Firm | | Meridian Associates, Inc. | Meridian Associates, Inc. | |
| Mailing Address | 6 Wadman Circle Lexington, MA 02420 | 500 Cummings Center Suite 5950 Beverly, MA 01915 | 500 Cummings Center Suite 5950 Beverly, MA 01915 | 1 Militia Drive Unit #7 Lexington, MA 02421 |
| Telephone # | (781) 771-5119 | (978) 299-0447 | (978) 299-0447 | 781-863-5777 |
| (If applicant is not coordinator/contact person, designate one person for that role) | | | | |



Town of Lexington
Planning Department

1625 Massachusetts Avenue
Lexington, MA 02420

Tel: (781) 862-0500 x245
Fax: (781) 861-2748

FORM G-LS
DESIGNER'S CERTIFICATE
LAND SURVEYOR

May 24, 2018
(date)

To the Planning Board:

Description of Land: Assessor's Map 41, Lots 8, 9, 10D & 10E

Type of Development: Special Permit Resident Development

I hereby certify that: (check as many boxes as are applicable)

1. the accompanying plan, entitled: 9 Bushnell Drive, 287 & 295 Waltham Street "Sketch Subdivision Plan Set" located in " Lexington, Massachusetts

and dated May 24, 2018 , is true and correct to the accuracy required by the Rules and Regulations of the Lexington Planning Board;

2. all required bounds, monuments or markers delineating the right-of-way of any street, or of any easement, or any walk or path, or any lot, as shown on the approved definitive subdivision plan, have been correctly located and permanently set;

3. other: N/A

Kevin E. Danahy, PLS
Land Surveyor

Address

500 Cummings Center, Suite 5950

Beverly, MA 01915

(978) 299-0447

Phone

Space for Professional
Registration Stamp





Town of Lexington
Planning Department

1625 Massachusetts Avenue
Lexington, MA 02420

Tel: (781) 862-0500 x245
Fax: (781) 861-2748

FORM G-LA

DESIGNER'S CERTIFICATE
LANDSCAPE ARCHITECT

May 24, 2018

(date)

To the Planning Board:

Description of Land: Assessor's Map 41, Lots 8, 9, 10D & 10E

Type of Development: Special Permit Resident Development

I hereby certify that: (Please fill in the relevant blanks.)

1. the accompanying plan, entitled: 9 Bushnell Drive, 287 & 295 Waltham "Sketch
Subdivision Plan Set" Lexington, Massachusetts

and dated May 24, 2018, is true and correct to the accuracy required by the Rules
and Regulations of the Lexington Planning Board;

2. the planting of all trees and other plant materials complies with the approved definitive
subdivision plan, any written changes made after the approval of the plan and the Standard
Specifications;

N/A

3. other: N/A

Gary L. Larson, RLA
Landscape Architect

6 Wadman Circle

Lexington, MA 02420
Address

781-771-5119
Phone

Space for Professional
Registration



Stamp



Town of Lexington
Planning Department

1625 Massachusetts Avenue
Lexington, MA 02420

Tel: (781) 862-0500 x245
Fax: (781) 861-2748

FORM G-CE

DESIGNER'S CERTIFICATE
CIVIL ENGINEER

May 24, 2018
(date)

To the Planning Board:

Description of Land: Assessor's Map 41, Lots 8, 9, 10D & 10E

Type of Development: Special Residential Development

I hereby certify that: (check as many boxes as are applicable)

1. the accompanying plan, entitled: 9 Bushnell Drive, 287 & 295 Waltham Street "Sketch Subdivision Plan Set" Lexington, Massachusetts

and dated May 24, 2018, is true and correct to the accuracy required by the Rules and Regulations of the Lexington Planning Board;

2. that the completed construction complies with the approved definitive subdivision plan, any written changes made after the approval of the plan and the Standard Specifications;

3. other: N/A

Michael J. Novak, PE
Civil Engineer

500 Cummings Center, Suite 5950

Beverly, MA 01915
Address

(978) 299-0447
Phone

