



VIA: HAND DELIVERY

February 5, 2020

Mr. Bob Creech, Chair
Lexington Planning Board
Town Hall, 1625 Massachusetts Avenue
Lexington, Massachusetts 02420

**Re: Continued Sketch Plan Application
277 Waltham Street
Lexington, Massachusetts
MAI Project No. 5902**

Dear Mr. Chair and Members of the Board:

On behalf of Iqbal Quadir (Applicant), Meridian Associates, Inc. (MAI) is pleased to resubmit the accompanying Continued Sketch Plan Package in accordance with Chapter 175; Section 11D of the Town of Lexington Development Regulations. Since our last Review, a substantial amount of work has been done to respond to the questions and comments raised by the Board and neighbors. Items that have been addressed include the following:

1. Number of dwelling units has been reduced to 11
2. The dwelling units have been designed by Colin Smith Architects to better respond to the housing needs of the Town and fit comfortably with the site.
3. The size of the homes have been reduced to approximately 1,600 s.f. of living area, (2,000 g.s.f.)
4. Town homes have been designed to include elevators
5. The locations of proposed buildings and center line of common driveway have been staked.
6. The Planning Board was invited to walk the site to review the proposed building and common driveway locations
7. Refine common driveway design to better fit the site conditions and allow for emergency vehicle accessibility.
8. Research easement information pertaining to driveway access.
9. Have met with the Fire chief to review regulations on blasting.
10. Test pits have been dug to help determine subsurface soil and bedrock conditions.



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

- Nine (9) copies of this Cover Letter, dated February 5, 2020;
- Five (5) full sized copies and four (4) reduced sized (11"x17") of the Continued Sketch Plan Set (set of seven sheets – (a) Cover Sheet / Locus Context Map, (b) Record Conditions Plan of Land, (c) Site Analysis Map, (d) Geometric Proof Plan, (e) Site Sensitive Development Plan, (f) Typical Unit Plans, and (g) Typical Elevation & Height Information Plan dated June 19, 2019 and revised through February 5, 2020;
- One (1) thumb drive containing all documents and plans denoted above in a PDF format.

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

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Enclosures

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