



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: October 18, 2019

To the Planning Board:

NAME OF PROJECT: 1050 Waltham Street

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 type="checkbox"/> | Special permit residential development, per §135-6.9 |
| <input type="checkbox"/> | Adequacy determination of an unaccepted street, per § 176-7.0 |
| <input checked="" 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: 1040/1050 Waltham Street Map-Lot #: 5-14
- 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: BH GRP 1050 Waltham Owner LLC

Is the applicant also the owner? Yes No

Signature of Applicant:  Kevin Sheehan, Managing Partner

Applicant's Business address: c/o Greatland Realty Partners, 101 Federal Street, 16th Floor, Boston MA 02110

Applicant's Phone Number: (857) 209-8202

Applicant's Email Address: ksheehan@greatlandpartners.com

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 #:	Map-Lot #:
Name of Owners (print)	
Owner 1:	
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
Sketch PSDUP					
Filing Fee:	1	* N/A	= \$0	+ \$500	= \$500
*Creditable Prior Payment					- \$500
Total Filing Fee due with application					\$0

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 (landscape architect TBD)	Civil Engineer	Land Surveyor	Attorney
Name	Alfred Spagnolo, Kristen O'Gorman	Richard Hollworth, Christopher Nowak, Nicholas Skoly	Sean Ewald	Edmund Grant
Mass. Registration #	5082, 951128	38935, 41843, 52677	47143	N/A
Name of Firm	Spagnolo Gisness & Associates (architect)	VHB (Vanasse Hangen Brustlin)	BSC Group	Nicholson, Sreter & Gilgun
Mailing Address	200 High Street Boston, MA 02110	101 Walnut Street Watertown, MA 02471	803 Summer Street Boston, MA 02127	33 Bedford Street Lexington, MA 02420
Telephone #	(857) 300-2610	(617) 924-1770	(617) 896-4300	(781) 862-5313
(If applicant is not coordinator/contact person, designate one person for that role)				