

**Watertown Street  
Preliminary Site Development and Use Plan  
Planned Development District, PD-3**

**1. Authority to Establish a Planned Development District**

This Preliminary Site Development and Use Plan (“PSDUP”) to establish Planned Development District 3 (“PD-3”) is prepared under the provisions of Section 7.3, Planned Development Districts, of Chapter 135 of the Code of the Town of Lexington (the “Town”), as amended through the Town of Lexington’s 2018 Annual Town Meeting (the “2018 Zoning Bylaw” or “Zoning Bylaw”). The Town Planning Board has adopted regulations further detailing the process to establish a Planned Development District, which regulations are contained in Section 8.0 of Chapter 176 of the Code of the Town as revised through August 30, 2018 (the “Planning Board Zoning Regulations”). The land within PD-3 is shown and legally described in Appendix A, which currently consists of two lots (together, the “Site”).

**2. Zoning Bylaw Applicability and Interpretation.**

a. In the event of an inconsistency or a conflict between this PSDUP and any provisions of the 2018 Zoning Bylaw applicable to this Planned Development District, this PSDUP shall control.

b. Unless noted otherwise herein, where this PSDUP is silent with respect to any provisions of the 2018 Zoning Bylaw applicable to the Site, the 2018 Zoning Bylaw controls. Subsequent amendments to the 2018 Zoning Bylaw will not apply to this PD-3 unless expressly stated otherwise herein. Terms used and not otherwise defined herein have the meanings as may be clearly ascribed to them in the 2018 Zoning Bylaw. Where this PSDUP is silent with respect to any provision of the Planning Board’s Zoning Regulations, such Zoning Regulations, as amended from time to time, shall apply to this PD-3.

**3. PSDUP to be effective upon transfer of title.** This PSDUP establishes the zoning for the PD-3. Any successors and assigns in interest to all or a part of the Site are bound by the terms and conditions of this PSDUP. The Site may be further legally subdivided into additional separate parcels or lots, for example, for purposes of financing or conveying interests. Any successors and assigns to the subsequent additional subdivision(s) of the land within the PD-3 shall be bound by the provisions and controls of this PSDUP, unless amended in accordance with the 2018 Zoning Bylaw. Any excess development capacity shall be expressly allocated at the time of the conveyance or subdivision of land in the PD-3 if such development or subdivision results in separate ownership of property within the PD-3.

**4. Plans and Documents**

a. **Regulatory Material(s).** In the event of conflict or inconsistency between the text of this PSDUP and the plans and documents incorporated by reference within it, the text of this PSDUP shall control, otherwise the Plan or Plans control. As provided for by Section 7.3.2.4 of the 2018 Zoning Bylaw, the vote of the Town Meeting shall refer to the PSDUP, and the Plan Sets, which shall be considered part of the rezoning action. The following plan sets are incorporated herein as Appendices A1, A2, A3 and A4 and are made a part of this PSDUP (the “Regulatory Plans”):

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**Appendix A1**

**“ARCHITECTURAL DRAWINGS for PLANNED DEVELOPMENT DISTRICT, PD-3, WATERSTONE AT LEXINGTON - AN INDEPENDENT/ASSISTED LIVING COMMUNITY. 55 WATERTOWN STREET, LEXINGTON, MA. A component of the WATERSTONE AT LEXINGTON AND BRIDGES AT LEXINGTON PROJECT” – Volume 1**

<b>Sheet Number</b>	<b>Title</b>	<b>Prepared by:</b>	<b>Issuance Date/ Revision Date</b>
1	Site Plan	Elkus Manfredi	-----, 2018
2	Perspective Rendering – View of Entry Looking Northwest	Elkus Manfredi	-----, 2018
3	Perspective Rendering – View of Courtyard Looking North	Elkus Manfredi	-----, 2018
4	Elevation – East	Elkus Manfredi	-----, 2018
5	Elevation – South	Elkus Manfredi	-----, 2018
6	Elevation – West	Elkus Manfredi	-----, 2018
7	Elevation – North	Elkus Manfredi	-----, 2018
8	Enlarged Elevations	Elkus Manfredi	-----, 2018

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**Appendix A2**

**“ARCHITECTURAL DRAWINGS for PLANNED DEVELOPMENT DISTRICT, PD-3, BRIDGES AT LEXINGTON - A MEMORY CARE ASSISTED LIVING COMMUNITY. 56 WATERTOWN STREET, LEXINGTON, MA. A component of the WATERSTONE AT LEXINGTON AND BRIDGES AT LEXINGTON PROJECT” – Volume 2**

<b>Sheet Number</b>	<b>Title</b>	<b>Prepared by:</b>	<b>Issuance Date/ Revision Date</b>
A1	Site Plan	CBT	-----, 2018
A2	Perspective Rendering – Exterior View of Main Entry	CBT	-----, 2018
A3	West Elevation at Entry	CBT	-----, 2018
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A5	East Elevation at South-Wing	CBT	-----, 2018
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A7	Exterior Typical Building Materials	CBT	-----, 2018

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**Appendix A3**

**“SITE DESIGN DRAWINGS for PLANNED DEVELOPMENT DISTRICT, PD-3, WATERSTONE AT LEXINGTON - AN INDEPENDENT/ASSISTED LIVING COMMUNITY. 55 WATERTOWN STREET, LEXINGTON, MA. A component of the WATERSTONE AT LEXINGTON AND BRIDGES AT LEXINGTON PROJECT” – Volume 3**

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R-100	PROPERTY RIGHTS, DIMENSIONAL STANDARDS, AND PARKING PLAN	Stantec	----, 2018
R-200	LANDSCAPE PLAN - PLANTING	Stantec	----, 2018
R-300	LIGHTING PLAN	Stantec	----, 2018
R-400	SIGNAGE PLAN	Stantec	----, 2018

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**Appendix A4**

**“SITE DESIGN DRAWINGS for PLANNED DEVELOPMENT DISTRICT, PD-3, BRIDGES AT LEXINGTON - A MEMORY CARE ASSISTED LIVING COMMUNITY. 56 WATERTOWN STREET, LEXINGTON, MA. A component of the WATERSTONE AT LEXINGTON AND BRIDGES AT LEXINGTON PROJECT” – Volume 4**

Sheet Number	Title	Prepared by:	Issuance Date/ Revision Date
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R-200	LANDSCAPE PLAN - PLANTING	Stantec	----, 2018
R-300	LIGHTING PLAN	Stantec	----, 2018
R-400	SIGNAGE PLAN	Stantec	----, 2018

b. **Non Regulatory Material.** As provided for in Section 8.6 of the Planning Board Zoning Regulations, all parts of the PSDUP application submitted and not included in Section 4.a, and Appendices A1 through A4 immediately above, if any, are considered explanations, background information, and justification for the rezoning, and do not supersede the PSDUP. The complete PSDUP application is on file with the Town Planning Office.

**5. Permitted Uses**

a. **Principal Uses.** All of the following uses, singularly or in combinations thereof, are permitted in the Planned Development District, subject to and consistent with the dimensional, zoning and other standards provided in this PSDUP:

- i. Temporary Uses
  1. Temporary building or trailer incidental to the construction of the building or development

2. Temporary structures and uses not otherwise permitted in the district, provided the Building Commissioner finds that the proposed structure or use is compatible with the neighborhood
  - ii. Assisted Living Facility: A facility as defined in MGL, Ch. 19D, providing room and board and which provides assistance with activities of daily living and personal care services for three or more non-related adults, and collects payments or third party payments to pay for the provision of assistance with the activities of daily living. Assisted living facilities are for frail and/or impaired individuals who do not require 24-hour skilled nursing care. Assistance with dressing, bathing, eating, housekeeping, medicine monitoring and other activities of daily living may be provided, along with an array of services, from meal to social and wellness activities. All assisted living residences are required to be certified by the Massachusetts Executive Office of Elder Affairs.
  - iii. Independent Living Facility: A facility that provides residential accommodations for senior adults. These residences may include common areas, a common dining area, and space for the provision of social, psychological, and educational programs. Home health care or other community based services may be used on an individual basis. Meals, linen and housekeeping services may be offered. There may be maintenance staff, but there is no medical staff, except as contracted for directly by a resident for that resident's own use.
  - iv. Memory Care Facility (MCF): A managed residential community consisting of private residential units and providing assistance with activities of daily life such as meal services, laundry service, housekeeping, social activities, transportation and personal services in a group setting, to persons with Alzheimer's disease and other forms of permanent memory impairment. A MCF is not a nursing home or convalescent facility.
- b. **Accessory Uses.** All accessory uses or structures customary and incidental to the principal uses or structures included in Section 5.a. above (which principal uses are also permitted as accessory uses), Section 3.2.1 of the 2018 Zoning Bylaw, and the accessory uses in Section 5.b. hereunder are permitted as accessory uses, including, without limitation, the following (which also include some new enumerated items):
  - i. Parking Garage, attached or detached (above ground or underground) for vehicles associated with a principal use
  - ii. Off-street surface parking for vehicles associated with a principal use
  - iii. Dumpsters and other refuse disposal equipment
  - iv. Indoor and outdoor recreational uses for the benefit of a principal use
  - v. Office and administration uses related to the business operations of a principal use
  - vi. Beauty parlor, barber shop for the benefit of a principal use
  - vii. Automatic teller machine, only contained completely within a principal building
  - viii. Photocopying, reproduction services for residents and staff
  - ix. Convenience Business Uses that sell goods often bought on a daily basis such as food, candy, newspapers etc. to residents and their visitors and for staff, but not to the general public.
  - x. Cafeteria, dining room, conference rooms, function rooms, auditoriums, public meeting rooms and community space
  - xi. Office Uses

1. Business or professional office related to the business operations of the associated residential use
  2. Medical, dental, psychiatric office, but not a clinic, upon issuance of a Special Permit as provided in Section 12 herein
  3. Medical, dental, psychiatric office, but not a clinic, with related laboratory upon issuance of a Special Permit as provided for in Section 12 herein.
  4. Wellness Care center for examinations and counseling
- xii. Personal, Business or General Service Uses/Upon Issuance of a Special Permit under Section 12 herein
1. Medical clinic for outpatient services
  2. Nonprofit community service center or charitable organization
- xiii. Laundry or dry cleaning pickup station with processing done elsewhere; laundry or dry cleaning with processing on the premises, self-service laundromat or dry cleaning

**6. Dimensional Standards.** Section 7.3.2.1 of the 2018 Zoning Bylaw provides that a Planned Development District does not have predetermined standards for development. Section 4.1.1, Schedule of Dimensional Controls, Table 2, does not provide standards which apply to a Planned Development District. The following, as affected by the provisions herein, are the only dimensional controls that apply to this PD-3. Section 4, Dimensional Controls, of the 2018 Zoning Bylaw does not apply.

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**Dimensional Standards\***

**56 Watertown Street (Lot A)**

	<b><u>Required</u></b>
Minimum Lot Area	30,000 square feet
Minimum Lot Frontage	150 feet
Minimum Front Yard Setback	15 feet
Minimum Side Yard Setback	15 feet
Minimum Rear Yard Setback	30 feet
Maximum Number of Living Units	48
Maximum Building Height**	40 feet

**55 Watertown Street (Lot B)**

	<b><u>Required</u></b>
Minimum Lot Area	3 Acres
Minimum Frontage	150 feet
Minimum Front Yard Setback	50 feet
Minimum Side Yard Setback	50 feet
Minimum Rear Yard Setback	50 feet
Maximum Building Height**	75 feet
Maximum Number of Living Units	160

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\* As a part of any Site Plan Review process, the Planning Board through a finding may waive or vary any of the above Dimensional Standards where it determines that lesser restrictions are consistent with the intent of the PSDUP and will not result in substantial detriment to the PD-3.

\*\* The height of a building or structure in the PD-3 is determined as follows:  
The maximum building height calculation shall be measured from ‘grade plane’ as defined in the 2015 International Building Code to the highest point of the roof (excluding parapets) for flat roofs, to the deck

of a mansard roof, and to the mean height between the eaves of a gable, hip or gambrel roof. ‘Grade plane’ is the reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet from the building, between the building and a point 6 feet from the building. Structures erected on a building and not used for human occupancy, such as, but not limited to, mechanical systems, elevator shafts, chimneys, solar panels, and other roof structures shall be exempted from the roof height calculation.

**7. Site Plan Review.** The final PSDUP shall be subject to the issuance of a Site Plan approval by the Planning Board as provided by Chapter 176, Sections 8.2.5 and 9.0 of the Planning Board Zoning Regulations to determine compliance of the final Site Plan with the limitations and requirements of the PSDUP.

**8. Landscaping, Transition and Screening.** The Site Plans, submitted as part of the Regulatory Plans, depict the landscaping for the Site. With the exception of Sections 5.3.1 and 5.3.3, Section 5.3 of the Zoning Bylaw, Landscaping - Transition and Screening does not apply to the PD-3.

**9. Traffic Standards and Requirements.** The traffic and transportation standards that apply to this PD-3 are based on and rely on the Traffic Impact and Access Study prepared for the Site, proposed buildings and uses thereon by Stantec Consulting Services, Inc., dated April 27, 2018. With the exception of Section 5.5.5, Section 5.5 of the Zoning Bylaw - Traffic Standards does not apply to the PD-3.

**10. Off-street Parking and Loading.** The standards of Section 5.1 of the Zoning Bylaw, Off-street Parking and Loading, does not apply except as provided herein. The Regulatory Plans showing both surface parking, reserved areas for future surface parking, and structures for underground parking, along with designated areas and entrances for the delivery of goods and other services, establish the requirements applicable in PD-3. The minimum number of required off-street parking spaces for the corresponding uses in PD-3 are as follows:

Type of Use	Parking Factor (minimum number of parking spaces to be provided)
Memory Care Facility	0.5 spaces per unit
Independent Living Facility	1.0 spaces per unit
Assisted Living Facilities	0.5 spaces per unit
Bike Racks	1 bike space per every 20 vehicular parking spaces
All other permitted uses	As needed

- a. Driveways. The provisions of Zoning Bylaw section 5.1.10, Driveways, shall apply. Among the several requirements of this Zoning Bylaw section it is specifically noted: each facility has its own single entrance/exit directly to Watertown Street, each entrance located for good sight distances in relation to pedestrian and vehicular traffic on Watertown Street.

**11. Outdoor Lighting.** The provisions of Section 5.4, Outdoor Lighting, of the Zoning Bylaw shall apply, except for Section 5.4.6. All outdoor lighting is shown for each facility on the plans submitted in

the PSDUP application. Each of these facilities must have all driveways and the several entry/exits from the facility itself clearly identified and visible on a continuous basis.

**12. Signs.** The provisions of Section 5.2, Signs, of the Zoning Bylaw shall apply, except for Sections 5.2.(1), and 5.2.8. A complete wayfinding signage package for each facility necessary for the operation of each facility and for the health and safety of residents, staff and service providers will be developed in the final construction documents consistent with building code requirements for each facility. Any and all signage that will be visible from Watertown Street or any public way is shown on the Regulatory Plans listed in Section 4.a above. Additional signage may be used as the health and safety of the residents in each facility may require.

**13. Further Determinations by the Special Permit Granting Authority.** The intent and purpose of Section 7.3 of the Zoning Bylaw, under which this PSDUP is filed and PD-3 created is to permit considerable flexibility for a memory care facility and for an independent and assisted senior living facility project. Any further review or determination by the Planning Board as the Special Permit Granting Authority or any other Town board or commission shall resolve any conflict or ambiguity in a manner consistent with the wording, intent and provisions of this PSDUP.





**Appendix A1**

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Appendix A4

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- iii. Dumpsters and other refuse disposal equipment
- iv. Indoor and outdoor recreational uses for the benefit of a principal use
- v. Office and administration uses related to the business operations of a principal use
- vi. Beauty parlor, barber shop for the benefit of a principal use
- vii. Automatic teller machine, only contained completely within a principal building
- viii. Photocopying, reproduction services for residents and staff
- ix. Convenience Business Uses that sell goods often bought on a daily basis such as food, candy, newspapers etc. to residents and their visitors and for staff, but not to the general public.
- x. Cafeteria, dining room, conference rooms, function rooms, auditoriums, public meeting rooms, and community space
- xi. Office Uses

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**Dimensional Standards\***

**56 Watertown Street (Lot A)**

	<b><u>Required</u></b>
Minimum Lot Area	30,000 square feet
Minimum Lot Frontage	<u>150</u> feet
Minimum Front Yard Setback	15 feet
Minimum Side Yard Setback	15 feet
Minimum Rear Yard Setback	<u>30</u> feet
Maximum Number of Living Units	<u>48</u>
<b><u>Maximum Building Height**</u></b>	<u>40</u> feet

**55 Watertown Street (Lot B)**

	<b><u>Required</u></b>
<b><u>Minimum Lot Area</u></b>	<u>3 Acres</u>
<b><u>Minimum Frontage</u></b>	<u>150</u> feet
<b><u>Minimum Front Yard Setback</u></b>	<u>50</u> feet
<b><u>Minimum Side Yard Setback</u></b>	<u>50</u> feet
<b><u>Minimum Rear Yard Setback</u></b>	<u>50</u> feet
<b><u>Maximum Building Height**</u></b>	<u>75</u> feet
<b><u>Maximum Number of Living Units</u></b>	<u>160</u>

\* As a part of any Site Plan Review process, the Planning Board through a finding may waive or vary any of the above Dimensional Standards where it determines that lesser restrictions are consistent with the intent of the PSDUP and will not result in substantial detriment to the PD-3.

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**10. Off-street Parking and Loading.** The standards of Section 5.1 of the Zoning Bylaw, Off-street Parking and Loading, does not apply except as provided herein. The Regulatory Plans showing both surface parking, reserved areas for future surface parking, and structures for underground parking, along with designated areas and entrances for the delivery of goods and other services, establish the requirements applicable in PD-3. The minimum number of required off-street parking spaces for the corresponding uses in PD-3 are as follows:

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Type of Use	Parking Factor (minimum number of parking spaces to be provided)
Memory Care Facility	0.5 spaces per unit
Independent Living Facility	1.0 spaces per unit
Assisted Living Facilities	0.5 spaces per unit
<u>Bike Racks</u>	<u>1 bike space per every 20 vehicular parking spaces</u>
All other permitted uses	As needed

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**11. Outdoor Lighting.** The provisions of Section 5.4, Outdoor Lighting, of the Zoning Bylaw shall apply, except for Section 5.4.6. All outdoor lighting is shown for each facility on the plans submitted in

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the PSDUP application. Each of these facilities must have all driveways and the several entry/exits from the facility itself clearly identified and visible on a continuous basis.

**12. Signs.** The provisions of Section 5.2, Signs, of the Zoning Bylaw shall apply, except for Sections 5.2(1), and 5.2.8. A complete wayfinding signage package for each facility necessary for the operation of each facility and for the health and safety of residents, staff and service providers will be developed in the final construction documents consistent with building code requirements for each facility. Any and all signage that will be visible from Watertown Street or any public way is shown on the Regulatory Plans listed in Section 4.a above. Additional signage may be used as the health and safety of the residents in each facility may require.

**13. Further Determinations by the Special Permit Granting Authority.** The intent and purpose of Section 7.3 of the Zoning Bylaw, under which this PSDUP is filed and PD-3 created is to permit considerable flexibility for a memory care facility and for an independent and assisted senior living facility project. Any further review or determination by the Planning Board as the Special Permit Granting Authority or any other Town board or commission shall resolve any conflict or ambiguity in a manner consistent with the wording, intent and provisions of this PSDUP.

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Utilities, Communications and Transportation Uses  
Wireless telecommunication facility  
Radio, television studio, but without transmitting or receiving towers

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including meals, transportation,

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administrative and management

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Assisted Living Residence (MCALR): An Assisted Living Residence

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and shall be certified by the Massachusetts Executive Office of Elder Affairs

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or in a garage or other structure

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, including indoor swimming pools.

**Page 8: [11] Deleted Administrator 9/6/2018 11:02:00 AM**

(All Buildings Combined)

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4. The Planning Board also shall have discretion by a majority vote to increase the number of living units by up to 10% upon a finding that parking and circulation are not affected or additional parking can be provided.