

**Watertown Street  
Preliminary Site Development and Use Plan  
Planned Development District, PD-43**

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

This Preliminary Site Development and Use Plan (“PSDUP”) to establish Planned Development District 43 (“PD-43”) 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 20172018 Annual Town Meeting (the “20172018 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, 20172018 (the “Planning Board Zoning Regulations”). The land within PD-43 is shown and legally described in Appendix A-~~1~~ and Appendix A-2, 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 20172018 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 20172018 Zoning Bylaw applicable to the Site, the 20172018 Zoning Bylaw controls. Subsequent amendments to the 20172018 Zoning Bylaw will not apply to this PD-43 unless expressly stated otherwise herein. Terms used and not otherwise defined herein have the meanings as may be clearly ascribed to them in the 20172018 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-43.

**3. PSDUP to be effective upon transfer of title.** This PSDUP establishes the zoning for the PD-43. 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-4 shall be bound by the provisions and controls of this PSDUP, unless amended in accordance with the 2017 Zoning Bylaw. Any excess development capacity shall be expressly allocated at the time of the conveyance or subdivision of land in the PD-4 if such development or subdivision results in separate ownership of property within the PD-4.~~

**4. Plans and Documents**

a. ~~Plan Sets and 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 ~~controls shall control, otherwise the Plan or Plans control.~~ As provided for by Section 7.3.2.4 of the ~~2017~~2018 Zoning Bylaw, the vote of the Town Meeting shall refer to the PSDUP, and the Plans, which shall be considered part of the rezoning action.

a. ~~As listed below, the drawings noted as Regulatory within the~~The following ~~plan sets~~plans are incorporated herein as Appendices A1, A2, A3 and A4 and are made a part of this PSDUP (the “Regulatory Plans”):

**Appendix A1**

**“ARCHITECTURAL DRAWINGS for PLANNED DEVELOPMENT DISTRICT, PD-4.3, 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**

Sheet Number	Title	Prepared by:	Issuance Date/ Revision Date
1	Site Plan	Elkus Manfredi	<del>May-28</del> Oct. 2, 2018
2	<del>Perspective</del> Photorealistic Rendering – View of <u>Assisted Living Entry</u> <del>Looking Northwest</del>	Elkus Manfredi	<del>May-28</del> Oct. 2, 2018
3	<del>Perspective</del> Photorealistic Rendering – View of <u>Courtyard</u> <del>Looking North</del> Entry looking northwest	Elkus Manfredi	<del>May-28</del> Oct. 2, 2018
4	Elevation – East	Elkus Manfredi	<del>May-28</del> Oct. 2, 2018
5	Elevation – South	Elkus Manfredi	<del>May-28</del> Oct. 2, 2018
6	Elevation – West	Elkus Manfredi	<del>May-28</del> Oct. 2, 2018
7	Elevation – North	Elkus Manfredi	<del>May-28</del> Oct. 2, 2018
8	Enlarged Elevations	Elkus Manfredi	<del>May-28</del> Oct. 2, 2018

**Appendix A2**

**“ARCHITECTURAL DRAWINGS for PLANNED DEVELOPMENT DISTRICT, PD-4.3, 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**

Sheet Number	Title	Prepared by:	Issuance Date/ Revision Date
A1	Site Plan	CBT	<del>May-28</del> Oct. 2, 2018
A2	Perspective Rendering – Exterior View of Main Entry	CBT	May 28, 2018
A3	West Elevation at Entry	CBT	May 28, 2018
A4	West Elevation at North-Wing	CBT	May 28, 2018
A5	East Elevation at South-Wing	CBT	May 28, 2018
A6	East Elevation at North-Wing	CBT	May 28, 2018
A7	Exterior Typical Building Materials	CBT	May 28, 2018

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**Appendix A3**

**“SITE DESIGN DRAWINGS for PLANNED DEVELOPMENT DISTRICT, PD-4.3, 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**

Sheet Number	Title	Prepared by:	Issuance Date/ Revision Date
R-100	PROPERTY RIGHTS, DIMENSIONAL STANDARDS, AND PARKING PLAN	Stantec	<del>June 8</del> <u>October 2,</u> 2018
R-200	LANDSCAPE PLAN - PLANTING	Stantec	<del>June 8</del> <u>October 2,</u> 2018
<u>R-300</u>	<u>LIGHTING PLAN</u>	<u>Stantec</u>	<u>October 2, 2018</u>

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**Appendix A4**

**“SITE DESIGN DRAWINGS for PLANNED DEVELOPMENT DISTRICT, PD-4.3, 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
R-100	PROPERTY RIGHTS, DIMENSIONAL STANDARDS, AND PARKING PLAN	Stantec	<del>June 8</del> <u>October 2,</u> 2018
R-200	LANDSCAPE PLAN - PLANTING	Stantec	<del>June 8</del> <u>October 2,</u> 2018
<u>R-300</u>	<u>LIGHTING PLAN</u>	<u>Stantec</u>	<u>October 2, 2018</u>

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.~~  
**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. Institutional Uses: All institutional uses as defined in Zoning Bylaw fully or partially exempt from regulation under MGL, Ch. 40A, Section 135-3.4, Table 1—Permitted Uses and Development Standards~~

~~ii. Residential Uses: All uses permitted as of right in the RO district~~

~~iii.~~ii. Temporary Uses

~~1. Temporary building or trailer incidental to the initial construction of the building (or development~~

~~2.1. Temporary structures and uses not otherwise permitted substantial reconstruction in the district, provided the Building Commissioner finds that the proposed structure or use is compatible with the neighborhood (case of a major casualty event) of the Site.~~

~~iv. Utilities, Communications and Transportation Uses~~

~~1. Wireless telecommunication facility~~

~~2. Radio, television studio, but without transmitting or receiving towers~~

~~i.iii. Assisted Living Residence: Facility: A residence for senior adults 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 residences facilities are for frail and/or impaired senior adults 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 including meals, transportation, from meal to social and wellness activities. All Assisted Living Residences assisted living residences are required to be certified by the Massachusetts Executive Office of Elder Affairs.~~

~~ii.iv. Independent Living Residence: Facility: A residence facility that provides living and common areas 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 by residents on an individual basis. Meals, linen, and housekeeping and transportation services may be offered. There may be administrative and management maintenance staff, but there is no medical staff,~~

except as contracted for directly ~~from a third party provider~~ by a resident for that resident's own use.

~~iii.v.~~ Memory Care Assisted Living Residence (MCALR): An Assisted Living Residence Facility (MCF): A managed residential community consisting of private residential units ~~for senior adults~~ 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 MCALRMCF is not a nursing home or convalescent facility ~~and shall be certified by the Massachusetts Executive Office of Elder Affairs.~~

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 20172018 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, ~~surface or in a~~ garage, attached or detached (above ground or other structure 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
- ~~iii.~~ iv. Indoor and outdoor recreational and fitness uses for the benefit of the principal use, including fitness rooms, indoor swimming pools, pool, changing facilities, therapy rooms, walking trails and paths, gardens and associated sheds, courtyards, patios, balconies and terraces.
- ~~iv.~~ v. Office and administration administrative uses related to the business operations of the principal use
- ~~v.~~ vi. Beauty salon, parlor and/or barber shop for the benefit of a principal use
- ~~vi.~~ vii. Automatic teller machine, only contained completely within a building serving a principal use
- ~~vii.~~ Bank or credit union
- 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, guest accommodations, conference rooms, function rooms, auditoriums, public meeting rooms, arts and crafts space and community space
- ~~xi.~~ Office Uses
  - ~~1.~~ Business or professional office
  - ~~2.~~ Medical, dental, psychiatric office, but not a clinic
  - ~~3.~~ Medical, dental, psychiatric office, but not a clinic, with related laboratory
- ~~xii.~~ Personal, Business or General Service Uses
  - ~~1.~~ Medical clinic for outpatient services
  - ~~2.~~ Nonprofit community service center or charitable organization
- ~~xi.~~ Wellness care suite providing for health and wellness examination and treatment for of residents.
- ~~xiii.~~ xii. Laundry or dry cleaning pickup station with processing done elsewhere; laundry or dry cleanings services with processing on the premises, and self-service laundromat or dry cleaning.

~~The limit and size of accessory uses set forth in Section 3.2.2 and the Operational Standards set forth in Section 3.4, Table 1 Permitted Uses and Development Standards and Sections E.1.01 and E.1.02 of the 2017 Zoning Bylaw do not apply.~~

**5.6. Dimensional Standards.** Section 7.3.2.1 of the ~~2017~~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-~~43~~. Section 4, Dimensional Controls, of the ~~2017~~2018 Zoning Bylaw does not apply. ~~With the exception of Minimum Lot Area, the following requirements apply to the aggregate of all lots within the PD-4. No minimum lot frontage or setbacks are required along internal lot lines in the PD-4.~~



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**Dimensional Standards\***

**56 Watertown Street (Lot A)**

	<b><u>Required</u></b>
Minimum Lot Area	<del>30,000 square feet</del> <u>3 acres</u>
Minimum Lot Frontage	<del>20150</del> feet
Minimum Front Yard Setback	<del>1550</del> feet
Minimum Side Yard Setback	<del>1550</del> feet
Minimum Rear Yard Setback	<del>1550</del> feet
Maximum Number of Living Units (All Buildings Combined)	<del>210 units</del> <u>48</u>
<del>*</del> <u>Maximum Building Height</u>	<del>45</del> feet

**55 Watertown Street (Lot B)**

<u>Minimum Lot Area</u>	<del>56 Watertown Street: 45</del> <b><u>Required</u></b> <u>13 acres</u>
<u>Minimum Frontage</u>	<u>150</u> feet
<u>Minimum Front Yard Setback</u>	<del>55 Watertown Street: 7550</del> feet
<u>Minimum Side Yard Setback</u>	<u>50</u> feet
<u>Minimum Rear Yard Setback</u>	<u>200</u> feet
<u>Maximum Building Height**</u>	<u>83</u> feet
<u>Maximum Number of Living Units</u>	<u>156</u>

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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-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.

\*\* The height of a building or structure in the PD-4 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, mechanical equipment screens, elevator shafts, chimneys, solar panels, and other roof structures shall be exempted from the roof height calculation.

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\*Inclusive of companion units that share a bathroom.

**6.7. 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.

**7.8. Landscaping, Transition and Screening.** The ~~Landscape Plans, submitted as part of the~~ Regulatory Plans, ~~depicts~~ depict the landscaping ~~to be provided and maintained upon~~ 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 ~~do, does~~ not apply to the PD-43.

**8.9. Traffic Standards and Requirements.** The traffic and transportation standards that apply to this PD-43 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-43.

**9.10. Off-street Parking and Loading.** The standards of Section 5.1 of the Zoning Bylaw, Off-street Parking and Loading, ~~doesshall~~ not apply in this PD-3 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 parking and loading requirements applicable in PD-43. The minimum number of required off-street parking spaces for the corresponding uses in PD-43 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
<u>Institutional Uses</u> <u>Bike Racks</u>	<u>As provided for in the Zoning Bylaw 1 bike space per every 20 vehicular parking spaces (rounding up fractional spaces to the next round number)</u>
All other permitted uses	As needed

- a. Driveways. The provisions of Zoning Bylaw ~~section~~Section 5.1.10, Driveways, shall apply. ~~Among in the several requirements of this Zoning Bylaw section, it is specifically noted: each facility has its own single~~PD-3. Each building within the PD-3 shall provide a dedicated entrance/exit directly to Watertown Street, each entrance located for good sight at a location providing safe sight distances in relation to pedestrian and vehicular traffic on Watertown Street as described in above referenced Traffic Impact and Access Study, reflected on the Regulatory Plans.

**10.11. Outdoor Lighting.** The provisions of Section 5.4, Outdoor Lighting, of the Zoning Bylaw ~~do not~~shall apply in this PD-3, except for Section 5.4.6. All ~~outdoor~~exterior lighting ~~is shown~~for each ~~facility~~building in the PD-3 is reflected on the ~~photometric~~ plans submitted in the PSDUP application, ~~which clearly demonstrate that there will be adequate lighting for life safety purposes and no light spillage from the Site onto neighboring properties. Each of these facilities must have all.~~ All driveways and the several

entry/entries/exits from the facility itself (and associated signage) clearly identified and visible/reflecting on the PSDUP serving buildings shown on the Regulatory Plans shall be lighted to provide for safety and visibility on a continuous basis.

~~11.12.~~ **Signs.** The provisions of Section 5.2, Signs, of the Zoning Bylaw ~~do~~ shall not apply in this PD-3, except for Section Sections 5.2.1, 5, Prohibited Signs, which shall apply. Signage.2.3, 5.2.5 and 5.2.10. A comprehensive submission including details for each facility all interior and exterior life safety and wayfinding signage necessary for the operation of each facility shown on the Regulatory Plans and for the health and safety of residents, staff and service providers ~~will~~ shall be ~~developed~~ prepared and filed in the conjunction with final construction documents ~~for each facility in accordance with building code and other regulatory requirements applicable for each such facility.~~ Exterior signage shall not (i) be internally illuminated and (ii) exceed 5 feet in height or 50 square feet in area, per sign. Any and all exterior signage ~~that will be visible from Watertown Street is shown on the Regulatory Plans listed in Section 4.a above.~~ Additional signage may or any public way shall be used as the health and safety of reflected on the residents in each facility may require. Regulatory Plans and shall only be minimally illuminated from dusk to dawn with lighting levels necessary for safe wayfinding..

**13. Utilities.** All exterior electrical and telecommunication utilities services on the Site (with the exception of transformers, junction boxes and similar appurtenances), shall be installed underground.

**14. Sustainability.** Any buildings constructed for Principal Uses shall be designed and built consistent with the requirements of LEED Silver certification according to the U.S. Green Building Council.

~~12.15.~~

**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-43 created is to permit considerable flexibility ~~for~~ to allow for construction and operation of a memory care facility and for an independent and assisted senior living facility project. ~~This PSDUP must be submitted to and approved by a Town Meeting vote which rezones the land shown in Addendum A-1 and A-2 to be used for a specific purpose and also approves the zoning rules and regulations for this specific new zoning district.~~ 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.