

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

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

This Preliminary Site Development and Use Plan (“PSDUP”) ~~to establish~~ establishes 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~~ Town’s 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.

**4. Plans and Documents**

a. **Regulatory Material(s).** In the event of conflict or inconsistency between the text of this PSDUP and the plans 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 Plans, which shall be considered part of the rezoning action. The~~ the following 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-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	Oct. <del>217</del> , 2018
2	Photorealistic Perspective Rendering – View of Assisted Living Entry Looking Northwest	Elkus Manfredi	Oct. <del>217</del> , 2018
3	Photorealistic Perspective Rendering – View of Entry-looking northwest Courtyard Looking North	Elkus Manfredi	Oct. <del>217</del> , 2018
4	Elevation – East	Elkus Manfredi	Oct. <del>217</del> , 2018
5	Elevation – South	Elkus Manfredi	Oct. <del>217</del> , 2018
6	Elevation – West	Elkus Manfredi	Oct. <del>217</del> , 2018
7	Elevation – North	Elkus Manfredi	Oct. <del>217</del> , 2018
8	Enlarged Elevations	Elkus Manfredi	Oct. <del>217</del> , 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**

Sheet Number	Title	Prepared by:	Issuance Date/ Revision Date
A1	Site Plan	CBT	Oct. <del>217</del> , 2018
A2	Perspective Rendering – Exterior View of Main Entry	CBT	May <del>28</del> , 2018
A3	West Elevation at Entry	CBT	May <del>28</del> , 2018
A4	West Elevation at North-Wing	CBT	May <del>28</del> , 2018
A5	East Elevation at South-Wing	CBT	May <del>28</del> , 2018
A6	East Elevation at North-Wing	CBT	May <del>28</del> , 2018
A7	Exterior Typical Building Materials	CBT	May <del>28</del> , 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**

Sheet Number	Title	Prepared by:	Issuance Date/ Revision Date
R-100	PROPERTY RIGHTS, DIMENSIONAL STANDARDS, AND PARKING PLAN	Stantec	<del>October 20</del> Oct. 17, 2018
R-200	LANDSCAPE PLAN - PLANTING	Stantec	<del>October 20</del> Oct. 17, 2018
R-300	LIGHTING PLAN	Stantec	<del>October 20</del> Oct. 17, 2018
<b>R-400</b>	<b>SIGNAGE PLAN</b>	<b>Stantec</b>	<b>Oct. 17, 2018</b>

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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
R-100	PROPERTY RIGHTS, DIMENSIONAL STANDARDS, AND PARKING PLAN	Stantec	<del>October 20</del> Oct. 17, 2018
R-200	LANDSCAPE PLAN - PLANTING	Stantec	<del>October 20</del> Oct. 17, 2018
R-300	LIGHTING PLAN	Stantec	<del>October 20</del> Oct. 17, 2018
<b>R-400</b>	<b>SIGNAGE PLAN</b>	<b>Stantec</b>	<b>Oct. 17, 2018</b>

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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. All uses fully or partially exempt from regulation under MGL, Ch. 40A, Section 3.

- ii. Temporary Uses
  - 1. Temporary building or trailer incidental to the initial construction (or substantial reconstruction in the case of a major casualty event) of the Site.
- iii. 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.
- iv. Independent Living Facility: A facility that provides residential accommodations for ~~senior~~ adults 62 years of age or older. 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.
- v. 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. ~~i-xii~~ 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, including fitness rooms, indoor pool, changing facilities, therapy rooms, walking trails and paths, gardens and associated sheds, courtyards, patios, balconies and terraces.
  - v. Office and administrative uses related to the business operations of a principal use
  - vi. Beauty parlor and/or barber shop for the benefit of a principal use
  - vii. Automatic teller machine, only contained completely within a building serving a principal use
  - 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 and community space
- xi. Wellness care suite providing for health and wellness examination and treatment for of residents.
- xii. Laundry or dry cleaning pickup station with processing done elsewhere; laundry services with processing on the premises, and self-service laundromat.

**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 certain principal uses permitted in this PD-3. The provisions of Section 4, Dimensional Controls, of the 2018 Zoning Bylaw ~~does~~ do not apply in this PD-3.

**Dimensional Standards**

**56 Watertown Street (Lot A) Memory Care Facilities**

**Required**

Minimum Lot Area	3 acres
Minimum Lot Frontage	150 feet
Minimum Front Yard Setback	50 feet
Minimum Side Yard Setback	50 feet
Minimum Rear Yard Setback	50 feet
Maximum Number of Living Units*	48
Maximum Building Height	45 feet

**55 Watertown Street (Lot B) Assisted and/or Independent Living Facilities**

**Required**

	13 acres
	150 feet
Minimum Lot Area	50 feet
Minimum Frontage	50 feet
Minimum Front Yard Setback	200 feet
Minimum Side Yard Setback	<del>83</del> feet <u>79 feet</u>
Minimum Rear Yard Setback	
	156
Maximum Building Height	
Maximum Number of Living Units	

\*Inclusive of companion units that share a bathroom.

**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 Regulatory Plans depict the landscaping to be provided and maintained upon the Site. With the exception of Sections 5.3.1 and 5.3.3, the remaining provisions of Section 5.3 of the Zoning Bylaw, Landscaping - Transition and Screening, ~~does do~~ 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 identified in~~ the Traffic Impact ~~and Access Study prepared for reflecting~~ the Site, ~~proposed buildings and uses thereon shown on the Regulatory Plans for the Site, as prepared by~~ Stantec Consulting Services, Inc., dated April 27, 2018. With the exception of Section 5.5.5, the remaining provisions of Section 5.5 of the Zoning Bylaw - Traffic Standards, ~~does do~~ 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, shall not apply in this PD-3 except as provided herein. The Regulatory Plans ~~showing both establish the only applicable parking and loading requirements in PD-3, identifying~~ surface parking areas, 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-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
Bike Racks	1 bike space per every 20 vehicular parking spaces (rounding up fractional spaces to the next round number)
All other permitted uses	As needed

- a. Driveways. The provisions of Zoning Bylaw Section 5.1.10, Driveways, shall apply in the PD-3. Each building within the PD-3 shall provide a dedicated entrance/exit directly to Watertown Street at a location providing ~~safesight~~safe sight distances in relation to pedestrian and vehicular traffic on Watertown Street as reflected on the Regulatory Plans.

**11. Outdoor Lighting.** The provisions of Section 5.4, Outdoor Lighting, of the Zoning Bylaw shall apply in this PD-3, except for Section 5.4.6. All exterior lighting for each building in the PD-3 is reflected on the ~~plans submitted in the PSDUP application.~~Regulatory Plans. All driveways and entries/exits reflected on the ~~PSDUP serving~~PSDUP serving buildings shown on the Regulatory Plans shall be continuously lighted when necessary to provide for safety and visibility on ~~a continuous basis~~the Site.

**12. Signs.** The provisions of Section 5.2, Signs, of the Zoning Bylaw shall not apply in this PD-3, except for Sections 5.2.1, 5.2.3, 5.2.5 and 5.2.10. A comprehensive submission including details for 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 shall be prepared and filed in conjunction with final construction documents 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

visible from Watertown Street or any public way shall be reflected on the 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.~~

~~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-3 created is to permit considerable flexibility to allow for construction and operation of a memory care facility project containing both a Memory Care Facility and for an independentIndependent and assisted senior living facility projectAssisted Living Facility. 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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