

PD-4 District

Site Plan Review Application

Design Standards Compliance Checklist

The PD-4 District | Site Development Plans (The “Plans”) have been designed to comply with §9.5 – Design Standards of the Lexington Zoning Bylaws (the “Standards”) unless such standards are specified in the approved Preliminary Site Development and Use Plan (PSDUP) approved for the PD-4 District, in which case the PSDUP standards govern.

The Plans refer to Site Development Plans entitled, “Proposed Mixed Use Development – 186 Bedford Street”, prepared for 186 Bedford Street LLC dated May 1, 2020 and prepared by Highpoint Engineering, Inc. together with project consultants.

Item	Standard	Compliance Notes
Lighting	§9.5.1 of the Regulations states that lighting should conform to §135-5.4.4 through §135-5.4.6 of the Zoning Bylaw and internal lighting must not cause overspill onto abutting properties, the street, or into the night sky.	The Project will comply with the noted Lexington Zoning By-law sections regulating Lighting. See plan entitled, “Lighting Plan – Sheet L400” in the Plans for technical conformance data.
Signs	<p>Per the PSDUP, the provisions of §5.2 of the Zoning Bylaw, Signs, shall not apply except for the following:</p> <ol style="list-style-type: none"> 1. The objectives of § 5.2.1 apply. 2. The provisions of § 5.2.3, Exemptions, apply. 3. The General Regulations of § 5.2.4 apply. 4. The provisions of § 5.2.5, Prohibited Signs, apply. 5. The provisions of § 5.2.8, Commercial Districts, apply; and except for signs permitted as of right pursuant to § 5.2.8, applications for signs shall be submitted pursuant to the Provisions For Site Plan review set forth in Zoning Bylaw Section 9.5.4 as administered by the Planning Board or the Planning Director as the Planning Board’s designee. 6. The provisions of § 5.2.10, Special Permit, apply 	The Project will comply with the Lexington Zoning By-law sections regulating Signs. See plans entitled, “Site Improvements Plan – L100; and Site Improvements Details – L500” for free-standing sign location and design.

<p>Noise</p>	<p>The Memorandum of Understanding between 186 Bedford Street LLC (Owner) and the Town of Lexington, Massachusetts (Town), dated November 4, 2019, Section V – Noise Testing and Abatement apply to the District including the following:</p> <ol style="list-style-type: none"> 1. Owner agrees to comply with the Town’s Noise Control Bylaw, Ch. 80. In its Site Plan Review Application for the Project the Owner and its acoustic consultant will submit a testing protocol to be used to establish ambient noise levels et.al. 2. If the Town receives any noise complaints for the Project, or if the owner makes future improvements to the Project, The Owner shall demonstrate to the Town its compliance with the Noise Control Bylaw et. al. 3. Upon Occupancy of the Project, the Owner agrees to prohibit deliveries to the Project between the hours of 7pm and 7am on weekdays, and 7pm until 8am on weekends. 4. That HVAC systems under full load will not exceed 5dBA above established ambient noise levels between 10pm and 6am at the property lines 	<p>Building operations will comply with the Lexington noise standards and provisions of the Memorandum of Understanding. Please see the reports entitled, “Ambient Noise Testing Protocol” dated April 23, 2020 and “Noise Evaluation for Mixed-Use Development”, dated April 27, 2020 both prepared by Acentech for compliance with the provisions of the MOU and By-laws.</p>
<p>Landscaping</p>	<p>The PSDUP landscape plans show the landscaping for the PD-4 District and supersede §9.5.4 of the Regulations. Per the PSDUP Zoning, Section 8.1 – Landscape, Transition, and Screening (Subsections 8.1.1 through 8.1.14) apply to the District. .</p>	<p>The Project site has undergone a comprehensive tree evaluation and inventory conducted by a Certified Arborist in consultation with the Lexington Tree Warden and Project Landscape Architect. See the attached Tree Inventory matrix and plans entitled, “Tree Protection Plan - L000”, and “Planting Plan – L300” in the Plans for compliance with the provisions of the By-laws and PSDUP.</p>

<p>Stormwater Management</p>	<p>§9.5.5 of the Regulations states that stormwater management standards are set forth in Chapter 114 of the Code of Lexington and the rules and regulations of the Board of Health and that all stormwater management facilities must comply with the Department of Environmental Protection's Stormwater Management Regulations, 314 CMR 21.00 et seq.</p>	<p>The Project will conform to the Stormwater Management Standards outlined in the Regulations. The Stormwater Management System layout is depicted on the Plans. Final Hydrologic Analysis and Stormwater Management Report is submitted for Lexington Department of Public Works review.</p>
<p>Aesthetics</p>	<p>§9.5.6 of the Regulations states that in determining the appropriateness of buildings, design elements of proposed buildings must be evaluated in relation to existing buildings adjacent or surrounding buildings. The back and sides of each building must be given architectural care particularly if available for view by the public.</p>	<p>The renovation of the historic buildings and architectural design of the building addition is consistent with the approved PSDUP. See the architectural floor plans and elevations in the Plans for conformance to the PSDUP.</p>