

PETITION FOR CHANGE OF ZONING DISTRICT

The undersigned, owner of the property which is the subject of this rezoning petition, hereby requests that the Town of Lexington Board of Selectmen place the following Article on the Warrant for the Town of Lexington 2019 Annual Town Meeting:

ARTICLE # _____

To see if the Town will vote to amend the Zoning Map and Bylaw of the Town, based on the information provided in the applicant's Preliminary Site Development and Use Plan ("PSDUP") for the property commonly known as Town of Lexington Assessors' Map 64, Parcel 68 at 186 Bedford Street; or to act in any other manner relative thereto.

DESCRIPTION: The proposed Article would rezone the property from the present RS One Family Dwelling District to a PD Planned Development District. This would allow for renovation and addition to the existing buildings on the above parcel which is identified on a Plan entitled: Proposed Mixed-Use Development - 186 Bedford Street, Lexington, Massachusetts | Preliminary Site Development and Use Plan dated December 20, 2018, prepared by Highpoint Engineering, Inc. and on file with the Lexington Town Clerk and Planning Board, with metes and bounds shown on the attached Legal Description.

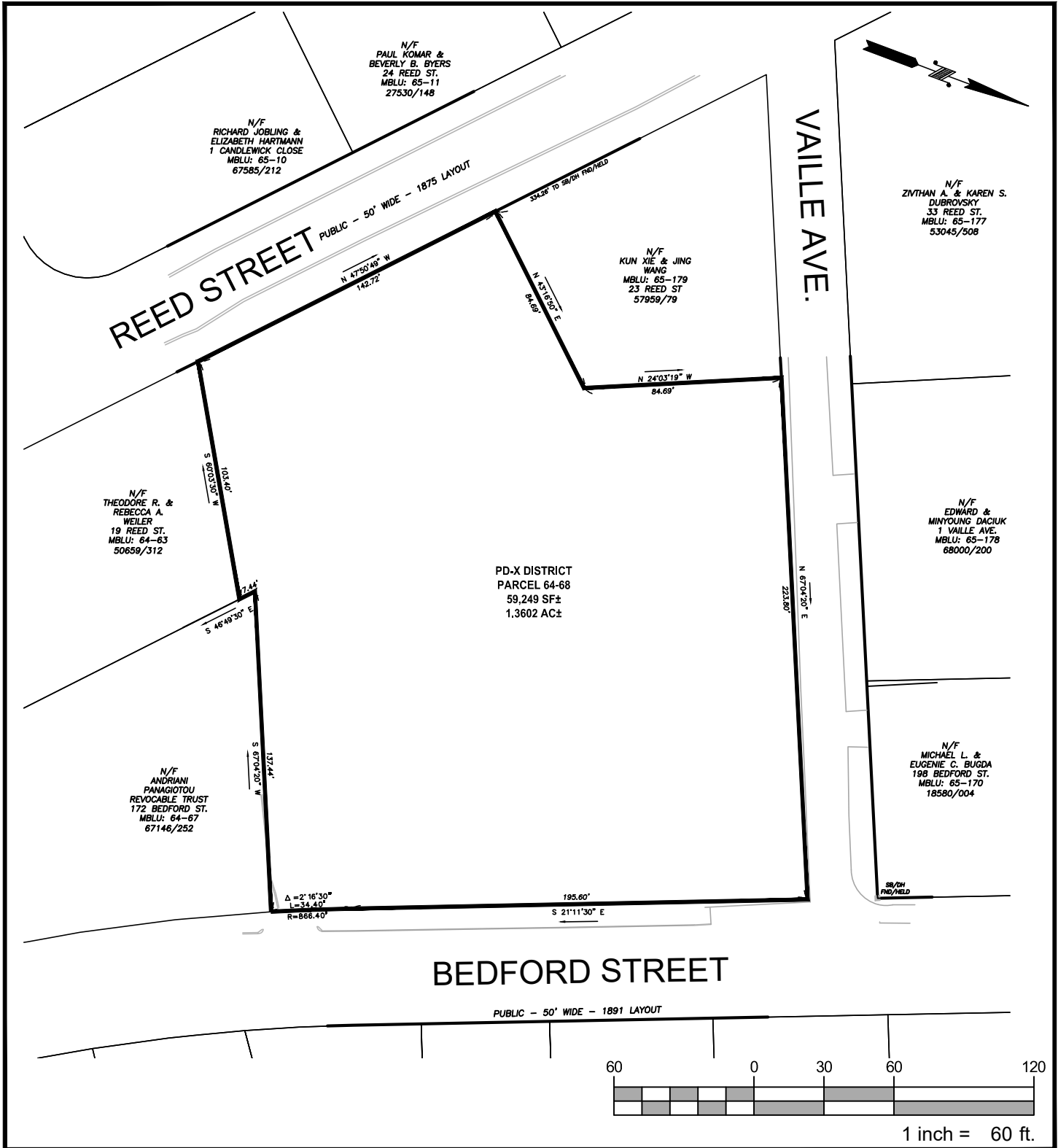
By:  MGR
186 Bedford Street, LLC

A certain parcel of land known as 186 Bedford Street in Lexington, MA and shown as Town Assessor's parcel #64-68, said parcel being described as follows:

Beginning at a point along the southwesterly sideline of Bedford Street in Lexington, Middlesex County South, said point being referenced from a granite bound located at the northwest corner of Bedford Street and Valle Avenue and bearing S 21°-11'-30" E, a distance of thirty and 00/100 (30.00') feet to the True Point of Beginning, thence continuing by said southwesterly sideline of Bedford Street:

- S 21°11'30" E a distance of one hundred ninety-five and 60/100 (195.60') feet, thence
- Southwesterly by a curve to the left with a radius of eight hundred sixty-six and 40/100 (866.40') feet, having an arc length of thirty-four and 40/100 (34.40') feet, the previous two courses running by the southwesterly sideline of the 1891 layout of Bedford Street, thence
- S 67°04'20" W a distance of one hundred thirty-seven and 44/100 (137.44') feet, thence
- S 46°49'30" E a distance of seven and 44/100 (7.44') feet, the previous two courses running by land now or formerly of the Andriani Panagiotou Revocable Trust, thence
- S 60°03'30" W a distance of one hundred three and 40/100 (103.40') feet, by land now or formerly of Weiler, to the northerly sideline of Reed Street, thence
- N 46°49'30" W a distance of one hundred forty-two and 72/100 (142.72') feet, by the northerly sideline of Reed Street, thence
- N 43°16'50" E a distance of eighty-four and 69/100 (84.69') feet, thence
- N 23°02'00" W a distance of eighty-four and 69/100 (84.69') feet, the previous two courses by land now or formerly of Wang, to the southerly sideline of Valle Avenue, thence
- N 67°04'20" E a distance of two hundred twenty-three and 80/100 (223.80') feet to the southwesterly sideline of Bedford Street and to the True Point of Beginning.

Said parcel having an area of 59,249 square feet, or 1.3602 acres.




HIGHPOINT ENGINEERING, INC.
 LAND PLANNING
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 CIVIL/SITE ENGINEERING
 CONSULTING

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PLANNED DEVELOPMENT DISTRICT PD-X PLAN		
PROJECT NAME PROPOSED MIXED-USE DEVELOPMENT 186 BEDFORD STREET LEXINGTON, MA		FIGURE NO. EX01
PREPARED FOR BEACON POINT MANAGEMENT, LLC 189 BEDFORD STREET LEXINGTON, MA	SCALE 1"=60'-0"	DATE 12/20/2018
	PROJECT NUMBER 18002	FILE NAME EXHIBIT_01