



January 05, 2021

Sheila Page  
Assistant Planning Director  
Town of Lexington  
Town Office Building  
1625 Massachusetts Avenue  
Lexington, MA 02420

RE: 9 Keeler Farm Way Landscape Enhancements, Special Permit-Plan Modification

Dear Sheila and Members of the Planning Board:

On behalf of the Client, Raymond and Tiffany Chang, VHB, Inc. is pleased to submit our application for for the Special Permit-Plan Modification under Section 135-6.9 of the Town of Lexington's Zoning Regulations. The subject parcel of land is identified under the Town of Lexington's Assessor's Map 62, Lot F-Parcel 62-7E originally part of the Town of Lexington's Planning Board Granted Special Permit for 71-79 East Street / Keeler Farm Way on October 19, 2011. The Client's property is in the RO-Single Family Home District with rear and side building setbacks of 10'.

The Client is asking for modification of impervious surface area on their property from the maximum allowed 5,835 SF to 7,317 SF. The total parcel area is 12,292 (.28 acres), which is also surrounded by designated preserved land under the Keeler Farm Homeowners Trust. The designated Trust's land is comprised of heavily vegetated landscape buffers 35' wide along the west property line and 67' wide along the south property line. Additionally, Parcel 2 of the approved subdivision plans have designated over 63,500 SF of open space for recreational use that is located to the east of the Client's property.

#### Existing Conditions

The existing conditions within the proposed area of enhancements consists of an at grade bluestone patio accessed by several stairs from two back doors and a gently sloped lawn. The current lawn area has remained the same since the house was constructed. A 4' tall vinyl picket fence encloses half of the back yard which extends into the Trust's preserved land. A portion of the fence on the east side is

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shared by the Client and adjacent property owner which will remain in place. Existing vegetation consists of only mixed foundation plantings.

## Project Overview

The Client would like to create more useable and attractive outdoor spaces while further connecting them to the outdoor environment. The proposed landscape enhancements are in the back and side yards and will utilize attractive materials while complementing the home and neighborhood consisting of the following:

- Removal of the existing 4' vinyl fence (located within the Trusts land area)
- A patio set at grade on gravel with an open pergola structure on the west side
- A raised terraced patio (elevated approx. 18"-24" high) located in the back yard including masonry grill station, firepit, and seating encompassed by decorative stone walls
- An ornamental flower garden with pavers on gravel and decorative arbor, suspended basket seating along with small garden shed and enclosed dog pen area on the east side
- Ornament and shade trees, evergreens and mixed native shrubs/groundcovers will complement the hardscape features.
- Low voltage LED lighting will be added to create safe transitions between and within spaces and tastefully accent key trees
- Drip irrigation will be utilized to establish the new plantings

The proposed enhancements will not remove any existing perimeter vegetation. The majority of the existing foundation plantings will be transplanted and utilized to complement the proposed outdoor spaces. Damaged lawn area within the Trust owned land will be reestablished to its current state of lawn.

## Stormwater Design

A grading and drainage plan (Sheet L-2) along with stormwater memo/report has been included in our submission designed by a registered civil engineer. Stormwater within the terraced patio is captured within mini channel drains dispersed into smaller leaching basins and trench. The stormwater from the at-grade patios will be directed into two leaching basins proposed on the east and west sides of the design. All downspouts are currently piped into one assumed subsurface structure on the property's east side. While the Deeded Subdivision Grading/Drainage Plan shows one subsurface structure in the location of the proposed pergola, its unknown if it exists in this location. This stormwater structure will be removed/relocated if necessary and all downspouts reconnected. Stormwater runoff from the existing patio and lawn currently flows to the northwest corner of the property. No puddling has been observed by the Client.

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Electronic PDF copies have been emailed directly to the Planning Board and submitted with the online Legal Notice Permission including the following:

- Form B Application
- Abutter List (within 300')
- Original Subdivision Special Permit Certificate of Approval
- Legal Notification Permission
- Stamped Proposed Site Plans (Cover, Sheets L-1 thru L-6)
- Stamped Existing Conditions Survey (Sheet Sv-1)
- Stormwater Memorandum/Analysis -January 5, 2021

Thank you for your time to review our application and we look forward to meeting with the Board on February 3, 2021. Please do not hesitate to contact me if any questions should arise at 617-607-2614.

Sincerely,

Erik J. Bednarek, PLA CLARB

VHB, Inc.

Cc: Lori Kaufman  
Molly Belanger  
Raymond Chang