

***Sketch Plan***  
***840 Emerson Gardens Road***

***BALANCED HOUSING DEVELOPMENT***  
***LEXINGTON, MA***

***NOVEMBER 19, 2019***

**Prepared For:**

Seaver Construction  
215 Lexington Street  
Woburn, MA 01801

# **840 EMERSON GARDENS ROAD**

Lexington, MA 02420  
Balanced Housing Development  
SKETCH PLAN

## **TABLE OF CONTENTS**

<b><u>REPORTS</u></b>	<b><u>SUBJECT</u></b>
	Project Summary
	FORM B – General Application For Approval of a Plan for Subdivision
	FORM G-CE
	FORM G-LA
	FORM G-LS

<b><u>PLAN</u></b>	<b><u>TITLE</u></b>
Sheet 1	Locus Context Plan
Sheet 2	Site Analysis Plan
Sheet 3	Proof Plan I
Sheet 4	Proof Plan II
Sheet 5	Balanced Housing Development
Sheet 6	BHD Site Construction Plan
Sheet 7	BHD Landscape Plan
Sheet 8	BHD Utilities Plan

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ATTORNEY AT LAW

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LEXINGTON, MASSACHUSETTS 02421

TEL: 781-863-5777  
JFLEXLAW@AOL.COM

November 20, 2019

Town of Lexington Planning Department  
Town Hall  
1625 Massachusetts Avenue  
Lexington, MA 02421

**RE: 840 Emerson Gardens Road**

**Proposed Subdivision**

**Special Permit Balanced Housing Subdivision**

Dear Board Members:

Seaver Construction, Inc. (Seaver) a local, well-known and highly respected development company, is under contract to purchase that property known and numbered as 840 Emerson Gardens Road, Lexington. With this letter Seaver is submitting its development proposal for this Site for initial Board review under the provisions of Section 6.9.3 of the Lexington Zoning Bylaw, Special Residential Developments, Balanced Housing Development. The first step in this process is a "sketch plan" submission wherein the Applicant, Seaver in this case, submits its proposal to this Board for the Board's initial review and input. The objective of this initial meeting is a candid, objective review of the Applicant's submission.

**1 The Site**

The Site is 11.56 acres in size and located in a RO Zoning District. The Site currently is improved with a 60,378 gross sq. ft. two story building, used, until recently, as a 152-bed nursing home. There are two auxiliary service buildings. There are extensive paved areas on the Site providing parking for approximately 100 cars and service vehicles.



Wetlands are on three sides of the Site and a trail over a portion of the Site is used by Town residents for access to an abutting Town conservation area.

The 150-unit Emerson Gardens Condominiums complex immediately abuts the Site and is the closest neighbor. The Site is most directly accessed by Emerson Gardens Road, which is 70' wide at the Site entrance.

## 2 The Balanced Housing Proposal

A principal objective of the Balanced Housing special permit subdivision rules is to provide smaller size living units than the standard single-family housing units more commonly built in Lexington. This Site has the potential for nine single family houses, each containing approximately 9000 gross square feet.

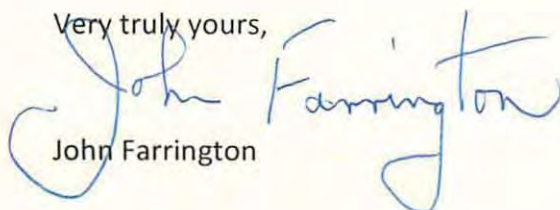
The Applicant's proposal for the Site is to construct 24 condominium style living units, attached in groups of three or four. Fourteen units are townhouses and ten units are flats. All units are moderate size. Five units are 1345 gross s/f, which translates to under 1000 s/f livable area. Five more units are 2275 gross square feet. The largest units average approximately 3400 s/f. By Lexington single family housing standards, all the proposed units are modest or small in size.

The Applicant (Scott Seaver) attended an earlier neighborhood and Town Officials meeting where a different proponent described a "friendly 40B" development for a 150-unit apartment complex to replace the current nursing home use and structures at this location. The size and location of the Site supports this size development proposal. The neighbors did not.

This balanced housing proposal responds to the concerns raised at that meeting. It is far less intense. The Applicant, and his Development Team, all believe Lexington is better served by not building nine \$2.2 to 2.7 million-dollar homes. This proposal provides five different floor plans, which will attract a diverse group of owners. The units are far more affordable than typically seen in Lexington.

This style housing compliments the Site's immediate abutter, Emerson Gardens Condominiums.

Very truly yours,

  
John Farrington



**Town of Lexington**  
**PLANNING OFFICE**

Land Use, Health and Development Department  
1625 Massachusetts Avenue  
Lexington, MA 02420

Tel: (781) 698-4560

**FORM B**  
**GENERAL APPLICATION FOR APPROVAL OF A PLAN FOR DEVELOPMENT**

Date: November 19, 2019

To the Planning Board:

**NAME OF PROJECT:** 840 Emerson Gardens Road

**A. TYPE OF APPLICATION**

- Preliminary or definitive subdivision plan, per §175-5.0 or §175-6.0
- Minor site plan review, per §176-9.0
- Major site plan review, per §176-9.0
- Special permit residential development, per §135-6.9
- Adequacy determination of an unaccepted street, per § 176-7.0
- Review of a zoning amendment for a planned development (PD) district, per §135-7.3

**B. A. TYPE OF PLAN**

The accompanying plan is a:

Sketch     Preliminary     Definitive

Extension     Rescission

For a:

Residential Development

Non-residential Development

Received by Planning Board:

Space for Town Clerk

**B. DESCRIPTION OF LAND**

All property included in the plan:

- 1. Street Address: 840 Emerson Gardens Road      Map-Lot #: 29-74A
- 2. Street Address: \_\_\_\_\_      Map-Lot #: \_\_\_\_\_
- 3. Street Address: \_\_\_\_\_      Map-Lot #: \_\_\_\_\_

Please add more if necessary.

**C. COST ESTIMATE**

For projects filed under §135-6.9 please complete Form SC

**D. APPLICANT AND OWNER INFORMATION**

Note: The Zoning and Subdivision Regulations permit a person other than the owner to file an application, with the written permission of the owner, and if the applicant states the nature of their interest.\*

Applicant's Name: Scott Seaver, Seaver Construction

Is the applicant also the owner?     Yes     No

Signature of Applicant: \_\_\_\_\_

Applicant's Business address: 215 Lexington Street, Woburn, MA

Applicant's Phone Number: 781-935-0130

Applicant's Email Address: sseaver@seaverconstruction.com

If the applicant is not the owner what is the nature of interest in the land?

Purchase and sale agreement  
\_\_\_\_\_  
\_\_\_\_\_

\*For projects filed under §135-6.9 if the applicant is not the owner the applicant must attach a copy of a purchase and sale agreement, or other instrument of future sale, to this application.

Note: The Planning Department requires that one-person act as coordinator/contact person for an application. That person is assumed the applicant unless a member of the development team is designated.

**SIGNATURES OF OWNERS**

**Note: The owners of all land affected by this development must sign this application. If necessary, complete table two, or file a separate sheet, for multiple parcels/owners.**

Table 1

Map-Lot #: 29-74A	Map-Lot #:
Name of Owners (print)	
Owner 1: M Lexington LLC, C/O Melohn Capital LLC 250 West 55th Street New York, New York 10019	
Owner 2:	
Signature of Owner 1	Signature of Owner 2

Table 2

Map-Lot #:	Map-Lot #:
Name of Owners (print)	
Owner 1:	
Owner 2:	
Signature of Owner 1	Signature of Owner 2

**E. CALCULATION OF FEE**

Type of Application or Action:	Number of Lots	Rate per Lot	Sub Total	Fixed Rate	Total
Filing Fee:	9	* \$500.00	= \$4500.00	+\$1500.00	= \$6000.00
*Creditable Prior Payment					
Total Filing Fee due with application					\$6000.00

Schedule of Administrative Fees. The following schedules apply to the types of applications to the Board:

Application Types	Fees	Application Types	Fees
Residential Preliminary Subdivision		Unaccepted Street Determination, §176-7.0	\$2,000
1 to 3 Lots	\$1,000 plus 500 per lot	Special Permitting, §176-6.0	
4 to 8 Lots	\$1,500 plus 500 per lot	Residential Sketch Plan	\$1,500 plus \$500 per proof plan lot
More than 9	\$2,000 plus 500 per lot	Residential Special Permit	\$3,000 plus \$500 per proof plan lot
Non-Residential Preliminary Subdivision	\$2,000 plus 500 per lot	Nonresidential Sketch Plan	\$1,500 plus \$50 per 1,000 SF of GFA
		Nonresidential Special Permit	\$3,000 plus \$50 per 1,000 SF of GFA
Residential Definitive Subdivision		Site Plan Review, §176-9.0	
1 to 3 Lots	\$2,000 plus 500 per lot	Minor site plan review	\$500
4 to 8 Lots	\$3,000 plus 500 per lot	Major site plan review	\$1,500
More than 9	\$4,000 plus 500 per lot	PD rezoning, §176-8.0	
Non-Residential Definitive Subdivision	\$4,000 plus 500 per lot	Sketch PSDUP	\$500
Modifications	\$1,500	Final PSDUP	\$2,000

\*One payment of a fee for a residential preliminary plan is creditable to the initial fee for a definitive plan. If more than one fee is paid for a preliminary plan, only the first of those payments is creditable to the initial fee for a definitive plan.

One payment of a fee for a sketch plan is creditable to the initial fee for a special permit application or PSDUP rezoning request. If more than one fee is paid for a sketch plan, only the first of those payments is creditable to the initial fee for a special permit application.



**F. DEVELOPMENT TEAM**

	<b>Landscape Architect</b>	<b>Civil Engineer</b>	<b>Land Surveyor</b>	<b>Attorney</b>
<b>Name</b>	Laurie Tarr-Ellsworth	Frederick W. Russell	James R. Keenan	John Farrington (CONTACT)
<b>Mass. Registration #</b>	1099	36713	30751	
<b>Name of Firm</b>	LTE Landscape Architecture	Frederick W. Russell, PE	Keenan Survey	
<b>Mailing Address</b>	219 Ellis Road, Suite B Westminster, MA 01473	154 Aldrich Road Wilmington, MA 01887	8 Winchester Place Winchester, MA 01890	5 Militia Drive, Suite 4 Lexington, MA 02421
<b>Telephone #</b>	978-549-0337	978-604-6590	781-729-4213	781-863-5777
<b>(If applicant is not coordinator/contact person, designate one person for that role)</b>				

Insert copy of filing fee check here



**Town of Lexington  
Planning Office**

Land Use, Health and Development Department  
1625 Massachusetts Avenue  
Lexington, MA 02420

Tel: (781) 698-4560

FORM G-CE

**DESIGNER'S CERTIFICATE  
CIVIL ENGINEER**

November 19, 2019

(date)

To the Planning Board:

Assessor's map and lot #: 29-74A

Development application type: Balanced Housing Development

I hereby certify that: (Please fill in the relevant blanks.)

1. the accompanying plan, entitled: Balanced Housing Development; 840 Emerson Gardens Road;

Proof Plan I, Proof Plan II, Balanced Housing Development, BHD Site Construction Plan and  
BHD Utilities Plan

and dated November 10, 2019, is true and correct to the accuracy required by the  
Rules and Regulations of the Lexington Planning Board;

2. that the completed construction complies with the approved definitive subdivision plan, any  
written changes made after the approval of the plan and the Standard Specifications;

3. other: \_\_\_\_\_

Identifying information of Civil Engineer:

Frederick W. Russell, PE

Civil Engineer

154 Aldrich Road

Wilmington, MA 01887

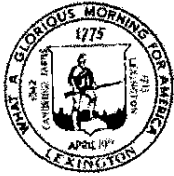
Address

978-604-6590

Phone

Space for Professional  
Registration Stamp





Town of Lexington  
Planning Office

Land Use, Health and Development Department  
1625 Massachusetts Avenue  
Lexington, MA 02420

Tel: (781) 698-4560

FORM G-LA

DESIGNER'S CERTIFICATE  
LANDSCAPE ARCHITECT

November 19, 2019  
(date)

To the Planning Board:

Assessor's map and lot #: 29/74A

Development application type: Balanced Housing Development

I hereby certify that: (Please fill in the relevant blanks.)

1. the accompanying plan, entitled: Balanced Housing Development; 840 Emerson Gardens Road;  
Site Analysis Plan and Landscape Plan

and dated November 10, 2019, is true and correct to the accuracy required by the Rules and Regulations of the Lexington Planning Board;

2. the planting of all trees and other plant materials complies with the approved definitive subdivision plan, any written changes made after the approval of the plan and the Standard Specifications;

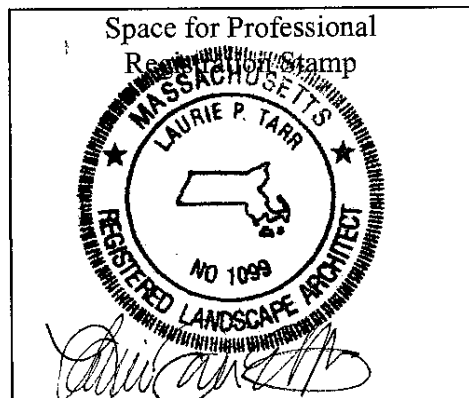
3. other: \_\_\_\_\_

Identifying information of Landscape Architect:

Laurie Tarr-Ellsworth  
Landscape Architect

LTE Landscape Architecture  
219 Ellis Road, Suite B  
Westminster, MA 01473  
Address

978-549-0337  
Phone





**Town of Lexington  
Planning Office**

Land Use, Health and Development Department  
1625 Massachusetts Avenue  
Lexington, MA 02420

Tel: (781) 698-4560

**FORM G-LS  
DESIGNER'S CERTIFICATE  
LAND SURVEYOR**

November 19, 2019  
(date)

To the Planning Board:

Assessor's map and lot #: 29-74A

Development application type: Balanced Housing Development

I hereby certify that: (Please fill in the relevant blanks.)

1. the accompanying plan, entitled: Balanced Housing Development; 840 Emerson Gardens Road;  
Site Analysis Plan

and dated November 10, 2019 is true and correct to the accuracy required by the Rules and Regulations of the Lexington Planning Board;

2. all required bounds, monuments or markers delineating the right-of-way of any street, or of any easement, or any walk or path, or any lot, as shown on the approved definitive subdivision plan, have been correctly located and permanently set;

3. other \_\_\_\_\_

Identifying information of Land Surveyor:

James R. Keenan

Land Surveyor

Keenan Survey

8 Winchester Place

Winchester, MA 01890

Address

781-729-4213

Phone

