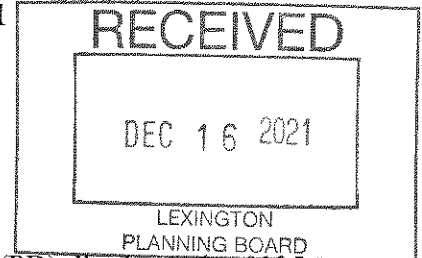




LEXINGTON PLANNING BOARD
1625 MASSACHUSETTS AVENUE, LEXINGTON, MA

MEMBERS OF THE PLANNING BOARD:
CHARLES HORNIG, CHAIR – ROBERT PETERS, VICE-CHAIR – MICHAEL SCHANBACHER, CLERK
ROBERT CREECH – MELANIE THOMPSON – MICHAEL LEON, ASSOCIATE

**RECOMMENDATION OF THE LEXINGTON PLANNING BOARD
ON A SKETCH PRELIMINARY SITE DEVELOPMENT AND USE PLAN (PSDUP)
FOR THE PROPERTY LOCATED AT 475 BEDFORD STREET
RECOMMENDATION DATED NOVEMBER 10, 2021**



General Property Information

Property Address: 475 Bedford Street
Assessor's Information - Parcel ID: 84-85A
Zoning District: RO - One Family Dwelling

Application Information

Application(s): Review of a zoning amendment for a planned development (PD) district under §135-7.3

Date application(s) were filed with the Town Clerk: October 19, 2021

General Project Contact Information

Owner and Applicant Name and Address: Cresset Lexington, LLC, 120 Water Street, Suite 200, Boston, MA 02109
Architect: John Sullivan (Mass. Registration #50370), SGA Architects, 200 High Street, Unit #2, Boston, MA 02110
Civil Engineer: Dale Horsman (Mass. Registration #51903) and Sean Colella (Mass. Registration #53486), VHB, 101 Walnut Street, PO Box 9151, Watertown, MA 02471
Land Surveyor: Russell Bousquet (Mass. Registration #35389), VHB, 101 Walnut Street, PO Box 9151, Watertown, MA 02471
Project Attorney: Attorney Edmund Grant, Nicholson, Streter & Gilgun, PC

Public Meeting Information

Date of opening public meeting: November 3, 2021
Dates of continued public meetings: November 10, 2021

Project Site Plan Information

Date of Plan: Site Plan, Bedford Street Planned Development District, 475 Bedford Street, prepared for Cresset Lexington, LLC, prepared by VHB, Issued for Sketch Plan Submission, dated October 18, 2021, updated October 19, 2021

Project Description

The Project comprises 475 Bedford Street, located in the RO - One family Dwelling Zoning District. The Property contains approximately 392,070SF and has been used and operated as a commercial fitness facility with associated surface parking since the 1960s. The Property is constrained by 30-foot natural gas easement, a 250-foot utility right-of-way, and a 40-foot sewer easement. The site contains wetlands which further constrains the site.

The Project will consist of razing the existing structure and constructing a new mixed life science and retail structure of approximately 225,500GSF and five stories. Further, the site will be improved with 502 off-street parking spaces.

The Applicant proposes creating a Planned Development District for the Site (PD-7) to allow the Project on the property.

Public Meetings

The Lexington Planning Board held its opening public meeting for the Project located at 475 Bedford Street on November 3, 2021. A continued public meeting was held on November 10, 2021. Planning Board members present throughout the public meeting were: Charles Hornig, Chair; Robert Peters, Vice-Chair; Michael Schanbacher, Clerk; Robert Creech; and Melanie Thompson.

Meeting minutes for the November 3 and November 10, 2021, Planning Board public meetings can be found on the Town's website. Additionally, LexMedia has a video capture of the meetings that can be found on the LexMedia website.

Findings & Recommendations

During the public meeting process, the Planning Board took all information received from various municipal departments, comments from the Planning Board, comments made by the public, and information submitted by the Applicant. The Planning Board arrived at these Findings and Recommendations based on Zoning Bylaw and Regulations provisions and made the following findings specifically for the Project at 475 Bedford Street.

- The Project shall incorporate and be designed to meet the expectations of the Planning Board found in § 176 – 12.0 Site Plan Review and Special Permit Design Regulations.
 - When preparing the Project, please utilize the checklists prepared for § 176 – 12.0 Site Plan Review and Special Permit Design Regulations to add to the Project's development and staff review. Such checklists were designed to reduce review time while guiding developers.
- At their October 25, 2021 meeting, the Conservation Commission asked for a 25-foot buffer from the wetlands, including the replicated wetlands.
- The Department of Public Works (DPW) recommends incorporating easements across the property's frontage to accommodate future roadway expansion and complete streets plans for Bedford Street. The Applicant understands and is aware of future efforts by the Town to improve Bedford Street, and the Applicant should incorporate such improvements into the design of the Project.
- The Project will be designed to ensure adequate fire and public safety access and site circulation while being mindful of natural and wetland features.
- The Applicant shall submit sewer usage projections, water usage projections, and downstream capacity analysis to determine if adequate capacity exists.
- The site access and egress should be evaluated and designed to ensure left turns leaving or entering the property are prohibited.
- The Applicant will include the intersection of Winter Street and Bedford Street in the traffic analysis for the PSDUP submittal
- A turn diagram for both tractor-trailer trucks and fire trucks (swept path analysis) will be submitted for review

- The Applicant shall work with Lexington Greenways Committee to help create or improve trail connections within the area.
- The applicant has said that they will provide access to the Simmonds Brook trail system. Because of wetlands, the access must remain in the uplands on the northeastern corner.
- The Applicant shall make best efforts to decrease or repurpose off-street parking spaces that are not necessary. The Applicant may consider park and ride opportunities to encourage public transportation.

Decision

On November 10, 2021, after a thorough review of the submitted project material, presentation of the Project by the Applicant, and public comment, the Planning Board makes the following decision per §176-8.7.3:

- The Planning Board agrees that the proposed use of the land, without considering the proposed density or other design features, is acceptable with modifications.
 - Members of the Planning Board requested the Applicant to consider a residential component but said opinion did not represent the majority of the Planning Board.
- The Planning Board agrees that the proposed density and other design features are acceptable to the Board, with modifications.
- The Planning Board agrees that the proposed development with mitigating measures will benefit Town and find the Project acceptable.
- The Planning Board did not cite any specific improvements or modifications of the proposal necessary to make a favorable recommendation to the Town Meeting.

Exhibits Not attached unless indicated

The Applicant has filed with the Planning Board various plans and reports required under the Lexington Zoning Bylaws and Planning Board Zoning Regulations. During the review process, the Applicant and its professional consultants also submitted revisions to plans in response to requests by the Planning Board and by the various municipal departments that reviewed the Project. All of these plans, reports, and correspondence are contained in the Planning Board's files and are hereby incorporated into this Decision by reference.

1. Form B: General Application for Approval of a Plan for Development for the property located at 475 Bedford Street, dated October 18, 2021, stamped in with the Town Clerk on October 19, 2021
2. Memorandum from VHB, Re: 475 Bedford Street Sketch Plan, Impact on Public Facilities Memorandum, dated October 19, 2021, project number 15233.00
3. Site Constraints Easement, prepared by SGA, dated September 13, 2021
4. Memorandum from MDM Transportation Consultants, Inc., RE: Proposed Research and Development Facility, 475 Bedford Street, Lexington, Massachusetts, dated October 15, 2021
5. Fiscal Impact Analysis, 475 Bedford Street, prepared by Fougere Planning and Development, dated October 1, 2021
6. EnviEnergy Approach to Sustainability, 475 Bedford Street, Sketch Plan Submission

7. Site Plan, Bedford Street Planned Development District, 475 Bedford Street, prepared for Cresset Lexington, LLC, prepared by VHB, Issued for Sketch Plan Submission, dated October 18, 2021, updated October 19, 2021
8. Presentation: 475 Bedford Street, Planning Board, 11.03.2021, SGA

The Planning Board received correspondence from various municipal Departments who reviewed the Project, which has been incorporated herein by reference.

1. Staff letter from Molly Belanger, Planner to Lexington Planning Board, Re: 475 Bedford Street, Sketch Preliminary Subdivision Development and Use Plan, dated October 29, 2021


Chair

16 December 2021

