



# 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: October 19, 2021

To the Planning Board:

NAME OF PROJECT: Lexington Meadows, 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 Modification
- 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

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**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 Inc.

Is the applicant also the owner?  Yes  No

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

Applicant's Business address: 215 Lexington St., Woburn, MA 01801

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?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*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.

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**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

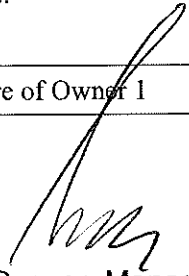
Map-Lot #: 29-74A	Map-Lot #:
Name of Owners (print)	
Owner 1: Emerson Gardens LLC 215 Lexington St. Woburn, MA 01801	
Owner 2:	
Signature of Owner 1	Signature of Owner 2
 Scott Seaver, Manager	

Table 2

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

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**E. CALCULATION OF FEE**

Type of Application or Action:	Number of Lots	Rate per Lot	Sub Total	Fixed Rate	Total
Filing Fee:		*	=	+	=
*Creditable Prior Payment					
Total Filing Fee due with application				<b>MODIFICATION</b>	<b>\$1,500.00</b>

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.

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F. DEVELOPMENT TEAM

	Landscape Architect	Civil Engineer	Land Surveyor	Attorney
Name	Laurie Tarr-Ellsworth	Frederick W. Russell	James R. Keenan	John Farrington
Mass. Registration #	1099	36713	30751	N/A
Name of Firm	LTE Landscape Architecture	Frederick W. Russell, PE	Keenan Survey	
Mailing Address	219 Ellis Road, Suite B Westminster, MA 01473	154 Alrich Road Wilmington, MA 01887	8 Winchester Place Winchester, MA 01890	1 Militia Drive, Suite 7 Lexington, MA 0242
Telephone #	978-549-0337	978-604-6590	781-729-4213	781-863-5777
(If applicant is not coordinator/contact person, designate one person for that role)				

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# SEAVER

CONSTRUCTION, INC.

GENERAL CONTRACTING • CONSTRUCTION MANAGEMENT

Amanda Loomis, Planning Director  
Lexington Planning Department  
1625 Massachusetts Avenue  
Lexington, MA 02420

October 19, 2021

Re: Lexington Meadows – Special Permit Modification

Dear Amanda,

We request a Modification to the Special Permit Balanced Housing Development for the property located at 840 Emerson Gardens Road, Assessor Parcel 29-74A, Decision dated April 15, 2020. Specifically, we request that Condition of Approval 53 be modified as follows:

Current Text:

*The Applicant proposed to construct a solar carport over the top of the ten (10) off-street parking spaces that are located to the south of the common center.*

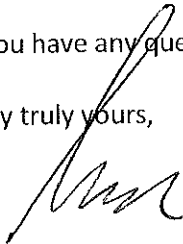
Proposed Text:

*The Applicant shall provide ten (10) uncovered off-street parking spaces located to the south of the common center.*

This modification will not result in any change to the project GFA. Also, it will not change the impervious area used in prior site drainage calculations.

If you have any questions or need additional information, please contact my office.

Very truly yours,



Scott Seaver, Manager for Emerson Gardens LLC

Cc: John Harrington, Fred Russell

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WWW.SEAVERCONSTRUCTION.COM