



**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: March 6, 2020

To the Planning Board:

**NAME OF PROJECT:** Balanced Housing Development - Fairland Commons

**A. TYPE OF APPLICATION**

- |                                     |                                                                                    |
|-------------------------------------|------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | Preliminary or definitive subdivision plan, per §175-5.0 or §175-6.0               |
| <input checked="" type="checkbox"/> | Minor site plan review, per §176-9.0                                               |
| <input type="checkbox"/>            | Major site plan review, per §176-9.0                                               |
| <input type="checkbox"/>            | Special permit residential development, per §135-6.9                               |
| <input type="checkbox"/>            | Adequacy determination of an unaccepted street, per § 176-7.0                      |
| <input type="checkbox"/>            | 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: 15 Fairland Street Map-Lot #: 42-205
- 2. Street Address: 17 Fairland Street Map-Lot #: 42-204C
- 3. Street Address: 185 Lincoln Street Map-Lot #: 42-233

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: Barons Custom Homes

Is the applicant also the owner?  Yes  No

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

Applicant's Business address: 1 Garfield Circle Burlington, MA 01803

Applicant's Phone Number: 781-863-1220

Applicant's Email Address: mdbarons@baronscustomhomes.com

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

Owns 15 Fariland and 185 Lincoln Street

Under P & S 17 Fairland Street

\*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 #: 42-205	Map-Lot #: 42-233
Name of Owners (print)	
Owner 1: 15 Fairland LLC	
Owner 2: 185 Lincoln LLC	
Signature of Owner 1	Signature of Owner 2

Table 2

Map-Lot #: 42-204C	Map-Lot #:
Name of Owners (print)	
Owner 1: Philip & Joy Terry	
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:		*	=	+	=
*Creditable Prior Payment					
Total Filing Fee due with application					

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>
Name	Peter Flinker	James W Burke	Claudio Sala	John Farrington
Mass. Registration #	976	39418	38391	N/A
Name of Firm	Dodson & Flinker	DeCelle-Burke-Sala & Assoc	DeCelle-Burke-Sala & Assoc.	
Mailing Address	40 Main Street Florence, MA 01062	1266 Furnace Brook Pkwy Suite 401 Quincy, MA 02169		
Telephone #	413-628-4496	617-405-5100	617-405-5100	781-863-5777
(If applicant is not coordinator/contact person, designate one person for that role)				