



TOWN OF LEXINGTON
PLANNING OFFICE

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To: Lexington Planning Board

Re: 10 Maguire Road: Definitive Non-Residential Subdivision

Date: November 22, 2021

| Property Information | |
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| Project Address | 10 Maguire Road |
| Parcel ID | Map 85 Lot 15 |
| Applicant/Owner Name | SRE Flag, LLC |
| Type of Review | Definitive Non-Residential Subdivision |

| Important Dates/Timelines | |
|--|---|
| File with Town Clerk | November 4, 2021 |
| Filed with Health | Filed November 15, 2021, responded with no comments |
| Development Review Team Meeting | |
| Decision Deadline 90 days following date of filing with Town Clerk | March 1, 2021 |
| Appeal Period | 20 days from the date the decision has been filed with the Town Clerk |

| Approval Information | |
|---|---|
| Action Required at Decision Deadline | The Board must file a written decision with the Town Clerk approving, approving subject to conditions, or disapproving the definitive subdivision plan. If the application is disapproved, the Board must state in detail where the plan does not follow these Regulations or the recommendations of the Board of Health. |
| Standards for approval | An application for approval of a definitive subdivision plan will be approved if it meets all of the criteria listed in §175-6.2(B) of the Town Code. |
| Waivers | No Waivers Requested |
| Preliminary Plan Filed | March 1, 2021; public meeting on March 24, 2021- stamped in with Town Clerk on April 7, 2021 |

| Property Information | |
|---------------------------------|---|
| Zoning District | CM-Commercial Manufacturing as amended per 2020-2 Town Meeting Article 16 and TMOD – Transportation Overlay District |
| Property Size | 728,113 SF or 16.72 acres |
| Existing Conditions | 10 Maguire is approximately 17 acres and presently improved with a three-story office building and surface parking. |
| Environmental Conditions | The property is bounded by Kiln Brook and associated wetlands to the west as well as floodplain in the south and west of the property. The property is also subject to the Hanscom Airfield avigation easement. |

Project Summary

The Applicant is requesting approval of a non-residential definitive subdivision plan which proposes three lots on a 260-foot long roadway with a 26’ width and a 50’ wide right-of-way ending in a cul-de-sac bulb. The existing curb cut to the existing southeastern parking area will be maintained. No new buildings are being proposed with this application.

- Comments**
- The Applicant proposes the removal of 8 parking spaces in the area of the proposed cul-de-sac. 850 parking spaces will remain with 14 being designed as handicapped spaces. §135-5.1: Office uses require 1 parking space per 250 SF. The Applicant should clarify the SF of existing building to remain to be sure parking still complies after the loss of 8 spaces.
 - The right-of-way at the bulb is proposed at 60-foot radius from the center of the bulb, with a 26’ driveway and a landscaped center island with a 24’ radius. The street is proposed to accommodate 2-way traffic with painted crosswalks at the 2 proposed crosswalk locations.
 - A crosswalk should be provided connecting the sidewalks at the intersection of the new road and Maguire.
 - The rear portion of the original lot is within the FEMA floodplain, it should be noted that as these lots are further developed, the flood plain must be maintained. Approximately two-thirds of proposed Lot 3 and half of Lot 2 is within flood plain and or wetlands.
 - The sidewalk heading north should continue at least to the middle crosswalk. Two of the crosswalks will be removed and the middle one is remaining. The sidewalk heading south terminates mid frontage; it should continue to the end of the parcel. The Board should consider requesting that a sidewalk be built the entire length on the Maguire frontage.
 - A five-foot wide sidewalk is proposed on either side of the subdivision road with a 4’ wide grass area between the curbing and sidewalks.
 - As trails are being built out in the Hartwell area, the developer should consider creating a connection to proposed trails. There is unformalized trail that runs along the old railroad spur is adjacent to the property.

- The property is also subject to the Hanscom Airfield aviation easement however this easement does not appear to be noted on the plans. The applicant should add a general note acknowledging this easement on the Property Rights Plan.
- All three proposed lots would meet the minimum frontage, area, and setbacks of the CM district. No buildings are currently being proposed on Lots 2 and 3.
- Lots 1 and 2 have frontage on Maguire Road while the proposed subdivision road would give frontage to Lot 3.
- The project narrative, dated September 24, 2021 refers to the proposed subdivision road as a minor road. The road has been designed as a local road which is appropriate given the commercial use.
- The Applicant will need to obtain permits from the Conservation Commission in order to build the road and install stormwater facilities.
- A fire hydrant could not be located on the plans.
- It is not clear on the plans that the water is looped.