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# T R A N S M I T T A L

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<b>TO:</b> <b>Planning Board</b> Town of Lexington MA	<b>PROJECT:</b> Minuteman RVTHS Athletic Complex Field House
<b>FROM:</b> Eric Roise, Kaestle Boos Associates	<b>KBA #</b>
<input type="checkbox"/> New Britain, CT <input checked="" type="checkbox"/> Foxborough, MA	<b>DATE:</b> February 15, 2018

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**HOW SENT:**

<input type="checkbox"/> US MAIL	<input checked="" type="checkbox"/> KBA DELIVERY - THERYN	<input checked="" type="checkbox"/> KBA DELIVERY - OTHER
<input type="checkbox"/> UPS	<input type="checkbox"/> FED EX	BY
TRACKING # _____	TRACKING # _____	

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<input type="checkbox"/> FOR YOUR USE	<input type="checkbox"/> FOR APPROVAL	<input type="checkbox"/> APPROVED AS CORRECTED
<input type="checkbox"/> AS REQUESTED	<input type="checkbox"/> APPROVED	<input type="checkbox"/> REVISE AND RESUBMIT
<input checked="" type="checkbox"/> FOR REVIEW AND COMMENT	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> OTHER _____

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**WE ARE SENDING YOU THE FOLLOWING:**

Documents for Major Site Plan Review for New Athletic Complex at Minuteman RVTHS

Application Package:

- Form b- Planning Board Application
- Cover Letter
- Project Narrative
- List of Abbutters
- Review fee/Check (\$1,500)

Engineering Stormwater Calculations (2 copies)

Project Plans

Full Size Plan Sets:

- Plan Sets (10 Copies – 39 sheets each)



**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: 2019-02-14

To the Planning Board:

NAME OF PROJECT: MINUTEMAN RVTHS ATHLETIC COMPLEX FIELD HOUSE

**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: 758 Marrett Road Map-Lot #: 52 7B
- 2. Street Address: 758 Marrett Road Map-Lot #: 52 8B
- 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: 758 Marrett Road

Is the applicant also the owner?  Yes  No

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

Applicant's Business address: Kevin Mahoney

Applicant's Phone Number: 781-861-6500 x7220

Applicant's Email Address: k.mahoney@minuteman.org

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

Owners Representative - Assist. Superintendent of Finance - Minuteman RVTHS

\_\_\_\_\_

\_\_\_\_\_

\*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 #: <i>Same owner both properties</i>	Map-Lot #:
Name of Owners (print)	
Owner 1:	
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:		*	=	+	=
*Creditable Prior Payment					
Total Filing Fee due with application <i>Major site plan review</i>					<b>\$1,500</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.

**F. DEVELOPMENT TEAM**

	<b>Landscape Architect</b>	<b>Civil Engineer</b>	<b>Land Surveyor</b>	<b>Attorney</b>
Name	<i>David McKinley RLA</i>	<i>Stephan Garvin P.E.</i>	<i>Todd M. Chapman PLS</i>	
Mass. Registration #	<i>1574 LA</i>	<i>42772 Civil PE</i>	<i>46322 P.L.S.</i>	N/A
Name of Firm	<i>Kaestle Boos Associates Architects</i>	<i>Samiotes Consultants, INC</i>	<i>Samiotes Consulnants, Inc</i>	
Mailing Address	<i>suite 301 16 Chestnut St. Foxboro MA 02035</i>	<i>20 A Street Framingham, MA 01701</i>	<i>20 A Street Framingham, MA 01701</i>	
Telephone #	<i>508 203 8676</i>	<i>508-877-6688</i>	<i>508-877-6688</i>	
(If applicant is not coordinator/contact person, designate one person for that role)				

**KAESTLE BOOS**  
associates, inc

February 14, 2019

Molly Belanger  
Town Planner  
Town of Lexington  
1625 Massachusetts Avenue  
Lexington, MA 02420

Re: Minuteman Regional Vocational Technical High School (RVTHS)  
Athletic Complex Field House  
758 Marrett Road

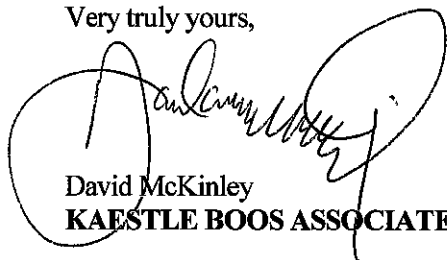
Dear Ms. Belanger:

On behalf of the Minuteman RVTHS School District, Kaestle Boos Associates is please to submit the attached application for Major Site Plan Review for the above referenced project. This project is the next phase of the construction of the new Minuteman Regional Vocational Technical High School. Once the New building is complete the existing school building will be demolished, and the area of the existing (old) building re-purposed for new athletic facilities that are proposed under this application. This application supercedes the athletic fields proposed in the planning review performed for the new school building. Work for this phase of this project is anticipated to begin early in 2020. Please refer to the following narrative for the full description of proposed work.

A Notice of intent for this portion of the project was submitted to the Lexington Conservation Commission in late January 2019. The first conservation meeting where this work will be addressed is currently scheduled for Monday February 25.

Please contact us with any concerns and we look forward to presenting the project to the Planning Board.

Very truly yours,



David McKinley  
**KAESTLE BOOS ASSOCIATES, INC.**

ENC.

Project narrative  
Form -b application  
Abbutters List  
Transmittal/Site Plans

## **ATHLETIC FACILITIES, AND FIELD HOUSE IMPROVMENTS**

The Proposed athletic fields and field house at Minuteman RVTHS is the final phase of the now 3-year long construction project for the new Minuteman Regional Vocational Technical High School. Once the new building and parking areas are on-line the old building and parking areas will be demolished by the building contractor and the new fields constructed in the area of the old building.

The demolition of the old building will include removal of the building, foundations and all most all utilities within the loop formed by the two access drives to make way for new construction. Proposed work includes the construction of the new track and field venue with a resilient surfaced 8 lane running track, interior synthetic turf athletic field, 1,200 seat bleachers with press box and accessible lift, as well as game day accessories such as a scoreboard, athletic lighting, and public address system. The track and field venue will be intended to be controlled access facility to allow for event ticketing and will also include amenities for spectators and players such as a 5,700 square foot field house building.

The field house building will provide space for required restroom facilities, as well as team rooms, concession, maintenance storage and utility rooms. The building will be a heated, single story masonry construction building with a low slope pitched roof. Sewer, gas and water services will be provided by tapping into the existing services under the southern loop road on site to remain.

In addition to the main track and field venue, two other multipurpose synthetic turf fields will be constructed.

East of the track and field venue, on the site of the existing building, a new softball field with multipurpose rectangular outfield will be constructed. The softball outfield will be overlaid with a multi-purpose rectangular fields that can accommodate American football, soccer, boys and girl's lacrosse and Cricket. The softball field outfield will be configured to allow a cricket field, which due to its large size is relatively rare in the United States. The softball field will be provided with covered players areas, semi-permanent bleachers, home and visitor bullpens as well as a batting tunnel. Both the softball and baseball fields will have turf infields in lieu of the traditional clay/sand infield to allow youth soccer fields to be overlaid on the diamonds if needed.

South of the track and field venue, the school is proposing to build 6 lighted post tensioned concrete tennis courts. South of the tennis courts, in the area of the existing tennis courts the school is proposing a new synthetic turf baseball venue with a multipurpose rectangular field laid over the outfield. This field will also be lighted and will include amenities such as covered baseball players areas, semi permanent bleachers, home and visitor bullpens, a batting tunnel and scoreboard.

Parking for the new fields is provided in the new school parking lot to the west. Events will be scheduled when the school is not in session and parking is underutilized. A drop off for teams and busses and service vehicles will also be provided at the end of the existing southern loop road. Fencing and access for the facility is configured so that access can be controlled for ticketed events, as well as everyday use of the fields.

Current schedule calls for the existing building to be demolished in the fall/winter of 2019, with the field's construction starting in two phases: the south field construction occurring concurrently with the building demolition and the remainder of the fields being constructed in the winter/spring/summer of 2019/2020



with completion scheduled for the start of the 2020/2021 school year.

Construction of the new school building and demolition of the old school building is by the contractor currently on-site doing work. The Field Complex project will be bid separately and will likely be a separate contractor.

44-3A  
TOWN OF LEXINGTON  
1625 MASS AVE  
LEXINGTON, MA 02420

52-5  
BOSTON EDISON COMPANY  
PO BOX 270  
HARTFORD, CT 06141

52-7A  
USA  
3058 MASS AVE  
LEXINGTON, MA 02421

52-7B  
MINUTEMAN VOC SCHOOL  
758 MARRETT RD  
LEXINGTON, MA 02421

52-8A  
USA NATIONAL PARK  
MASS AVE  
LEXINGTON, MA 02421