



**VIA: HAND DELIVERY**

February 21, 2018

Mr. Richard Canale, Chairman  
Lexington Planning Board  
Town Hall, 1625 Massachusetts Avenue  
Lexington, Massachusetts 02420

**Re: Definitive Site Development Plan Application  
1106 Massachusetts Avenue  
Lexington, Massachusetts  
MAI Project No. 6009**

Dear Chairman Canale and Members of the Board:

On behalf of Thomas J. Cataldo, Trustee of Vasiliki Realty Trust (Applicant), Meridian Associates, Inc. (MAI) is pleased to submit the accompanying Definitive Subdivision Plan Set in accordance with Chapter 175-6.0 of the Town of Lexington Development Regulations. The site is comprised of one (1) existing property located within the Single-Family Residential Zoning District (RS).

The parcel is identified on the Town of Lexington Assessor's Map 30 as Lot 65. The lot has an area of 1.46 acres, and site features currently existing include a single-family dwelling, a gravel driveway, a brick patio, an in-ground pool, a wood shed, remains of a bituminous berm, and grassed and wooded areas. The properties abut land supporting single-family dwellings in a RS district in all directions.

This applicant is proposing a residential development for the subject property, in conformance with a Site Sensitive "Special Permit Residential Development" per Section 135-6.9.3 of the Town of Lexington Zoning Bylaw.

In support of this filing we are providing the following information:

- One (1) original and nine (3) copies of this Cover Letter;
- One (1) original and nine (3) copies of the Response Letter addressing previous comments from the Town;
- Four (4) full size sets of the Definitive Site Development Plan Set (set of eleven sheets – (a) Cover Sheet / Locus Context Map, (b) Record Conditions, (c) Site Analysis Map, (d) Property Rights Plan of Land, (e) Site Construction Plan, (f)



- Site Utility Plan, (g) Landscape Plan, (h) Tree Identification Plan, (i) Site Details, (j) Site Details and (k) Proof Plan
- Four (4) copies of the drainage report entitled “Stormwater Analysis and Calculations”;
- Four (4) copies of the “Stormwater Management Report”
- One (1) computer disk containing all documents and plans denoted above in a PDF format.

We look forward to meeting with the Board at a date and time yet to be determined to discuss the development options. Please do not hesitate to contact us in advance of the meeting date if you have questions or require additional information.

Sincerely,

**MERIDIAN ASSOCIATES, INC.**

Michael J. Novak., P.E.  
Senior Project Manager

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Enclosures

cc: Vasiliki Realty Trust, Thomas J. Cataldo, Trustee (1 Set)  
Lexington Town Clerk’s Office (1 Set)