



VIA: HAND DELIVERY

August 23, 2017

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

**Re: Sketch Plan Application
1106 Massachusetts Avenue
Lexington, Massachusetts
MAI Project No. 6009**

Dear Chairman Canale and Members of the Board:

On behalf of Sheldon Corp. (Applicant), Meridian Associates, Inc. (MAI) is pleased to submit the accompanying Sketch Plan Application Package in accordance with Section 135-6.9.3 of the Town of Lexington Zoning Bylaw. The locus property at 1106 Massachusetts Avenue is located within the One-Family Residential Zoning District (RS).

The parcel is identified on the Town of Lexington Assessor's Map 30 as Lot 65. Lot 65 has an assessed area of 1.46± acres, and site features currently existing include a single family dwelling, a shed, an in-ground pool, a pea stone driveway, grassed/landscaped and wooded areas. The lot slopes south-easterly towards Massachusetts Avenue. The property abuts land supporting single family dwellings in a RS district in all directions with the exception of a gas station located directly across the street from the subject property.

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 (9) copies of the Form B Application, dated August 23, 2017;
- One (1) original and nine (9) copies of this Cover Letter, dated August 23, 2017;
- One (1) original and nine (9) copies of the Designers Certificates (G-CE, G-LS and G-LA), dated August 23, 2017;

- Three (3) full sized and Nine (9) reduced size copies of the Sketch Plan Set (set of five sheets – (a) Cover Sheet / Locus Context Map, (b) Site Analysis Plan, (c) Geometric Proof Plan, (d) Grading Proof Plan, (e) Site Sensitive Sketch Plan, dated August 23, 2017;
- One (1) computer disk containing all documents and plans denoted above in a PDF format.

Also, the filing fee (in the amount of \$3,000) will be submitted to the Town of Lexington under separate cover by the Applicant.

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.

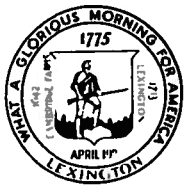


Michael J. Novak, PE
Senior Project Manager

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Enclosures

cc: Todd Cataldo. (2 Sets)
Lexington Town Clerk's Office (1 Set)



Town of Lexington

Planning Department

1625 Massachusetts Avenue
Lexington, MA 02420

Tel: (781) 862-0500 x245
Fax: (781) 861-2748

FORM B

GENERAL APPLICATION FOR APPROVAL OF A PLAN FOR DEVELOPMENT

August 23, 2017

(date)

To the Planning Board:

NAME OF PROJECT 1106 Massachusetts Avenue

A. TYPE OF PLAN

The undersigned requests approval of the accompanying plan for the development of land in Lexington. The accompanying plan is a:

sketch preliminary definitive extension
 resubmittal revision amendment rescission
for a residential, or non-residential development.

This application requests:

1. Approval of a subdivision plan under section N/A of the Subdivision Regulations;
2. Granting of a special permit with site plan review (SPS) for a planned residential development (three or more dwelling units) under section(s) N/A of the Zoning By-Law;
3. Granting of a special permit under section(s) 135-6.9.3 of the Zoning By-Law to:
4. Approval of a street construction plan for an unaccepted street under section N/A of the Development Regulations;
5. Determination of the adequacy of the grade and construction plan of an unaccepted street under section N/A of the Development Regulations;
6. Petition for rezoning land including a preliminary site development and use plan for an N/A RD, Planned Residential Development, an N/A CD, Planned Commercial Development, under section N/A of the Zoning By-Law.
7. Site Plan Review Minor N/A Major N/A

Received by Planning Board:

Space for Town Clerk

Form B - General Application for Approval of a Plan for Development

B. DESCRIPTION OF LAND

The land to be developed is located and described:

#s* 1106 Street: Massachusetts Avenue

*If street numbers have not yet been issued yet, use approximate street numbers.

Town of Lexington Assessors Map # 30 Lot(s)# 65 and Map # Lot(s)#

C. APPLICANT AND OWNER INFORMATION

Note: The Development 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 his/her interest.

Applicant's Name: Todd Cataldo (Sheldon Corp.) Is applicant owner? Yes, X No

Signature of Applicant: [Handwritten Signature]

Applicant's Business address: 121 Marrett Road, Lexington, MA 02421

Applicant's Phone #: (781) 861-1775 Applicant's FAX #: (781) 861-7389

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

Purchase and develop upon approvals.

Note: The Planning Department requires that one person act as coordinator/contact person for an application. That person is assumed to be the applicant unless a member of the development team is designated.

Note: The owners of all land affected by this development must sign this application.

SIGNATURES OF OWNERS

Owner of Existing Lot(s) # 65

Owner of Existing Lot(s) # 65

Designated by: Steven Fosburg Signature of Owners

Designated by: Linda B Fosburg Signature of Owners

Name of Owners Steven Fosburg

Name of Owners Linda B. Fosburg

Owner of Existing Lot(s) #

Owner of Existing Lot(s) #

Signature of Owners

Signature of Owners

Name of Owners

Name of Owners

Form B - General Application for Approval
of a Plan for Development

D. CALCULATION OF FEE (See §175-12D(7))

Type of Application or Action:	Number of Lots	Rate per Lot	Sub Total	Fixed Rate	Total
Filing Fee:	3	* 500	= 1,500	+ 1,500	= 3,000
Creditable Prior Payment					
Total Filing Fee due with application					\$3,000

Type of Application or Action:	Number of Lots	Rate per Lot	Sub Total	Fixed Rate	Total
Review Fee:		*	=	+	=
Creditable Prior Payment					
Total Review Fee due with application					

Note: A separate fee is required for **filing** an application and for the **review** of the application. Payment for each fee shall be by a **separate** check payable to the Town of Lexington or by cash.

E. DEVELOPMENT TEAM

	Landscape Architect	Civil Engineer	Land Surveyor	Attorney
Name	Jacqueline B. Trainer, RLA	Michael J. Novak, PE	Kevin E. Danahy, PLS	
Mass. Registration #	529	50696		n/a
Name of Firm		Meridian Associates, Inc.	Meridian Associates, Inc.	
Mailing Address	500 Cummings Center Suite 5950 Beverly, MA 01915	500 Cummings Center Suite 5950 Beverly, MA 01915	500 Cummings Center Suite 5950 Beverly, MA 01915	
Telephone #	(978) 299-0447	(978) 299-0447	(978) 299-0447	
FAX #	(978) 299-0567	(978) 299-0567	(978) 299-0567	
<i>(If applicant is not coordinator/contact person, designate one person for that role)</i>				



Town of Lexington
Planning Department

1625 Massachusetts Avenue
Lexington, MA 02420

Tel: (781) 862-0500 x245
Fax: (781) 861-2748

FORM G-CE

DESIGNER'S CERTIFICATE
CIVIL ENGINEER

8/23/17

(date)

To the Planning Board:

Description of Land: Assessor's Map 30, Lot 65

Type of Development: Special Residential Development

I hereby certify that: (check as many boxes as are applicable)

1. the accompanying plan, entitled: 1106 Massachusetts Avenue "Sketch Subdivision Plan Set" Lexington, Massachusetts

and dated 8/23/17, is true and correct to the accuracy required by the Rules and Regulations of the Lexington Planning Board;

2. that the completed construction complies with the approved definitive subdivision plan, any written changes made after the approval of the plan and the Standard Specifications;

3. other: N/A

Michael J. Novak, PE

Civil Engineer

500 Cummings Center, Suite 5950

Beverly, MA 01915

Address

(978) 299-0447

Phone





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Planning Department

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FORM G-LS
DESIGNER'S CERTIFICATE
LAND SURVEYOR

8/23/17
(date)

To the Planning Board:

Description of Land: Assessor's Map 30, Lots 65

Type of Development: Special Permit Resident Development

I hereby certify that: (check as many boxes as are applicable)

1. the accompanying plan, entitled: 1106 Massachusetts Avenue "Sketch Subdivision Plan Set"
located in " Lexington, Massachusetts

and dated 8/23/17, is true and correct to the accuracy required by the Rules and Regulations of the Lexington Planning Board;

2. all required bounds, monuments or markers delineating the right-of-way of any street, or of any easement, or any walk or path, or any lot, as shown on the approved definitive subdivision plan, have been correctly located and permanently set;

3. other: N/A

Kevin E. Danahy, PLS
Land Surveyor

Address
500 Cummings Center, Suite 5950

Beverly, MA 01915

(978) 299-0447
Phone





Town of Lexington
Planning Department

1625 Massachusetts Avenue
Lexington, MA 02420

Tel: (781) 862-0500 x245
Fax: (781) 861-2748

FORM G-LA

DESIGNER'S CERTIFICATE
LANDSCAPE ARCHITECT

8/23/17
(date)

To the Planning Board:

Description of Land: Assessor's Map 30, Lot 65

Type of Development: Special Permit Resident Development

I hereby certify that: (Please fill in the relevant blanks.)

1. the accompanying plan, entitled: 1106 Massachusetts Avenue "Sketch Subdivision Plan Set" Lexington, Massachusetts

and dated 8/23/17, is true and correct to the accuracy required by the Rules and Regulations of the Lexington Planning Board;

2. the planting of all trees and other plant materials complies with the approved definitive subdivision plan, any written changes made after the approval of the plan and the Standard Specifications;

N/A

3. other: N/A

Jacqueline B. Trainer, RLA
Landscape Architect

500 Cummings Center, Suite 5950

Beverly, MA 01915
Address

978-299-0447
Phone

