



**VIA: HAND DELIVERY**

February 11, 2020

Mr. Bob Creech, Chairman  
Lexington Planning Board  
Town Hall, 1625 Massachusetts Avenue  
Lexington, Massachusetts 02420

**Re: Definitive Site Development Plan Application  
Beech Tree Lane (11 Pelham Road)  
Lexington, Massachusetts  
MAI Project No. 5862**

Dear Chairman Creech and Members of the Board:

On behalf of RFP Family 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 39 as a Portion of Lot 26. The Portion of Lot 26 of interest has an area of 1.76 acres, and site features currently existing include a two-story brick frame building, a detached garage, a bituminous concrete driveway, walkways, and grassed/landscaped areas. The property is located in the Residential (RS) District.

The applicant is proposing to subdivide the above-mentioned lot into a four (4) lot conventional subdivision with single-family dwellings constructed per Town of Lexington Development Standards.

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

- Eight (8) copies of the Form B Application;
- Eight (8) copies of this Cover Letter;
- Eight (8) copies of the Designers Certificates (G-CE, G-LS and G-LA);
- Five (5) full size and four (4) reduced size copies of the Definitive Subdivision Plan Set (set of 10 sheets)
- Eight (8) copies of the drainage report entitled "Stormwater Management"
- One (1) thumb drive 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.**

A handwritten signature in blue ink, appearing to read 'Michael J. Novak', is written over the company name.

Michael J. Novak, PE  
Vice President

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Enclosures

cc: Lexington Board of Health (1 Set)  
Lexington Town Clerk's Office (1 Set)