

Petition for Change of Zoning District

The undersigned, owner of the property that is the subject of this rezoning petition, hereby requests that the Town of Lexington Board of Selectmen place the following Article on the Warrant for the Annual Town Meeting of 2020:

ARTICLE # \_\_\_\_

To see if the Town votes to amend the Code of the Town of Lexington, Zoning By-Law Sections and the Zoning Map of the Town of Lexington, by changing the zoning district designation of the land from the current Commercial Local Office (CLO) District to a Planned Development (PD) District, said property being Town of Lexington Assessors Map 5 Parcel Lot 14, more commonly known as at 1050 Waltham Street, based on the information provided in petitioner's Preliminary Site Development and Use Plan (PSDUP) on file with the Lexington Town Clerk and Planning Board for said property, and to act in any other manner relative thereto.

Description: The article requests rezoning and approval of a Preliminary Site Development and Use Plan (PSDUP) for the 1050 Waltham Street property identified in the article, and would allow for the removal of the existing buildings and the construction of a new building and parking garage. The general location of the property is shown on a plan entitled: "PD-5 District, Waltham Street, Lexington, Massachusetts (Middlesex County)" prepared by BSC Group dated December 16, 2019 and on file with the Lexington Town Clerk and Lexington Planning Board, which is attached hereto as Exhibit 1 with metes and bounds description shown as Exhibit 2.

For title see deed dated recorded Middlesex South Registry of Deeds at Book: 72512, Page: 67.

**BH GRP 1050 Waltham Owner LLC**

By: 

Kevin Sheehan  
Managing Partner



**Exhibit 2**

PD-5 District Metes and Bounds

PARCEL DESCRIPTION: LEXINGTON PORTION OF PROPERTY – AS SURVEYED

A CERTAIN PARCEL OF LAND SITUATED ON THE EASTERLY SIDE OF WALTHAM STREET, IN THE TOWN OF LEXINGTON, IN THE COUNTY OF MIDDLESEX, COMMONWEALTH OF MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY SIDELINE OF SAID WALTHAM STREET, SAID POINT BEING THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF 1111 LEXINGTON ST OWNER LLC; THENCE

N 33°00'10" E A DISTANCE OF THREE HUNDRED TWENTY-EIGHT AND EIGHTY-EIGHT HUNDREDTHS (328.88) FEET TO A POINT; THENCE

NORTHERLY AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF ONE THOUSAND EIGHT HUNDRED FORTY-THREE AND EIGHTEEN HUNDREDTHS (1,843.18) FEET, A LENGTH OF THREE HUNDRED FOUR AND TWENTY-SEVEN HUNDREDTHS (304.27) FEET TO A POINT; THENCE

N 23°32'40" E A DISTANCE OF ELEVEN AND EIGHTY-FOUR HUNDREDTHS (11.84) FEET TO A POINT, THE PREVIOUS THREE (3) COURSES AND DISTANCES BY SAID EASTERLY LINE OF WALTHAM STREET; THENCE

S 70°45'09" E A DISTANCE OF ONE HUNDRED SIXTY-SIX AND TEN HUNDREDTHS (166.10) FEET TO A POINT; THENCE

S 19°26'51" E A DISTANCE OF TWO AND EIGHTY HUNDREDTHS (2.80) FEET TO A POINT; THENCE

S 10°48'11" E A DISTANCE OF TWENTY-NINE AND TWENTY HUNDREDTHS (29.20) FEET TO A POINT; THENCE

S 07°22'59" W A DISTANCE OF FORTY-SIX AND THIRTY-SEVEN HUNDREDTHS (46.37) FEET TO A POINT; THENCE

S 11°58'48" W A DISTANCE OF THREE HUNDRED NINETY-FIVE AND SEVENTY-EIGHT HUNDREDTHS (395.78) FEET TO A POINT; THENCE

S 06°35'24" W A DISTANCE OF EIGHTY-FOUR AND FIFTY-ONE HUNDREDTHS (84.51) FEET TO A POINT, THENCE

S 31°02'32" W A DISTANCE OF THREE HUNDRED THIRTY AND EIGHTY-SEVEN HUNDREDTHS (330.87) FEET TO A POINT ON THE APPROXIMATE LOCATION OF THE TOWN OF LEXINGTON / CITY OF WALTHAM TOWN / CITY LINE, THE PREVIOUS SEVEN (7) COURSES AND DISTANCES BY LAND NOW OR FORMERLY OF SYMMES LIFE CARE, INC.; THENCE

NORTHWESTERLY A DISTANCE OF APPROXIMATELY ONE HUNDRED SIXTY-EIGHT (168+-) FEET BY THE LOCATION OF THE TOWN OF LEXINGTON / CITY OF WALTHAM TOWN / CITY LINE TO A POINT; THENCE

N 33°00'22" E A DISTANCE OF ONE HUNDRED FORTY-THREE AND NINETEEN HUNDREDTHS (143.19) FEET TO A POINT; THENCE

N 55°11'18" W A DISTANCE OF TWO HUNDRED AND NO HUNDREDTHS (200.00) FEET TO THE POINT OF BEGINNING, THE PREVIOUS TWO (2) COURSES AND DISTANCES BY SAID LAND NOW OR FORMERLY OF 1111 LEXINGTON ST OWNER LLC.

SAID LAND CONTAINS APPROXIMATELY 4.97 ACRES (216,318+- S.F.)