

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: January 15, 2010

To the Planning Board:

NAME OF PROJECT: Rangeway Extension

A. TYPE OF APPLICATION

<input checked="" type="checkbox"/>	Preliminary or definitive subdivision plan, per §175-5.0 or §175-6.0
<input type="checkbox"/>	Minor site plan review, per §176-9.0
<input type="checkbox"/>	Major site plan review, per §176-9.0
<input type="checkbox"/>	Special permit residential development, per §135-6.9
<input type="checkbox"/>	Adequacy determination of an unaccepted street, per § 176-7.0
<input type="checkbox"/>	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
2010 APR 11 PM 2:43
RECEIVED
TOWN CLERK
LEXINGTON MA

B. DESCRIPTION OF LAND

All property included in the plan:

- 1. Street Address: End of Rangeway Map-Lot #: 87-37
- 2. Street Address: _____ Map-Lot #: _____
- 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: Suzanne Raymond

Is the applicant also the owner? Yes No

Signature of Applicant: *Suzanne Raymond*

Applicant's Business address: PO Box 5211, Framingham, MA 01701

Applicant's Phone Number: 508-579-9675

Applicant's Email Address: suzanner661@gmail.com

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

Option to purchase pending approval

*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

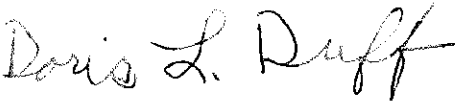
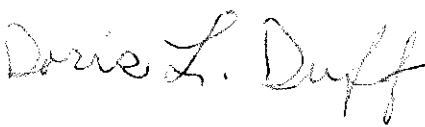
Map-Lot #: 87-37	Map-Lot #:
Name of Owners (print)	
Owner 1: Doris L. Duff 227 Ledges Drive, #204 Laconia, NH 03246-5512	
Owner 2:	
Signature of Owner 1	Signature of Owner 2
	

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:	1	* \$500.00	= \$500.00	+\$2000.00	= \$2500.00
*Creditable Prior Payment					
Total Filing Fee due with application					\$2500.00

Schedule of Administrative Fees. The following schedules apply to the types of applications to the Board:

Application Types	Fees
Residential Preliminary Subdivision	
1 to 3 Lots	\$1,000 plus 500 per lot
4 to 8 Lots	\$1,500 plus 500 per lot
More than 9	\$2,000 plus 500 per lot
Non-Residential Preliminary Subdivision	\$2,000 plus 500 per lot
Residential Definitive Subdivision	
1 to 3 Lots	\$2,000 plus 500 per lot
4 to 8 Lots	\$3,000 plus 500 per lot
More than 9	\$4,000 plus 500 per lot
Non-Residential Definitive Subdivision	\$4,000 plus 500 per lot
Modifications	\$1,500

Application Types	Fees
Unaccepted Street Determination, §176-7.0	\$2,000
Special Permitting, §176-6.0	
Residential Sketch Plan	\$1,500 plus \$500 per proof plan lot
Residential Special Permit	\$3,000 plus \$500 per proof plan 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
Site Plan Review, §176-9.0	
Minor site plan review	\$500
Major site plan review	\$1,500
PD rezoning, §176-8.0	
Sketch PSDUP	\$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


	Landscape Architect	Civil Engineer	Land Surveyor	Attorney
Name		Frederick W. Russell	James R. Keenan	Edmund C. Grant, (CONTACT)
Mass. Registration #		36713	30751	N/A
Name of Firm		Frederick W. Russell, PE	Keenan Survey	Nicholson, Streter & Gilgun, P.C.
Mailing Address		154 Aldrich Road Wilmington, MA 01887	8 Winchester Place Winchester, MA 01890	33 Bedford Street - Suite 6 Lexington, MA 02420
Telephone #		978-604-6590	781-729-4213	781-862-5313
(If applicant is not coordinator/contact person, designate one person for that role)				



Frederick W. Russell, PE
154 Aldrich Road
Wilmington, MA 01887
(978) 604-6590 TEL (978) 988-7797 FAX
Email: rus13@comcast.net

MEMORANDUM

TO: Ed Grant

FROM: Fred Russell 

DATE: December 31, 2018

SUBJECT: Rangeway Extension Definitive Subdivision

The following revisions were made to the previously approved Definitive Subdivision during the MADEP appeal and subsequent issuance of a Superseding Order of Conditions approving the project from MADEP:

- Inspection ports were added to the proposed infiltration systems;
- Designated snow storage areas were added to the plans;
- Proposed infiltration systems 1 and 2 were increased in size by approximately 19%;
- A separate infiltration system will be provided for the proposed house roof runoff as part of the building permit process, once the proposed house design is finalized;
- A Stormceptor© STC900 was added to provide pretreatment of stormwater prior to discharge to proposed infiltration system 2;
- A sequence of construction was requested and provided;



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1625 Massachusetts Avenue
Lexington, MA 02420

Tel: (781) 698-4560

FORM G-CE

DESIGNER'S CERTIFICATE
CIVIL ENGINEER

February 15, 2019

(date)

To the Planning Board:

Assessor's map and lot #: 87-37

Development application type: Residential

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

1. the accompanying plan, entitled: Definitive Subdivision Plan, Rangeway Extension in Lexington, MA; Site Analysis Plan, Site Layout Plan, Site Construction Plan, Site Utilities Plan and Construction Details Plan.
and dated December 3, 2018, 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: _____

Identifying information of Civil Engineer:

Frederick W. Russell, PE

Civil Engineer

154 Aldrich Road

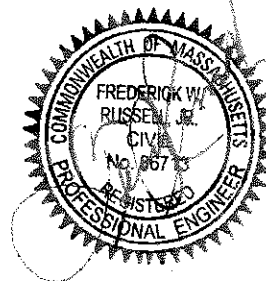
Wilmington, MA 01887

Address

978-604-6590

Phone

Space for Professional
Registration Stamp





Town of Lexington
Planning Office

Land Use, Health and Development Department
1625 Massachusetts Avenue
Lexington, MA 02420

Tel: (781) 698-4560

FORM G-LS
DESIGNER'S CERTIFICATE
LAND SURVEYOR

February 15, 2019
(date)

To the Planning Board:

Assessor's map and lot #: 87-37

Development application type: Residential

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

1. the accompanying plan, entitled: Definitive Subdivision Plan, Rangeway Extension in
Lexington, MA; Prop. Rights & Dim. Standards Plan, Site Analysis Plan

and dated December 3, 2018, 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 _____

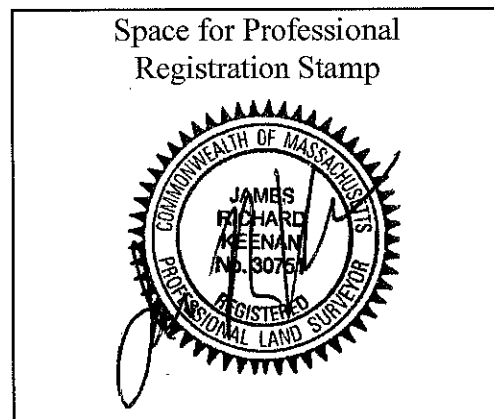
Identifying information of Land Surveyor:

James R. Keenan
Land Surveyor

Keenan Survey

8 Winchester Place, Winchester, MA 01890
Address

781-729-4213
Phone





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Planning Office

Land Use, Health and Development Department
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FORM G-LA

DESIGNER'S CERTIFICATE
LANDSCAPE ARCHITECT

Feb 15, 2019
(date)

To the Planning Board:

Assessor's map and lot #: 87-37

Development application type: Residential

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

1. the accompanying plan, entitled: Def. Subdivision Plan Landscaping Plan
Rangeway Extension in Lexington, MA

and dated Dec. 3, 2018, 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;

3. other: _____

Identifying information of Landscape Architect:

Laurie Tarr Ellsworth
Landscape Architect [Signature]

219 Ellis Rd Suite B

Westminster, MA 01473
Address

978-549-0337
Phone

