

PRELIMINARY SITE DEVELOPMENT AND USE PLAN

For the CD, Planned Commercial District at 7 Hartwell Avenue, Lexington, MA

December 28 2000

Article 21, 2001 Annual Town Meeting

This Preliminary Site Development and Use Plan is prepared under the provisions of paragraphs 3.6.1 and 3.6.2, and subsections 8.2 and 8.4, of the Zoning By-Law.

Location and Boundaries: The property, which comprises the entire CD-1 zoning district, is bound on all sides by public or private street layouts, and is commonly known as 7 Hartwell Avenue (the Citizens Bank property). Said property is bound by Hartwell Avenue, Bedford Street, Westview Street, and an abandoned street to the rear of the property. The site includes improvements that were made to accommodate the previous office and bank use. Said improvements are accessed off of Westview Street. A map of the area proposed to be rezoned, is attached as Appendix A. Appendix A includes a metes and bounds description of the boundaries of the property and area to be rezoned.

Subject to 1979 ATM Article 75 and 2000 Zoning By-Law: The land and development in this Planned Commercial district is subject to the provisions of Article 75 of the 1979 Annual Town Meeting rezoning same to CD-1, and is otherwise subject, with exceptions as noted herein, to the Zoning By-Law of the Town of Lexington containing all amendments approved through the 2000 Annual Town Meeting and referred to as "2000 Zoning By-Law." Subsequent amendments to the Zoning By-Law shall not apply to this District.

Conditions on Transfer: Any sale or transfer of rights or interests in the property in this Planned Commercial district shall include a condition that successors and assigns are bound to the terms and conditions of this Preliminary Site Development and Use Plan and of any Special Permit with Site Plan Review (SPS) or other Special Permit granted by the Board of Appeals for this zoning district.

Plans, Exhibits and Documents. The following plans, exhibits, and other documents are part of this Preliminary Site Development and Use Plan:

Sheet No.	Title Prepared by:	Most Recent Date
Sheet 1	Plan of Land, Prepared by the BSC Group, Inc. Washington Street, Norwell, MA, Dated December 28, 2000.	
Sheet 2	Site Construction/Landscape Plan/As-Built Survey, prepared by the BSC Group, Inc., Washington Street, Norwell, MA, dated December 28, 2000.	
Sheet 3*	Visual Representation, Scale, and Massing, Compiled Plan, Prepared by the BSC Group, Washington Street, Norwell, MA, dated December 28, 2000.	

CD, Planned Commercial, Zoning District Applies: The land and development in this Planned Commercial District is subject to the following type of uses permitted:

1. TYPES OF USES PERMITTED

Permitted Uses

Only the following principal uses which are listed in Table 1, Permitted Uses and Development Standards, of the Zoning By-Law of the Town of Lexington, as amended through September 15, 2000, are permitted:

<u>Line</u>	<u>Use</u>
6.11	Real estate development, management
6.12	Finance, credit, investment but not a bank (See line 7.15)
6.13	Medical, dental, psychiatric office, but not a clinic (see line 7.21) a. with related laboratory
6.14	Professional services such as law, engineering, architecture, consulting service
6.15	Advertising, editing, composition, but not including printing or other reproduction service
6.16	Employment agency, office of a business, professional, labor, civic or social association
6.17	Office of manufacturer's representative or salesman with no sales or storage and

	distribution of products from the premises
6.18	Other business or administrative office, not elsewhere classified
6.19	Beauty parlor, barber shop
6.20	Laundry or dry cleaning pickup station with processing done elsewhere
6.21	School not exempt by statute (including but not limited to after school tutoring and educational programs)
6.22	Fast-food service
6.23	Restaurant
7.15	Bank, Credit Union a. with automatic teller machine (principal use or accessory) b. drive-up window or auto-oriented branch bank

Accessory uses normally coincident with banking uses shall be permitted including, but not limited to, the operation and maintenance of an automated teller machine. (ATM)

2. DIMENSIONAL STANDARDS

In addition to the dimensional and development standards and provisions set forth in the Zoning By-Law for the CD-1, Planned Commercial, zoning district, the following special conditions, which are greater or more restrictive than the CD-1, Planned Commercial, zoning district shall apply in this CD, Planned Commercial district:

Minimum Lot Area in square feet	Not less than 70,132 ± square feet, unless otherwise permitted by an amendment to any Special Permit granted for use of this land.
Minimum Lot Frontage in feet	Not less than 1,297.26 ± feet, along Hartwell Avenue, Bedford Street, Westview Street and an abandoned street to the rear of the property, unless otherwise allowed by an amendment to any Special Permit granted for this property
Minimum Front Yard Setback in feet	Not less than 29.1 feet from Hartwell Avenue, unless otherwise permitted by an amendment to any Special Permit granted for use of this land; Hartwell Avenue is designated as the

	frontage street.
Minimum Side Yard in feet	Easterly side; Not less than 145.8- feet; Westerly side; Not less than 187.5 feet, unless otherwise permitted by an amendment to any Special Permit granted for use of this land.
Minimum Rear Yard in Feet	Not less than 37 feet, unless otherwise permitted by an amendment to any Special Permit granted for use of this land.
Minimum Side and Rear Yard Adjacent to, or facing, the R-, One Family Dwelling district in feet	Not applicable because the entire property is bound on all sides by public or private street layouts, nor is there any proposal change the existing conditions.
Total Gross Floor Area	Not to exceed 6,835 ± square feet and 3,285± square feet in the basement for support services, unless otherwise allowed by an amendment to any Special Permit granted for this property.
Maximum Floor Area Ratio (F.A.R.)	Not to exceed 10,658 square feet, unless otherwise permitted by an amendment to any Special Permit granted for use of this land
Maximum % Site Coverage	Not to exceed 44.59%, unless otherwise permitted by an amendment to any Special Permit granted for use of this land.
Maximum Height of Buildings	In Stories: 2 In Feet: Existing Structure
Maximum Impervious Surface Ratio	Not to exceed 37.59% unless otherwise permitted by an amendment to any Special Permit granted for use of this land.
Open space (natural area not covered by structure paving)	Not less than 31,312 square feet, unless otherwise permitted by an amendment to any Special Permit granted for use of this land.

3. OTHER ZONING PROVISIONS

Landscaping: Landscaping, transition areas and screening shall be permitted as presently exists, as shown on Sheet 2, Site Construction/Landscape Plan/As-Built Survey, Prepared by the BSC Group, Norwell, MA, Dated December 28, 2000.

Off-Street Parking and Loading: Off-street parking and loading will be permitted as presently exists and in compliance with Section 11 of the Zoning By-Law.

Signs: Signs are permitted in compliance with Section 13 of the Zoning By-Law, unless the existing signage exceeds the zoning by-law allowances, in which case the existing signage sizes will be utilized.

Illumination: All exterior illumination shall be operated during normal business hours. Exterior lighting shall comply with existing conditions.

Exterior display or storage products: No exterior display or storage of products will be allowed and no commercial vehicles may be parked outside on the premises except during normal business hours, unless otherwise permitted by an amendment to any Special Permit granted for use of this land.

Days and hours of operation: The hours of operation for all occupants shall be during normal business hours.

4. TABLE OF DEVELOPMENT DATA

- 1) total land area: 70, 132 ± square feet, 2.6 ± acres;
- 2) area in vegetated wetland: none;
- 3) development site area: 70,132 ± square feet, 2.6 ± acres;
- 4) length of street and area within street right of way: the entire property is bound by either public or private street layouts;
- 5) area in common or usable open space: all open space areas will be used in common with the occupants of the existing building;
- 6) area (square feet and acres) and percentage of site coverage of buildings: 5,437 square feet;
- 7) area covered with impervious surface: 37.59%;
- 8) impervious surface ratio: 37.59%;
- 9) gross floor area and net floor area: 6,835 ± square feet and 3,285± square feet in the basement for support service square feet;
- 10) floor area ratio: .098;
- 11) number of off-street parking spaces and loading bays: No loading bays are required or proposed. The existing 50 off-street parking spaces will remain and if and when the existing drive-through is enclosed to allow for additional office space, additional parking spaces will be added only within existing paved areas.

5. SPECIAL CONDITIONS

None Proposed.

BY: CITIZENS BANK OF MASSACHUSETTS

By: _____

Mr. Gerald M. Curtin, Vice President Citizens Bank of Massachusetts

DATE: December 28, 2000

INFORMATIONAL SUMMARY OF AMENDMENT TO PRELIMINARY SITE DEVELOPMENT AND USE PLAN (PSDUP) ARTICLE 21, REZONING PROPOSAL, 7 HARTWELL AVENUE: as promulgated on Town Meeting Floor, April 9, 2001; Planned Development parcel CD-1, Petition of Citizen's Bank

Explanation

The table below will clarify the amendment to the original PSDUP submitted by the petitioner/property owner, Citizen's Bank, to the Town of Lexington for the Town Meeting warrant on 12/28/00. The struck-through items were eliminated by this amendment from the uses allowed and authorized by Town meeting action on 4/9/01:

6.1	PERMITTED OFFICE USES (Must also comply with operating and development standards)
6.11	Real estate development, management
6.12	Finance, credit, investment but not a bank (See line 7.15)
6.13	Medical, dental, psychiatric office, but not a clinic (see line 7.21) a. with related laboratory
6.14	Professional services such as law, engineering, architecture, consulting service
6.15	Advertising, editing, composition, but not including printing or other reproduction service
6.16	Employment agency, office of a business, professional, labor, civic or social association
6.17	Office of manufacturer's representative or salesman with no sales or storage and distribution of products from the premises
7.15	Bank, credit union
	a. automatic teller machine, which may be either a principal use or an accessory use

	b. with drive up window or auto oriented branch bank
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For official documentation of this action, see the Proceedings of the April 9, 2001 Town Meeting session attached immediately following.

~~[2272648.1](#)~~
[2272648.2](#)

Document comparison by Workshare Compare on Thursday, March 01, 2018
12:11:28 PM

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Document 2 ID	interwovenSite://BOSDMS/IMAN1/2272648/2
Description	#2272648v2<IMAN1> - PSDUP Submitted to Planning Board
Rendering set	Standard

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Deleted cell	
Moved cell	
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Padding cell	

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