

March 2, 2018

**VIA HAND DELIVERY**

Planning Board  
Town of Lexington  
1625 Massachusetts Avenue  
Lexington, MA 02420

Re: Planned Development District  
7 Hartwell Avenue, Lexington, MA 02421

Dear Board Members:

On behalf of 7 Hartwell LLC (the "Applicant"), we are submitting the enclosed application for sketch plan submission in support of an amendment of the Zoning Map and Bylaw of the Town of Lexington (the "Town") to establish a new Preliminary Site Development and Use Plan ("PSDUP") for a proposed planned development district. The new proposed planned development district encompasses approximately 1.606 acres of land located at 7 Hartwell Avenue (the "Site"), which is owned by the Applicant. The Site is bound on all sides by Hartwell Avenue, Bedford Street, Westview Street and an abandoned street to the rear of the property.

Approval by Town Meeting of the proposed new planned development district will allow the Applicant to open a Russian School of Math in the existing building. The Russian School of Math is an award-winning, afterschool math program for K-12 students to help students build a solid math foundation and develop critical thinking and problem-solving skills. RSM currently leases premises in Lexington in order to serve its clients, many of whom are residents of Lexington and the residents have expressed a need to have such a school in the Town.

The Applicant is submitting the enclosed Sketch Plan as a way to present the project to the Planning Board to commence informal discussions to determine what the Planning Board may find acceptable prior to filing a petition for a change of zoning district. The Site currently is located in Planned Development District PD-1 which was approved at the 2001 Annual Town Meeting. Rather than draft a new PSDUP, the enclosed PSDUP is a redline version of the approved 2001 PSDUP reflecting changes to add additional proposed uses. Changes to the dimensional standards, applicable zoning provisions, development data and other standards can be discussed in more detail with the Planning Board to ensure that the project complements the Town's long term vision of the area.

In accordance with Section 7.3.2.4 of the Zoning Bylaw of the Town (the "Bylaw") and Sections 8.7 of the Planning Board Zoning Regulations (the "Regulations"), this application includes the following materials to commence informal discussions with the Planning Board:

- A. Form B, General Application for Approval of a Plan for Development and check payable in the amount of \$500.00 made to the Town of Lexington for the requisite filing fee;
- B. Proposed Preliminary Site Development and Use Plan text; and
- C. Plan Set entitled "Proposed Alterations for: Russian School of Mathematics, 7 Hartwell Avenue, Lexington, MA 02421", dated February 5, 2018, prepared by Donald Lang, AIA, DLA Architecture, 1643 Beacon Street, Suite 22, Waban, MA 02468.

Thank you for your attention to this matter and we look forward to scheduling an informal meeting with you to discuss this Project.

Very truly yours,



Kristine H.P. Hung, attorney for and  
on behalf of the Applicant,  
7 Hartwell LLC

KH:jbf

/Encl.

cc: Ms. Nathalie Rice, Lexington Town Clerk (w/ encl.)  
Ms. Suzanne E. Barry, Chairman Board of Selectmen (w/ encl.)  
Mr. Aaron Henry, Planning Director (w/ encl.)  
Mr. David Paley, Russian School of Math (w/ encl.)

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