



Town Of Lexington
Planning Board

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Charles Hornig, Chair
Robert D. Peters, Vice Chair
Michael Schanbacher, Clerk
Melanie Thompson
Robert Creech
Michael Leon, Associate

**DECISION OF THE LEXINGTON PLANNING BOARD
PRELIMINARY SUBDIVISION PLAN (NON-RESIDENTIAL)
131 HARTWELL AVENUE
DECISION VOTED OCTOBER 20, 2021**

General Property Information

Property Address: 131 Hartwell Avenue
Assessor's Information: 74-6A
Zoning District: Manufacturing (CM)

Application Information

Application: Non-Residential Preliminary Subdivision Plan
Filed with the Town Clerk: October 12, 2021
Board of Health: October 13, 2021

General Project Contact Information

Applicant Name and Address: 131 Hartwell, LLC, 131 Hartwell Avenue, Lexington, MA 02421
Civil Engineer: Carlton M. Quinn, P.E. 49923 Allen & Major Associates, Inc.
Land Surveyor: Norman I. Lipsitz, MA Registration # 28446, Allen & Major Associates, Inc.

Public Meeting Information

Abutters notified via postcard
Public Meeting: October 20, 2021

PLANNING BOARD PLAN APPROVAL INFORMATION

Date of Plan: October 8, 2021

PROJECT DESCRIPTION

The proposed project consists of one lot that is approximately 5.00 acres (217,800sf). The property is currently improved with a 3-story lab-office building with associated surface parking. The property has frontage on Hartwell Avenue located to the south. The other sides of the property abuts three properties that are currently developed with commercial structures.

The Applicant requests approval of a preliminary subdivision plan that would create three lots. All lots would have access from a new way (approximately 300 feet in length) that terminates with a cul-de-sac.

The property slopes down from north to south with a drainage swale that connects to jurisdiction wetlands on the adjacent property and across Hartwell Avenue. The structures are subject to the Hanscom Airfield avigation easement. In addition, the rear of the property is bisected by a natural gas Pipeline Easement.

A staff review memo was sent to the Applicant before the Planning Board public meeting.

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Per MGL c. 41, §81S, preliminary subdivision plans for nonresidential subdivisions are required before submitting a definitive subdivision plan.

PUBLIC MEETING

The Lexington Planning Board held a virtual public meeting. The following individuals appeared on behalf of the Applicant: Carlton M. Quinn, Allen & Major Associates; and Charlie Minasian, 131 Hartwell, LLC. Present for the Planning Board: Charles Hornig, Chair; Robert Peters, Vice-Chair; Michael Schanbacher, Clerk; Robert Creech, Melanie Thompson.

FINDINGS AND CONDITIONS

The standards for approval of a definitive subdivision plan are the basis for the decision on a preliminary subdivision plan to the extent permitted by the information submitted as part of a preliminary subdivision plan.

After careful review and public meeting process, the Planning Board finds that the proposed subdivision may be approved subject to the following conditions:

- a. All existing easements shall be shown on the definitive plan submission.
- b. Any new utility easements shall be a minimum of 20 feet wide, per §175-7.1.B.(4)(a).
- c. Per §175-7.1.B.(7), bounds shall be set along each right-of-way line at all intersections, angle points, points of change in direction or curvature of the street, and at the two corners of each lot that abuts the right of way. Such permanent bounds shall be installed per §175-7.1.B.(7)(c) and §175-7.1.B.(8).
- d. Construction of the proposed roadway shall conform to §175-7.2, Streets and Rights-of-way. The Applicant shall note on the Definitive Subdivision Plan whether the street will remain private or is intended to be an accepted way.
- e. Per §175-7.2.A.(3)(a), commercial subdivisions shall be designed to encourage carpooling, van services, cycling, public transportation, and a reduction of single-occupant automobiles.
- f. Per §175-7.2.A(3)(b), commercial subdivisions shall be designed to further reduce congestion on nearby streets and preserve adequate transportation capacity and user safety of affected intersections and street segments (Hartwell Avenue and Wood Street, in addition to the gates of Lincoln Labs).
- g. Per §175-7.2.E.(7)(b), Dead-end Streets, the Applicant shall install a "Dead End" or "Not a Through Way" sign per the specifications of the Town Engineer. Such signage shall be shown on the definitive subdivision plan.

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- h. The cul-de-sec is required to have a landscaped center island per §175-7.2.E.(7)(c)[1], such planting schedule should utilize the Lexington Preferred Planting List, adopted on October 6, 2021.
- i. The detail for the curbing shall be included in the definitive subdivision plan, per §175-7.2.E(10) Curbs and Gutters.
- j. The sidewalks and crosswalks shall be ADA compliant with ramps and tactile pads per the Town's requirements, per §175-7.3, Sidewalks and Paths.
- k. The Applicant shall consider per §175-7.3.C the connection of bicycle and recreational paths to decrease dependence on single-occupant vehicles per §175-7.2.B.(7)(3).
- l. All water and sewer services, plus other infrastructure connected to the Town's systems, shall be designed per §175-7.4, Utilities and Underground Facilities.
- m. The proposed plan does not meet the looped water service standard in §175-7.4B(2) of the Subdivision Regulations. The Applicant agreed that they would loop the water service.
- n. Fire hydrants shall be placed not more than 500 feet apart and approved per §175-7.4B(3) by the Fire Department.
- o. The definitive subdivision shall demonstrate compliance with §175-7.5, per a National Pollutant Discharge Elimination System (NPDES) general permit.
- p. Per §175-7.6, the Applicant shall submit a landscaping and planting plan that conforms with Lexington Preferred Planting List, adopted October 6, 2021, or EPA Eco Regional III.

VOTE

Robert Peters moved that the Planning Board approve the preliminary plan for 131 Hartwell Avenue subject to conditions as discussed. Michael Schanbacher seconded the motion. The Planning Board voted in favor of the motion 5-0-0 (Roll call: Melanie Thompson – yes; Robert Creech – yes; Robert Peters – yes; Michael Schanbacher – yes; Charles Hornig – yes). MOTION PASSED

Charles Hornig. yes
 Robert Peters. yes
 Michael Schanbacheryes
 Robert Creech. yes
 Melanie Thompson yes

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Signature of the Chair:



Date: 21 October 2021

RECORD OF VOTE

On October 20, 2021, Robert Peters moved that the Planning Board voted to allow the Planning Board Chair and the Planning Director to sign all decisions and plans for the Planning Board. Michael Schanbacher seconded the motion. The Planning Board voted in favor of the motion 5-0-0 (roll call vote; Melanie Thompson – yes; Bob Creech – yes; Robert Peters – yes; Michael Schanbacher – yes; Charles Hornig –yes). MOTION PASSED

Documents submitted to the Planning Board

Not attached unless indicated

These plans, reports, and correspondence are contained in the Planning Board's files and are hereby incorporated into this Decision by reference.

1. Form B: General Application for Approval of a Plan for Development, for the property at 131 Hartwell Avenue, dated October 8, 2021, stamped with the Town Clerk on October 12, 2021
2. Plans for Preliminary Non-Residential Subdivision of Land, 131 Hartwell Avenue (Map 74, Lot 6A), Lexington, MA, prepared by Allen & Major Associates, Inc., dated October 8, 2021
3. Letter from the Planning Office, Re: Project Review for 131 Hartwell: Non-residential Preliminary Subdivision, dated October 15, 2021

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