



RECEIVED

LEXINGTON PLANNING BOARD
1625 MASSACHUSETTS AVENUE, LEXINGTON, MA

2022 13 Sep, 4:55 pm
TOWN CLERK
LEXINGTON MA

MEMBERS OF THE PLANNING BOARD:
ROBERT PETERS, CHAIR, MICHAEL SCHANBACHER, VICE CHAIR
MELANIE THOMPSON, CLERK, ROBERT CREECH, CHARLES HORNIG,
MICHAEL LEON, ASSOCIATE MEMBER

**DECISION OF THE PLANNING BOARD
SPECIAL PERMIT SITE SENSITIVE RESIDENTIAL DEVELOPMENT
AND DEFINITIVE SUBDIVISION
69 PLEASANT STREET
LINC COLE LANE**

September 7, 2022

APPLICANT: Sheldon Corporation
121 Marrett Road
Lexington, MA 02420

PROPERTY OWNER: Storer Lexington LLC
16 Chesterford Road
Winchester, MA 01890

PROPERTY LOCUS: 69 Pleasant Street
Map 14, Lot 57
Zoning District: One-Family Dwelling (RS)

PROJECT SUMMARY

The proposed development will subdivide the 5-acre lot into ten lots accessible from a common drive. The existing two-story dwelling will remain and be converted to three residential dwelling units with a new garage. The third dwelling unit will be a moderate-income dwelling unit. Nine additional single-family homes are proposed. The lots are accessed by a common driveway entering the property in the same general location as the existing driveway from Pleasant Street.

STATEMENT OF FINDINGS

PROCEDURAL FINDINGS:

After having reviewed all the plans and material filed by the Applicant and its representatives and having considered the analysis, supplemental information provided during the course of the public hearings, correspondence and testimony from various staff, the public, and from all other interested parties, the Lexington Planning Board makes the following procedural and project findings:

RECEIVED

2022 13 Sep, 4:55 pm

TOWN CLERK
LEXINGTON MA

1. On April 25, 2022, an application requesting a Site Sensitive Development Special Permit, pursuant to § 135-6.9 and § 135-9.4 of the Zoning Bylaw, and Definitive Subdivision, pursuant to § 175 Planning Board Subdivision Regulations, was filed with the Planning Board by Project Engineer Michael Novak of Patriot Engineering on behalf of Sheldon Corporation and was determined to be complete and submitted to the Town Clerk on May 24, 2022.
2. Pursuant to M.G.L. Chapter 40A, Section 9 and 11 and M.G.L. Chapter 41, Section 81T and the applicable provisions of the Lexington Zoning Bylaw and Planning Board Zoning Regulations, the Planning Board caused notice of the public hearing to be published in the *Lexington Minuteman*, a newspaper of general circulation in Lexington, on June 9, 2022 and again on June 16, 2022. Notice of the public hearing was posted in the Lexington Town Office Building with the Town Clerk and on the official town website commencing on May 31, 2022 and continuing through the opening of the public hearing on June 29, 2022. Said notice of public hearing was mailed postage prepaid to all Parties in Interest as defined in M.G.L. Chapter 40A, Section 11 on May 31, 2022.
3. The public hearing on the Application commenced on June 29, 2022 held remotely via Zoom, pursuant to M.G.L. c. 30A §§18-25, c. 20 of the Acts of 2021, and c. 22 of the Acts of 2022 further extending the remote access provisions through July 15, 2022. The public hearing was continued to the Select Board Meeting Room in the Town Office Building, 1625 Massachusetts Avenue, in Lexington on August 3, 2022, and was further continued to September 7, 2022 held remotely via Zoom, pursuant to c. 107 of the Acts of 2022 further extending the remote access provisions through March 31, 2023. The Planning Board accepted public comments via Zoom, mail, and e-mail.
4. At the start of the public hearings the Chair called on Associate Member Michael Leon to act as a voting Board member due to an absence of Robert Creech. Lexington Planning Board members Robert Peters, Charles Hornig, Michael Leon, Melanie Thompson, and Michael Schanbacher were present for all of the public hearings. The Board closed the public hearing on September 7, 2022.
5. Lexington Planning Board members Robert Peters, Charles Hornig, Michael Leon, Melanie Thompson, and Michael Schanbacher deliberated on the Application at a meeting on September 7, 2022.

PROJECT SPECIFIC FINDINGS:

In the course of the public hearing process, the Planning Board took under advisement all information received from various municipal departments; comments made by members of the public; and information submitted by the Applicant. The Planning Board arrived at this Decision based on §135-6.9 of the Zoning Bylaw and makes the following findings specifically for the project at 69 Pleasant Street.

1. Property, Historic Preservation and Neighborhood Characteristics: The proposed Site Sensitive Development includes nine new lots each to be improved with one one-family dwelling. This is consistent with the surrounding residential uses on similar-sized lots. The existing two-story

Site Sensitive Development Special Permit Definitive Subdivision
Linc Cole Lane – September 7, 2022

2022 13 Sep, 4:56 pm

TOWN CLERK
LEXINGTON MA

1850s Greek Revival house will be converted to a three-family dwelling with an ~1,152 sq. ft. addition on the north side, a new garage, and the third dwelling unit proposed to be a moderate-income unit attached to the garage. The existing barn is proposed to be razed. On August 30, 2022, the Historical Commission held a public meeting to review the Planning Board application, including the plan set revised through August 24, 2022, and recommended the proposed exterior changes to the existing house be subject to review and approval by the Historical Commission.

2. Building Disposition. The proposed new dwellings are generally sited in a manner similar to the abutting neighborhood. The Applicant submitted Model Home Examples 1 and 2 prepared by Space Craft Architecture dated August 22, 2022. The Applicant has agreed to contemporary style dwellings with low pitched roofs for Lots A, B, C, and J as shown on the two model samples. Dwellings on Lots D, E, and I will be transitional style or contemporary as shown in the two model samples. Dwellings on Lots F and G may be contemporary or traditional styles.
3. Traffic and Parking: The Planning Board reviewed the existing conditions as part of this special permit and subdivision application. The proposed development utilizes a common drive to be known as Linc Cole Lane to access all ten lots in the development. The Board found Linc Cole Lane to provide adequate access to the proposed building lots. There is no minimum frontage required on a shared drive pursuant to § 6.9.5 (2). The common drive will be on its own parcel, shown as Parcel 1, but will remain private and is not considered a way within the meaning of the MA Subdivision Control Law M.G.L. c. 41, § 81L. The proposed drive is in the same general location as the existing driveway entrance. An intersection redesign for Pleasant and Watertown Streets is currently in the design stages; the proposed development is set back off the road leaving room for future expansion of the intersection if necessary. The Lexington Engineering, Police, and Fire departments prefer one entrance to the development in this location rather than the submitted proof plan that would add four new driveways and a new road in a different location. The Applicant has proposed access and utility easements to facilitate the use of the common drive by all of the residents of the development. The Project proposes a sidewalk on the east side of the common drive from the site entrance to Lot H. The Project proposes that each of the houses have a garage.
4. Dwelling Unit Count and Limitations on Unit Size: The proposed development complies with the provisions of § 135-6.9.3.1. The submitted proof plan depicts six (6) fully-compliant building lots on a new cul-de-sac and four (4) fully compliant lots fronting on Pleasant Street. The proposed development includes ten (10) distinct lots, nine (9) with one one-family dwellings, and lot H with a three-family dwelling pursuant to § 6.9.17. Applicant's project is allowed a maximum total gross floor area for all buildings of 76,207 sf under § 135.6.9.6.1.
5. Stormwater and Environmental Impact: The proposed development met the Town's stormwater management standards and requirements at the time the application was submitted to the Town Clerk in May 2022. The stormwater management system includes isolator rows within subsurface infiltration systems along with deep sump catch basins for treatment and mitigation. A trench drain is provided at the front of the property near the Pleasant Street entrance.
6. Utilities: Utilities will be provided to all lots through proposed access and utility easements along the common drive. The Applicant has agreed to establish a Homeowners Association that will be responsible for the maintenance of the common drive and its infrastructure such as drainage and snow management. Trash and recycling removal shall be provided by the town's environmental services department with specific collection point locations.

2022 13 Sep, 4:56 pm

TOWN CLERK
LEXINGTON MA

7. Visual Impacts: The existing mature trees around the boundary of the property behind lots A, J, H, G, F, E, D, and C remain outside of the limit of work. New plantings are proposed along Pleasant Street on lots A and B consisting of Canadian Hemlocks and Dogwoods (*Cornus Florida*).
8. Dwellings: The existing house on Lot H will remain largely intact with an addition proposed behind the building to allow a conversion to two dwelling units. An attached garage is proposed on the north side with an additional attached dwelling unit to be a moderate-income restricted dwelling unit. The conversion of the existing house property into a three-family dwelling is consistent with Lexington's housing goals, specifically Goal 2 of the draft Comprehensive Plan for a mix of housing types. The three-family dwelling is not visible from Pleasant Street and the additions are proposed behind the existing building.
9. Moderate Housing Unit: The Applicant has designed the project to provide one (1) deed restricted moderate-income dwelling unit in an addition behind the existing house. The moderate-income dwelling unit shall be in protected in perpetuity by a deed rider that ensures the unit will be kept as a moderate-income housing unit, sold or rented to a household with income at or below 150 percent of the area median income (AMI) for the Boston-Cambridge area.

WAIVERS AND ZONING RELIEF

The Planning Board may waive any of its Rules and Regulations if the Board finds the waiver and zoning relief is in the public interest and not inconsistent with the intent and purpose of the Subdivision Control Law.

1. The Board considered the site sensitive development in relation to the submitted proof plan sheet 17 of approved plan set revised through August 24, 2022 and supported waivers from strict requirements of the Board's Subdivision Rules and Regulations § 175-7.0 for Required Improvements and Design Standards for streets and rights-of-ways, sidewalks and paths, street classification, bicycle accommodations, dead-end street turnaround design standards, vertical granite curbing, and street lighting. The Board finds the proposed site sensitive development provides less site disturbance than the submitted proof plan, creates one entrance common drive on Pleasant Street compared to five curb cuts on Pleasant Street as shown on the submitted proof plan. The proposal provides adequate access to all the building lots.
2. The Board allowed the retaining wall to be within four (4) feet of the property line and waived strict compliance with § 135-4.3.1 (1) and (2), which is permitted pursuant to § 6.9.5 (3) of the Zoning Bylaw. The Board finds as proposed there is less earth work and earth movement disturbance associated with the proposal that does not involve blasting or regrading of the full property.
3. The Board considered a waiver of 4,628 sq. ft. to allow project to exceed the maximum allowed impervious area permitted by § 135-6.9.8 (1) by proposing 61,350 sq. ft. where 56,722 sq. ft. is allowed. During the course of the public hearings, the project was altered from the original submission to include sidewalk on one side of the private way, a garage addition to the existing house, and a moderate-income unit that exceeds the maximum impervious area. The Applicant's project complies with the stormwater management regulations in place at the time of the Application submission and has been designed to off-set the additional impervious areas. A

2022 13 Sep, 4:56 pm

TOWN CLERK
LEXINGTON MA

trench drain is proposed at the front of property near the drive's entrance to Pleasant Street and the project has been designed to the 100-year storm event.

4. The Board considered a waiver of 2,168 sq. ft. to allow the project to exceed the maximum allowed site coverage by proposing 31,246 sq. ft. where 29,078 sq. ft. is permitted by § 6.9.9 (1). During the course of the public hearings, the project was altered from the original submission to include more housing diversity with the moderate-income unit and expansion of existing house that will exceed the maximum site coverage. The Applicant's project complies with the stormwater management regulations at the time of the application submission and accounts for the additional impervious surface. A trench drain is proposed at the front of property near the drive's entrance to Pleasant Street and the project has been designed to the 100-year storm event.
5. The Board considered a waiver from strict requirements of § 175-8.4 to allow occupancy of dwellings prior to completion of all common elements. The Board approved this waiver request subject to planning, engineering, building commissioner, and public safety sign off prior to occupancy. Public safety and the Building Commissioner shall determine the area is safe for occupancy.

CONDITIONS OF APPROVAL

The Planning Board finds that the Application and Site Plans submitted by the Applicant comply with all applicable provisions of Lexington's Zoning Bylaw and applicable regulations, relevant to this review, except those waived by the Planning Board during the public review of the project. Accordingly, the Planning Board votes to approve the plan set entitled "Linc Cole Lane (69 Pleasant Street – Assessors Map 14 Lot 57) Site Sensitive Development Definitive Plan Set, located in Lexington, MA" dated March 30, 2022, revised through August 24, 2022, prepared by Patriot Engineering, prepared for Sheldon Corporation, consisting of 17 sheets, subject to the following conditions:

A. General Provisions.

1. This approval is limited to the ten (10) dwellings as shown on the site plan entitled "Linc Cole Lane 69 Pleasant Street (Assessors Map 14 Lot 57) Site Sensitive Development Plan Set" prepared by Patriot Engineering, Lexington, Massachusetts, prepared for Sheldon Corporation, dated March 30, 2021, revised to August 24, 2022.
2. No material corrections, additions, substitutions, alterations, or any changes shall be made in any plans, proposals, and supporting documents approved and endorsed by the Planning Board without the prior written approval of the Planning Board, or their designee. Any request for a material modification of this approval shall be made in writing to the Planning Department for review and approval by the Planning Board, or their designee and shall include a description of the proposed modification, reasons the modification is necessary, and any supporting documentation. Upon receipt of such a request, the Planning Department may, in the first instance, decide in writing authorizing a minor modification to the site plans, or the Planning Director may refer the matter to the Planning Board, which may consider and approve minor modifications at a regularly scheduled Planning Board public meeting. In the event the Planning Board determines the change is major in nature (e.g., resulting in material changes, newly identified impacts, etc.), the Planning Board shall consider the modification at a noticed public hearing.

2022 13 Sep, 4:56 pm

TOWN CLERK
LEXINGTON MA

3. In the event that the permit is not exercised or substantial use thereof has not commenced within three (3) years of the date of recording, except for good cause as determined by the Planning Board, the permit shall be deemed null and void.
4. Applicant is responsible for filing any other permits or approvals that may be required by other town, state, or federal entities such as the application for Stormwater Permit approval from Lexington Engineering Department.

B. Before the start of any site work:

5. The Applicant shall record this Decision with any exhibits at the Middlesex South Registry of Deeds prior to the commencement of authorized site activity and shall submit proof of recording to the Planning Office. Failure to record this Decision prior to the commencement of authorized site activity may result in rescission of this Decision.
6. The Applicant is responsible for coordinating address assignments for the properties on Linc Cole Lane. Before endorsement, the Property Rights and Dimensional Standards Plan shall be updated with house numbers approved by the Engineering Division.
7. The approved site plan shall be updated to include the location of the shared mailboxes and the house numbers.
8. The Property Rights and Dimensional Standards Plan (Sheet 4 of the approved plan set) shall be endorsed by the Planning Board and recorded at the South Middlesex Registry of Deeds.
9. Before endorsement of the Property Rights and Dimensional Standards Plan, the Planning Board must receive a performance guarantee, in accordance with the provisions of §135-9.4.5 of the Zoning Bylaw, to secure the construction of the common drive and the installation of utilities and services. Said form of guarantee may be varied from time to time by the Applicant subject to agreement on the adequacy and the amount of said guarantee by the Board.
10. The provisions of Chapter 120 (Tree Bylaw) apply to this project as no waivers were requested. The Applicant is responsible for filing a tree removal permit with the Tree Warden. The existing trees and vegetation to remain shall be protected in the field from damage during construction. The limits of work and trees to be removed and trees to be preserved shall be clearly identified in the field.

C. Prior to issuance of the first Building Permit:

11. A mylar copy of the recorded plans bearing the date of recording and the book and page number shall be delivered to the Planning Department before any building permits are issued.
12. The Applicant shall submit the architectural plans for the proposed exterior modifications (for the addition for the second dwelling unit, the garage, and the third dwelling unit attached to the garage) to the existing house to the Historical Commission for review prior to the issuance of a building permit for lot H. The Historical Commission's review is advisory to provide the Applicant guidance as to if the proposed exterior is consistent with the architectural elements and materials are consistent with the exterior design of the existing dwelling.

RECEIVED

2022 13 Sep, 4:56 pm

TOWN CLERK
LEXINGTON MA

D. During Construction and Site Development

13. A copy of this Decision shall be kept on the Site in a location that is highly visible and accessible during construction.
14. All construction activities relative to this decision shall comply in all respects to all applicable Zoning Bylaw, Planning Board Zoning Regulations, and other municipal requirements unless specifically waived by a vote of the Planning Board and recorded in writing.
15. Any work in the roadway and utility work is subject to the Department of Public Works Rules and Regulations. Agents of the Planning Board shall have the right to enter the site and to gather all information, measurements, photographs, or other materials needed to ensure compliance with this approval. Agents of the Planning Board entering onto the site for these purposes shall comply with all safety rules, regulations and directives of the Applicant and the Applicant's contractors.
16. No equipment on-site shall be started and allowed to warm up prior the start of the allowed construction hours or hours outlined in the Lexington Noise Control Bylaw. No vehicles are to arrive at the construction site before the designated construction hours, with no vehicle parking, standing or idling on adjacent public or private streets. Oversized deliveries of construction materials shall occur before or after peak traffic hours.
17. The limits of clearing of land or grading for the installation of any improvements relative to the project, including, but not limited to the driveways, stormwater management system, and utilities, shall be the limits of the grading shown on the site plans. Prior to any clearing of the land, the limits of such clearing and grading as shown on the approved plan shall be clearly marked in the field and shall remain in place until the completion of the project construction. This limit of work line shall be reviewed in the field by the Applicant and Planning staff prior to the issuance of a building.
18. The Applicant shall perform daily cleanup of construction debris, including soil on streets within two hundred (200) yards from the entrance of the site driveways caused by construction relative to the project.
19. The Applicant shall check all stormwater features prior to and at the end of each construction day. In the event a multiple day storm event occurs, the project manager shall check on the stormwater features to ensure they are functioning properly and have not exceeded their capacity. Any repairs, adjustments, or deficiencies shall be made immediately.
20. The Applicant shall provide appropriate erosion control methods such as silt fences, straw wattles, or organic hessian fabric burlap filled with compost around the stockpiles in case of a storm event, in addition to the temporary dust control requirements.
21. The use of hay bales shall be prohibited on-site.
22. The use of plastic stabilization netting shall be prohibited.
23. The Applicant shall be responsible for ensuring that runoff and eroded material does not run onto Pleasant Street.
24. The Applicant shall comply with the Stormwater Management Plan, prepared for Sheldon Corporation, 121 Marrett Road, Lexington, Massachusetts, Prepared by Patriot Engineering, Lexington Massachusetts; dated March 30, 2022, last revised August 24, 2022 or any further revisions that may be required with the stormwater permit approval.
25. All on-site utilities will be located underground.

Site Sensitive Development Special Permit Definitive Subdivision
Linc Cole Lane – September 7, 2022

2022 13 Sep, 4:56 pm

TOWN CLERK
LEXINGTON MA**E. Before the issuance of the Occupancy Permits within the development:**

26. The Moderate-Income dwelling unit shall have an Affirmative Fair Housing Marketing Plan including a lottery for income eligible individuals. Applicant is responsible for obtaining an experienced lottery agent. The Fair Housing Marketing Plan shall be submitted to Planning Staff for review and approval prior to issuance of the sixth certificate of occupancy.
27. The moderate-income dwelling unit shall be in protected in perpetuity by a deed rider that ensures the unit will be kept as a moderate-income housing unit, sold or rented to a household with income at or below 150 percent of the area median income (AMI) for the Boston-Cambridge area. The exterior of the Moderate Housing Unit shall match the existing residence. The Applicant shall reference the deed rider in the deed for the unit. Such deed shall be submitted to the Planning Department for review and approval prior to the sixth certificate of occupancy for the development.
28. Marketing of the moderate-income dwelling unit shall begin prior to occupancy of the sixth certificate of occupancy.
29. The Applicant is responsible for seeking approval from the U.S. Post Office for the mailboxes at the site entrance near Pleasant Street.
30. The Applicant shall draft a final Homeowner's Association Operations and Maintenance (O&M) Plan and submit such to the Planning Office for preliminary review as to form and content. The O&M Plan shall at a minimum include the Association's responsibilities, in perpetuity, with respect to:
- a. Maintenance of all stormwater management facilities, snow removal, preservation of the existing trees, and other infrastructure improvements;
 - b. Trash waste and recycling removal shall be provided by the Lexington environmental services department with specific collection point locations provided and to be determined by public works for Lots B, A, J, I and Lots E, F, G, and H.
 - c. Maintenance of the landscaping in accordance with the landscape plan, with owners responsible for replacing in kind any landscape that does not survive the first available growing season.

F. Prior to the request for each Certificate of Occupancy:

31. Each deed shall reference this special permit and enumerate remaining GFA, site coverage, and impervious surface coverage allotted to the house lot and be submitted to the Planning Office.

G. Prior to the request for the last Certificate of Occupancy within the development:

32. All deeds and easements shall be prepared for review and approval by the Town. The deeds must include a specific reference to this special permit as well as a narrative to explain any preservation restrictions or limit of work areas. Upon approval by the Town, the applicant shall file the appropriate deeds and easements with Middlesex South District Registry of Deeds or Middlesex South Registry District of the Land Court. Proof of such recording shall be provided to the Planning Department, which includes the date of recording, along with the book and page number of executed legal documents.
33. The Applicant shall establish a Homeowners Association or Trust, recorded with the Middlesex South District Registry of Deeds, which shall be approved as to form and content by both the Planning Board and Town Counsel, for the purposes of the operation and maintenance in perpetuity of the roadway, stormwater and drainage infiltration system, infrastructure and streetlights, and

Site Sensitive Development Special Permit Definitive Subdivision

Linc Cole Lane – September 7, 2022

Page 8 of 11

snowplowing, in addition to associated improvements. Trash waste and recycling removal will be provided by the Lexington environmental services department with specific collection point locations to be determined by public works for Lots B, A, J, I and Lots E, F, G, and H.

34. Prior to release of the surety, the Applicant shall provide the Planning Board with an "As Built Plan" stamped by a Professional Engineer registered in the Commonwealth of Massachusetts certifying that all improvements are completed in accordance with the approved Site Plans. The as-built plan shall be submitted in electronic formats (PDF and AutoCAD) to the Lexington Planning and Engineering Division. The AutoCAD file must conform to the current form of the Mass GIS Standard for Digital Plan Submission to Municipalities or other standard requested by the Lexington Engineering Division. The plan shall include, but not be limited to, site utility improvements and tie-in dimensions to all pipes and connection points, walkways, sidewalks, plantings, and retaining walls.

H. On-Going:


35. The exterior character of the existing house shall remain in perpetuity. The proposed exterior changes for the addition, the garage, and the third dwelling shall be submitted to the Historical Commission for an advisory review. The Historical Commission's review shall be to provide guidance to the Applicant relative to the proposed exterior changes and if they are similar and match the existing structure.
36. Any future requests for demolition of the existing house on Lot H shall return to the Planning Board for an Amendment of this approval to be considered at a public hearing, pursuant to M.G.L. c. 40A, Section 9 and 11, and shall be submitted to the Historical Commission for review and comment. The Historical Commission shall be given at least 60 days notification for an opportunity to document the property prior to any demolition.

RECORD OF VOTE

On September 7, 2022, the Planning Board voted number (5) in favor, none (0) opposed, and none (0) in abstention to grant an approval with conditions for the Definitive Residential, Site Sensitive Special Permit Residential Development and Definitive Subdivision Application for the property at 69 Pleasant Street.

Special Permit – Site Sensitive Development

Charles Hornig – yes
Robert Peters - yes
Michael Leon - yes
Michael Schanbacher - yes
Melanie Thompson – yes

Board Chair Approval:  Date: September 13, 2022

RECEIVED
2022 13 Sep, 4:57 pm
TOWN CLERK
LEXINGTON MA

EXHIBITS

The Applicant has filed with the Planning Board various plans and reports required under the Lexington Zoning Bylaws and Planning Board Zoning Regulations. During the public hearing review process, the following materials were submitted to the Board by the Applicant and various municipal departments, and material submitted by the public. This material is hereby incorporated into this Decision by reference.

1. Plan set entitled Linc Cole Lane (69 Pleasant Street – Assessors Map 14 Lot 57) Site Sensitive Development Definitive Plan Set, located in Lexington, MA, prepared by Patriot Engineering, dated March 30, 2022, revised through August 24, 2022, consisting of 11 sheets.
2. Stormwater Analysis and Calculations for 69 Pleasant Street Site Sensitive Definitive Subdivision Lexington, Massachusetts, prepared for Sheldon Corporation, prepared by Patriot Engineering, dated March 30, 2022, revised through August 24, 2022.
3. Waiver request form from Sheldon Corp. revised on August 29, 2022.
4. Draft Covenant for Sheldon Corp.
5. Draft Homeowners Association Declaration of Easements, Restrictions, and Maintenance Requirements.
6. Application (PLAN-22-4) form B submitted to the Planning Board on April 22, 2022, stamped in as complete by the town Clerk on May 24, 2022 and project narrative submitted by Patriot Engineering, dated April 7, 2022.
7. Sample elevations prepared by Space Craft, dated April 20, 2022.
8. Sketch plan approval from Acting Planning Board Administrator Eve Tapper, dated January 24, 2022.
9. Memorandum from Marissa Liggiero, Lexington Engineering to Abigail McCabe, Subject: 69 Pleasant Street Comments, dated June 22, 2022, revised June 24, 2022.
10. Findings of Fact prepared by Sheldon Corp.
11. Memorandum from Planning Staff to Lexington Planning Board, re: Project Review for 69 Pleasant Street: Definitive Site Sensitive Special Permit Residential Development, dated June 24, 2022, and August 3, 2022.
12. Letter from Carpenter/Shenston dated June 27, 2022 to the Lexington Planning Board, re: 69 Pleasant Street SSD Development plan Set Rev May 23, 2022.
13. Pre Sub Catchment Plan located in Lexington, MA prepared by Patriot Engineering two sheets dated August 1, 2022.
14. Sample House Style, submitted August 3, 2022.
15. Comments to the Planning Board, from Barbara Katzenberg, President Six Moon Hill, Inc., Memo from Marissa Liggiero Lexington Engineering, to Abigail McCabe, dated August 18, 2022.
16. Photos of existing house.
17. Model Home Example 1 and 2, prepared by Space Craft, dated August 22, 2022.

18. Memorandum from Historical Commission Chair Susan Bennett to Planning Board members, dated September 1, 2022.

19. Memo from Marissa Liggiero to Abigail McCabe, dated September 7, 2022.

20. Memo from Ross Morrow, P.E. Assistant Town Engineer to Planning Board members, dated September 7, 2022.

21. Letter with exhibits from Jeffrey Howry, Ryan Day and Sarah Reynolds, Jonathan and Andrea Gruber, to the Lexington Planning Board, dated September 2, 2022.

RECEIVED

2022 13 Sep, 4:57 pm

TOWN CLERK

LEXINGTON MA