



Town of Lexington
PLANNING BOARD

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Major Site Plan Review Checklist

Created on October 13, 2021, updated on October 2, 2023

Project Information	
Project Address	
Project Contact	
Waivers Requested	<input type="checkbox"/> Yes <input type="checkbox"/> No

Major Site Plan Review Classification: Please identify which type of Major Site Plan Review that your project classifies under, below

Please Mark Applicable Review (X)	Major Site Plan Review Type
	Exterior construction or expansion of structures which results in an increase of more than 5,000 square feet of total building gross floor area in any three-year period; or Description of the project:
	The available parking on the site is increased by more than 20 parking spaces in any three-year period. Description of the project:
	The proposed use requires a site plan review approval. Zoning Bylaw Section 6.9 (Special Residential Development), 6.12 (Open Space Residential Development), 7.5 Village or Multi-Family Overlay Development), or other use in Table 1.

Submittal Requirements per § 9.3.2 of the Planning Board Zoning Regulation - If the item is not provided or a waiver is requested, please provide explanation justification in the box below to Submittal Item description.

Regulation Section	Provided (Y)	Waiver (R)	Submittal Item
§ 9.3.2.1			A definitive site development plan set, which includes but is not limited to an existing conditions plan, a preliminary construction management plan, an off-street parking, circulation, and loading plan, a site construction plan, a landscape plan, a lighting plan, and a utilities plan
§ 9.3.2.2			Architectural plans, which include but are not limited to building elevations, and color renderings of all sides of the proposed structures which shall show and label exterior material types such as roofing, siding, and window details including trim, to illustrate what the proposal will look like from the public way and abutting views sufficient to understand massing within context of the surroundings
§ 9.3.2.3			A zoning narrative that demonstrates compliance with the applicable requirements of the Zoning By-law, and the Planning Board Regulations
§ 9.3.2.4			If applicable, the parking and transportation demand management (PTDM) plan described in §135-7.2.6 and proof of payment of the transportation mitigation fee described in §135-7.2.5
§ 9.3.2.5			A summary outlining the ways the Applicant has responded to the requests made during the DRT meeting or other meetings with other municipal departments

Regulation Section	Provided (Y)	Waiver (R)	Submittal Item
§ 9.3.2.6			Proposal for mitigating measures or the construction of improvements to address the impacts, except traffic impacts, of the proposed development and to provide adequate capacity in Town facilities and services
§ 9.3.2.7			A list indicating which items on the LEED Core and Shell Checklist, or equivalent scorecard, are intended to be included in the design and construction of the building(s)
§ 9.3.2.8			The SITES v2 Checklist Scorecard indicating which performance standards are being incorporated into the project site.
§ 9.3.2.9			A narrative summary of any proposed on-site solar generation or other energy efficient measures proposed or explored to reduce the project's greenhouse gas emissions.
§ 9.3.2.10			An application checklist showing compliance with, or waiver sought from, the design standards of §176-12.
§ 9.3.2.11			For any requested waivers, a written statement indicating why such waiver should be granted
§ 9.3.2.12			A copy, if any, of the determination of applicability issued by or the notice of intent filed with the Conservation Commission of the Town of Lexington under

Regulation Section	Provided (Y)	Waiver (R)	Submittal Item
			MGL c. 131, §40, or Chapter 130 of the General Bylaws of the Town of Lexington.
§ 9.3.2.13			<p>Stormwater Management</p> <ul style="list-style-type: none"> a) For projects disturbing more than 10,000 sq. ft. of land area, a stormwater management plan as defined in §181-75; b) For projects disturbing less than 10,000 sq. ft. of land area, a Construction Period Erosion, Sedimentation, and Pollution Prevention Plan as defined in §181-75C.
§ 9.3.2.14			Signage. For projects containing nonresidential uses, a preliminary signage package showing proposed signage locations, general sizes, and sign lighting.
§ 9.3.2.15			Shadows. The Board may require the applicant to provide a shadow study for any project proposing buildings taller than 45 feet in height. The purpose of the shadow study is for the Board to understand the impacts of the design.
§ 9.3.2.16			For projects under §135-6.9, Alternative concept design plans prepared by a registered landscape architect. Alternative concept plans should demonstrate site design alternatives explored by the applicant. This submission intends to ensure applicant's final proposal considered all design concepts to best protect and preserve the natural, hydrological, and wetland resources, wildlife habitat, forested areas, and mature trees.

Regulation Section	Provided (Y)	Waiver (R)	Submittal Item
§ 9.3.2.17			A narrative summary describing any proposed inclusionary dwelling units and preliminary floor plans showing the locations of the inclusionary dwelling units.