



***Town of Lexington***  
**PLANNING BOARD**

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**CERTIFICATE OF ACTION**  
**1377 MASSACHUSETTS AVENUE**

Date of Application: April 5, 2011  
Dates of Hearing: June 8, 2011  
July 13, 2011  
Date of Decision: July 13, 2011

**DECISION**

This is to certify that the Lexington Planning Board, at a duly called and properly posted meeting held on July 13, 2011, voted to **APPROVE** the Definitive Site Development Plan entitled "1377 Massachusetts Avenue Definitive Subdivision Plan Set," dated April 5, 2011, revised through July 13, 2011. The plan was prepared by Meridian Associates, Incorporated, on behalf of the applicant, the Sheldon Corporation. This decision is augmented and conditioned by the grant of a Special Permit with Site Plan Approval, of the same date, for a Site Sensitive Development.

**APPLICATION INFORMATION**

The site, containing approximately 2.8 acres, is located at 1377 Massachusetts Avenue (Lots 64 and 65 of Assessor's Map 39), Lexington, Massachusetts. The application and plan depict the two existing parcels to be divided into five; four of which will be built upon. The existing single-family house and carriage house will occupy two of these lots, while two new single-family detached homes will occupy the other two lots. The fifth parcel to be created, an open space parcel, abuts both the Minuteman Commuter Bikeway and the Munroe Cemetery. Access to the development will be via the existing curb cut and a proposed common driveway.

**WAIVERS**

It is implicit and understood that in a Site Sensitive Development many of the standard requirements of a conventional subdivision layout and the design of any right of ways contained in the Planning Board's *Development Regulations* do not apply. Therefore, in accordance with §175-30 of its *Regulations*, the Board waives strict compliance with the specific provisions that pertain to a conventional subdivision, as strict compliance does not serve the public interest and would be inconsistent with the intent and purpose of the Board's rules and the creation of a Site Sensitive Development.

**RECORD OF VOTE**

The following members of the Planning Board vote to grant the certificate of action, subject to the above-stated terms and conditions:

_____	_____
_____	_____
_____	

Courtesy Copy of Decision to:

- Applicant (by Certified Mail)
- Town Clerk
- Board of Health
- Building Commissioner
- Conservation Commission
- Fire Chief
- Police Chief
- Town Assessor
- Director of Public Works
- Revenue Officer