



November 15, 2021

Mr. Charles Hornig, Chairman
Town of Lexington Planning Board
Lexington Town Hall
1625 Massachusetts Avenue
Lexington, MA 02420

Re: Site Sensitive Sketch Plan (Revised)
69 Pleasant Street Lexington, MA

Dear Mr. Hornig and Members of the Board:

Patriot Engineering LLC on behalf of the applicant Sheldon Corporation would like to submit for the review of a Site Sensitive Subdivision Sketch Plan located at 69 Pleasant Street in Lexington per section 135-6.9 of the Lexington Zoning Bylaws along with the attached response letter outlining the changes made to address comments received.

The 5.0-acre property contains an existing dwelling and barn. As part of this Sketch Plan application the existing dwelling is meant to be preserved and renovated. The proposed subdivision would include 10 single family dwelling units (one of which will be the existing dwelling) with a common drive main entrance. This application includes the following: Site Analysis, Ten (10) Lot Proof Plan, and a revised Sketch Plan.

Below are the responses to the summary of comments that were received from the Town of Lexington Planning Department on October 12, 2021, following the September 9, 2021 Public Meeting with the Lexington Planning Board.

STAFF COMMENTS:

1. To reduce the number of curb cuts, please consider the following (the suggestions below will reduce the amount of pavement and snow plowing)
 - a. Units 3 and 4: reorient unit 4, so the garage faces unit 3. Have units 3 and 4 utilize the fire truck turn around as a common driveway. Such effort will also allow unit 4 to have a backyard.

The orientation of the units has been revised to accommodate the use of the common drive for fire truck turn around.
 - b. Units 5 and 6: consider having units 5 and 6 share a common driveway, which will decrease the intrusion of the turnaround for unit 5 in the setback.

Elevation challenges will prohibit units 5 and 6 sharing a drive

- c. Units 7 and 8: utilizing the fire truck turnaround between units 7 and 8 as a common driveway for both units and having the garages for these units facing each other

Elevation challenges will prohibit units 7 and 8 sharing a drive

2. Please consider avoiding aligning exterior lighting with dwelling windows when placing street lights or private dwelling exterior lights.

Noted. This will be addressed within the final landscape and lighting plans

3. The placement of utility boxes shall not be placed within the direct frontage or near walkways of dwelling units.

Noted and will use best efforts. Eversource dictates placement of transformers and hand boxes.

4. All utilities need to be placed underground.

Noted. This will be addressed within the final utility plans

5. Although there may not be formal stone walls along the property's frontage, please consider using larger stones and boulders in the landscaping.

Noted. This will be addressed within the final landscape plan

PLANNING BOARD COMMENTS:

6. Many Planning Board Members voices concern about the dangerous intersection outside of the property.

Required site and stopping distances are attainable and after meeting with Town of Lexington Engineering Department it was agreed that maintaining the existing entry point to Pleasant Street was the best option.

7. Mr. Creech said it would be great to provide walkability to the Moon Hill Road neighborhood and through the development on Pleasant Street by the farm.

The Moon Hill Neighborhood has an easement from Moon Hill Road connection to Milliken Road right of way which connects to Pleasant Street.

8. Mr. Creech stated he would be disinclined to approve a plan with houses with a larger gross floor area than the zoning allowed.

The proposed house plans will not exceed the allowable gross floor area established by Zoning.

9. Mr. Creech said the proposed site layout is preferable to the conventional plan.

Noted

10. Mr. Creech was happy Mr. Cataldo was looking into alternative HVAC systems, and he hopes that the street names will be in line with important issues of today.

Roadway names are still being considered at this time.

11. Mr. Hornig said he would expect them to negotiate a preservation restriction on the exterior of the existing house with the Historical Commission.

A deed restriction will be considered for the existing house.

12. Mr. Hornig said that this project does not do enough to preserve the natural features of the site since there appears to be a lot of grading and clearing of the site. Anyways to preserve more of the site would be appreciated.

The premise of the revised Sketch plan is to attempt to preserve more natural features on the subject property.

13. The development hides from Pleasant Street and is not sure that is the best approach along this frontage and consider the units to give frontage appearance on that street.

To maintain existing screening/noise buffer along the frontage of Pleasant Street the proposed homes were orientated toward the interior of the subject property.

14. Mr. Hornig said they could work harder at minimizing site disturbance using the flexibility of the site-sensitive development and would prefer a development that didn't result in nine large new houses.

Revised Sketch plan attempts to minimize site disturbance, and the site sensitive approach was chosen to satisfy the neighborhoods concern of an overly dense development.

15. Mr. Peters believed there is value in preserving the existing house. Another pass at this project would be good to see what other natural features of the site could be kept, like preserving more tree canopies.

Less disturbance is the goal of the revised Sketch Plan, and a deed restriction will be considered for the existing house.

16. Mr. Peters noted the Town has strong goals to get to net-zero, and any developer for new construction should do their utmost to help the Town meet those goals.

The proposed dwellings will adhere to all current requirements. Other potential options will be looked at through the house design process as well.

17. Mr. Schanbacher wanted a better design for the tree canopy and grading of this site.

Goal of the revised Sketch Plan

18. Mr. Schanbacher asked the Applicant to consider a denser and more compact housing design to reduce grading and allow for more common open space.

Goal of the revised Sketch Plan



PUBLIC COMMENTS

19. Many residents voiced concerns for traffic safety, as they stated the existing intersection of Pleasant Street and Watertown Street is already dangerous.

Required site and stopping distances are attainable and after meeting with Town of Lexington Engineering Department it was agreed that maintaining the existing entry point to Pleasant Street was the best option.

20. Consider building fossil fuel-free homes.

The proposed dwellings will adhere to all current requirements. Other potential options will be looked at through the house design process as well.

Patriot Engineering thanks you for your time in reviewing this matter. Please contact the office with any questions you may have at 978-726-296 or mnovak@patriot-eng.com

Sincerely,

Michael J Novak, P.E.
PATRIOT ENGINEERING LLC
35 Bedford Street, Suite 4
Lexington, MA 02420