



March 23, 2021

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

**Re:** Public Benefit Sketch Plan  
12 Summit Road Lexington, MA

Dear Mr. Hornig and Members of the Board:

Patriot Engineering LLC on behalf of the applicant and property owner 12 Summit Road LLC would like to submit for the review of a Public Benefit Subdivision Sketch Plan located at 12 Summit Road in Lexington per section 135-6.9 of the Lexington Zoning Bylaws.

The 1.74-acre property contains an existing dwelling which is currently under Historic Commission jurisdiction. On February 18, 2021, the Historic Commission imposed a one-year demolition delay on the structure. As part of this Sketch Plan application most of the main structure is meant to be preserved and renovated. The proposed subdivision would include 10 dwelling units in which one (1) would be designated as affordable per section 135-6.9.7 (3) of the Lexington Zoning Bylaw. The attempt to preserve the existing structure was one of the driving forces behind choosing the Public Benefit application.

In meeting with the neighborhood prior to the Historic Commission hearing, and the again prior to finalizing the submittal package; the sketch plan was reduced to the 10-unit concept included within.

This application includes the following: Site Analysis, Three (3) Lot Proof Plan, Sketch Plan, and the Historic Commission decision letter.

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](mailto:mnovak@patriot-eng.com)

Sincerely,

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