



**Town of Lexington**  
**PLANNING OFFICE**

Land Use, Health and Development Department  
1625 Massachusetts Avenue  
Lexington, MA 02420

Tel: (781) 698-4560

**FORM B**  
**GENERAL APPLICATION FOR APPROVAL OF A PLAN FOR DEVELOPMENT**

Date: September 24, 2021

To the Planning Board:

NAME OF PROJECT: Lexington Office Park

**A. TYPE OF APPLICATION**

- Preliminary or definitive subdivision plan, per §175-5.0 or §175-6.0
- Minor site plan review, per §176-9.0
- Major site plan review, per §176-9.0
- Special permit residential development, per §135-6.9
- Adequacy determination of an unaccepted street, per § 176-7.0
- Review of a zoning amendment for a planned development (PD) district, per §135-7.3

**B. A. TYPE OF PLAN**

The accompanying plan is a:

- Sketch     Preliminary     Definitive
- Extension     Rescission

For a:

- Residential Development
- Non-residential Development

Received by Planning Board:

Space for Town Clerk

Revised: Monday, March 05, 2018

**B. DESCRIPTION OF LAND**

All property included in the plan:

- 1. Street Address: 420-430 Bedford Street Map-Lot #: 84 – 40A
- 2. Street Address: \_\_\_\_\_ Map-Lot #: \_\_\_\_\_
- 3. Street Address: \_\_\_\_\_ Map-Lot #: \_\_\_\_\_

Please add more if necessary.

**C. COST ESTIMATE**

For projects filed under §135-6.9 please complete Form SC

**D. APPLICANT AND OWNER INFORMATION**

Note: The Zoning and Subdivision Regulations permit a person other than the owner to file an application, with the written permission of the owner, and if the applicant states the nature of their interest.\*

Applicant's Name: ELANDZEE TRUST

Is the applicant also the owner?  Yes  No

Signature of Applicant: David C. Provost, as Trustee of the ELANDZEE TRUST  
E-Signed: 09/23/2021 11:07 AM EDT IP: 63.138.85.68 DocID: 20210923085350902

Bryan J. Koop, as Trustee of the ELANDZEE TRUST  
Sertifi Electronic Signature IP: 38.87.121.180 DocID: 20210923085350902

Applicant's Business address: Real Estate Properties, Inc., 800 Boylston Street, Suite 1900, Boston, MA 02199 – Attention: Frederick J. DeAngelis, Esq.  
Sertifi Electronic Signature IP: 38.87.121.180 DocID: 20210923085350902

Applicant's Phone Number: (617) 236-3333

Applicant's Email Address: rdeangelis@bxp.com

If the applicant is not the owner what is the nature of interest in the land?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*For projects filed under §135-6.9 if the applicant is not the owner the applicant must attach a copy of a purchase and sale agreement, or other instrument of future sale, to this application.  
Note: The Planning Department requires that one-person act as coordinator/contact person for an application. That person is assumed the applicant unless a member of the development team is designated.

**SIGNATURES OF OWNERS**

**Note: The owners of all land affected by this development must sign this application. If necessary, complete table two, or file a separate sheet, for multiple parcels/owners.**

Table 1



Map-Lot #: 84 – 40A	Map-Lot #:
Name of Owners (print)	
Owner 1: ELANDZEE TRUST	
Owner 2:	
Signature of Owner 1	Signature of Owner 2
 dprovost@bxp.com, David C. Provost, as Trustee of the ELANDZEE TRUST  bkoop@bxp.com, Bryan J. Koop as Trustee of the ELANDZEE TRUST	

Table 2

Map-Lot #:	Map-Lot #:
Name of Owners (print)	
Owner 1:	
Owner 2:	
Signature of Owner 1	Signature of Owner 2

**E. CALCULATION OF FEE**

Type of Application or Action:	Number of Lots	Rate per Lot	Sub Total	Fixed Rate	Total
Filing Fee:	2	\$500	= \$1,000	+ \$2,000	=\$3,000
*Creditable Prior Payment					
Total Filing Fee due with application					\$3,000

Schedule of Administrative Fees. The following schedules apply to the types of applications to the Board:

Application Types	Fees	Application Types	Fees
Residential Preliminary Subdivision		Unaccepted Street Determination, §176-7.0	\$2,000
1 to 3 Lots	\$1,000 plus 500 per lot	Special Permitting, §176-6.0	
4 to 8 Lots	\$1,500 plus 500 per lot	Residential Sketch Plan	\$1,500 plus \$500 per proof plan lot
More than 9	\$2,000 plus 500 per lot	Residential Special Permit	\$3,000 plus \$500 per proof plan lot
Non-Residential Preliminary Subdivision	\$2,000 plus 500 per lot	Nonresidential Sketch Plan	\$1,500 plus \$50 per 1,000 SF of GFA
		Nonresidential Special Permit	\$3,000 plus \$50 per 1,000 SF of GFA
Residential Definitive Subdivision		Site Plan Review, §176-9.0	
1 to 3 Lots	\$2,000 plus 500 per lot	Minor site plan review	\$500
4 to 8 Lots	\$3,000 plus 500 per lot	Major site plan review	\$1,500
More than 9	\$4,000 plus 500 per lot	PD rezoning, §176-8.0	
Non-Residential Definitive Subdivision	\$4,000 plus 500 per lot	Sketch PSDUP	\$500
Modifications	\$1,500	Final PSDUP	\$2,000

\*One payment of a fee for a residential preliminary plan is creditable to the initial fee for a definitive plan. If more than one fee is paid for a preliminary plan, only the first of those payments is creditable to the initial fee for a definitive plan.

One payment of a fee for a sketch plan is creditable to the initial fee for a special permit application or PSDUP rezoning request. If more than one fee is paid for a sketch plan, only the first of those payments is creditable to the initial fee for a special permit application.

**F. DEVELOPMENT TEAM**

	Landscape Architect	Civil Engineer	Land Surveyor	Attorney
Name		Nicholas Skoly, PE	Russell J. Bousquet PLS	Frederick J. DeAngelis
Mass. Registration #		52677	35389	N/A
Name of Firm		VHB	VHB	Boston Properties, Inc.
Mailing Address		101 Walnut Street PO BOX 9151 Watertown, MA 02471	101 Walnut Street PO BOX 9151 Watertown, MA 02471	800 Boylston Street Suite 1900 Boston, MA 02199
Telephone #		(617) 607-2769	(617) 607-2753	(617) 236-3333
(If applicant is not coordinator/contact person, designate one person for that role)				
The point of contact for this application is Frederick J. DeAngelis, Esq., Boston Properties, Inc., 800 Boylston Street, Suite 1900, Boston MA 02199. Telephone: (617) 236-3333				