



Town Of Lexington
Planning Board

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Charles Hornig, Chair
Robert D. Peters, Vice Chair
Michael Schanbacher, Clerk
Melanie Thompson
Robert Creech
Michael Leon, Associate

**DECISION OF THE LEXINGTON PLANNING BOARD
PRELIMINARY SUBDIVISION PLAN (NON-RESIDENTIAL)
420-430 BEDFORD STREET
DECISION VOTED OCTOBER 20, 2021**

General Property Information

Property Address: 420-430 Bedford Street

Assessor's Information: 84-40A

Zoning District: Manufacturing (CM)

Application Information

Application: Non-Residential Preliminary Subdivision Plan

Filed with the Town Clerk: October 15, 2021 (originally filed on September 27, 2021)

Board of Health: submitted on September 27, 2021; response with no comment on October 15, 2021

General Project Contact Information

Owner/Applicant Name: David C. Provost, Trustee of Elandzee Trust; and Bryan J. Koop, Trustee of Elandzee Trust, c/o Boston Properties, Inc., 800 Boylston Street, Suite 1900, Boston, MA 02199 (Attention: Attorney Frederick J. DeAngelis)

Civil Engineer: Nicholas Skoly, PE, (MA Registration #52677), VHB, 101 Walnut Street, PO Box 9151, Watertown, MA 02471

Land Surveyor: Russell J. Bousquet, PLS, (MA Registration #35389), VHB, 101 Walnut Street, PO Box 9151, Watertown, MA 02471

Attorney: Frederick J. DeAngelis, Boston Properties, Inc., 800 Boylston Street, Suite 1900, Boston, MA 02199

Public Meeting Information

Abutters notified via postcard

Public Meeting: October 20, 2021

PLANNING BOARD PLAN APPROVAL INFORMATION

Date of Plan: September 23, 2021, revised through October 13, 2021

PROJECT DESCRIPTION

The proposed project consists of one lot that is approximately 21.028 acres (915,988 SF). The property is currently improved with two 3-story office buildings with associated surface parking. The property is surrounded by Bedford Street to the northeast, Interstate 95 (I-95) to the southeast, a parcel improved with a former hotel and restaurant to the northwest, and wetlands and vacant land to the southwest.

The Applicant requests approval of a preliminary subdivision plan that would create three lots (Lot 1 - 1.23 acres (53,700 SF), Lot 2 - 4.56 acres (198,800 SF), and Lot 3 - 14.94 acres (651,000 SF)).

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Proposed Lots 1 and 3 could have access via the new way or Bedford Street, while Lot 2 would have access from a new way that terminates with a cul-de-sac.

The property does contain any wetlands, flood zone buffers, or easements.

A staff review memo was sent to the Applicant before the Planning Board public meeting.

Per MGL c. 41, §81S, preliminary subdivision plans for nonresidential subdivisions are required before a definitive subdivision plan is submitted.

PUBLIC MEETING

The Lexington Planning Board held a virtual public meeting. The following individuals appeared on behalf of the Applicant: Rick DeAngelis, Boston Property; Chris Lowett, VHB. Present for the Planning Board: Charles Hornig, Chair; Robert Peters, Vice-Chair; Michael Schanbacher, Clerk; Robert Creech, Melanie Thompson.

FINDINGS AND CONDITIONS

The standards for approval of a definitive subdivision plan are the basis for the decision on a preliminary subdivision plan to the extent permitted by the information submitted as part of a preliminary subdivision plan. After careful review and public meeting process, the Planning Board finds that the proposed subdivision may be approved subject to the following conditions:

- a. All existing easements and conservation restrictions shall be shown on the definitive plan submission.
- b. Any new utility easements shall be a minimum of 20 feet wide, per §175-7.1.B.(4)(a).
- c. Per §175-7.1.B.(7), bounds shall be set along each right-of-way line at all intersections, angle points, points of change in direction or curvature of the street, and at the two corners of each lot that abuts the right of way. Such permanent bounds shall be installed per §175-7.1.B.(7)(c) and §175-7.1.B.(8).
- d. Construction of the proposed roadway shall conform to §175-7.2, Streets and Rights-of-way. The Applicant shall note on the Definitive Subdivision Plan whether the street will remain private or is intended to be an accepted way.
- e. Per §175-7.2, the width of the proposed way exceeds the standard 24-26 foot roadway width that would be expected for local roads that serve less than ten lots. As designed, the way creates unsafe conditions for pedestrians, cyclists, and motorists. Therefore, this layout is not recommended.
- f. The proposed way shall be reviewed due to alignment with Eldred Street. Such alignment shall be per §175-7.1.E.(12), Sight Distance, Alignment, and Profile. The Applicant may be required to install a traffic light due to such conditions.

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- g. Per §175-7.2.A.(3)(a), commercial subdivisions shall be designed to encourage carpooling, van services, cycling, public transportation, and a reduction of single-occupant automobiles.
- h. Per §175-7.2.A(3)(b), commercial subdivisions shall be designed to further reduce congestion on nearby streets and preserve adequate transportation capacity and user safety of affected intersections and street segments (Bedford Street, Eldred Road, and the I-95 Interchanges).
- i. Per §175-7.2.E.(7)(b), Dead-end Streets, the Applicant shall install a "Dead End" or "Not a Through Way" sign per the specifications of the Town Engineer. Such signage shall be shown on the definitive subdivision plan.
- j. The cul-de-sec is required to have a landscaped center island per §175-7.2.E.(7)(c)[1], such planting schedule should utilize the Lexington Preferred Planting List, adopted on October 6, 2021.
- k. Per §175-7.2.E.(7)(c)[4], the Applicant should consider an alternative to a cul-de-sac due to the short length of the property and better use of the land.
- l. The detail for the curbing shall be included in the definitive subdivision plan, per §175-7.2.E(10) Curbs and Gutters.
- m. The sidewalks and crosswalks shall be ADA compliant with ramps and tactile pads per the Town's requirements, per §175-7.3, Sidewalks and Paths.
- n. The Applicant may consider the inclusion of footpaths and trails to take advantage of the area's unique natural surroundings, per §175-7.3.B. Furthermore, the Applicant shall consider per §175-7.3.C the connection of bicycle and recreational paths to decrease dependence on single-occupant vehicles per §175-7.2.B.(7)(3).
- o. The Applicant shall consider per §175-7.3.C the connection of bicycle and recreational paths to decrease dependence on single-occupant vehicles per §175-7.2.B.(7)(3).
- p. All water and sewer services, plus other infrastructure connected to the Town's systems, shall be designed per §175-7.4, Utilities and Underground Facilities.
- q. The proposed plan does not meet the looped water service standard in §175-7.4B(2) of the Subdivision Regulations. The Applicant agreed that they would loop the water service.
- r. Fire hydrants shall be placed not more than 500 feet apart and approved per §175-7.4B(3) by the Fire Department.
- s. The definitive subdivision shall demonstrate compliance with §175-7.5, per a National Pollutant Discharge Elimination System (NPDES) general permit.

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- t. Per §175-7.6, the Applicant shall submit a landscaping and planting plan that conforms with Lexington Preferred Planting List, adopted October 6, 2021, or EPA Eco Regional III.
- u. Per §175-6.1.C(f), the Applicant shall conduct a wetlands delineation prepared by a professional wetlands specialist and submitted to the Conservation Commission. The proposed ROW appears to encroach on the conservation restriction, which may not be allowed, and as such, the restriction may need to be amended.

VOTE

Robert Peters moved that the Planning Board approve the preliminary plan for 420-430 Bedford Street subject to conditions as discussed. Michael Schanbacher seconded the motion. The Planning Board voted in favor of the motion 5-0-0 (Roll call: Melanie Thompson – yes; Robert Creech – yes; Robert Peters – yes; Michael Schanbacher – yes; Charles Hornig – yes). MOTION PASSED

- Charles Hornig. yes
- Robert Peters. yes
- Michael Schanbacheryes
- Robert Creech. yes
- Melanie Thompson yes

Signature of the Chair:



Date:

21 October 2021

RECORD OF VOTE

On October 20, 2021, Robert Peters moved that the Planning Board voted to allow the Planning Board Chair and the Planning Director to sign all decisions and plans for the Planning Board. Michael Schanbacher seconded the motion. The Planning Board voted in favor of the motion 5-0-0 (roll call vote; Melanie Thompson – yes; Bob Creech – yes; Robert Peters – yes; Michael Schanbacher – yes; Charles Hornig –yes). MOTION PASSED

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Documents submitted to the Planning Board

Not attached unless indicated

These plans, reports, and correspondence are contained in the Planning Board's files and are hereby incorporated into this Decision by reference.

1. Memorandum from VHB (Nick Skoly, PE), Re: 420/430 Bedford Street Subdivision, dated September 21, 2021
2. Memorandum from VHB (Nick Skoly, PE), Re: 420/430 Bedford Street Preliminary Subdivision, dated October 13, 2021
3. Letter from Elandzee Trust (c/o Boston Boston Properties, Inc.), Re: Notice of Filing of Preliminary Subdivision Plan, Lexington Office Park, 420-430 Bedford Road, dated October 15, 2021 (letters addressed to the Town Clerk, Planning Board, and Board of Health)
4. Site Plans, titled Preliminary Subdivision Plans, prepared by VHB, for the owner Elandzee Trust (c/o Boston Properties, Inc.), dated September 23, 2021, updated through October 13, 2021
5. Form B: General Application for Approval of a Plan for Development, dated September 24, 2021 and updated on October 15, 2021, stamped in with the Town Clerk September 27, 2021

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