



TOWN OF LEXINGTON
PLANNING OFFICE

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Amanda Loomis, Planning Director
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To: Lexington Planning Board

From: Sheila Page, Assistant Planning Director

Re: Project Review for 9 Keeler Farms Way; Modification of Site Sensitive Special Permit Residential Development

Date: January 29, 2021

Property Information	
Project Address	9 Keeler Farms Way
Parcel ID	Map 62, Lot 7E
Applicant/Owner Name	Raymond Chang
Type of Review	Special Permit Modification - Special Permit Residential Development - Site Sensitive Development dated October 19, 2011
Public Hearing	February 3, 2021

Property Information	
Zoning District	R0 – One Family Dwelling Permitted by SPRD dated October 19, 2011
Property Size	12,292 sq. ft.
Existing Conditions	The property is part of a 9 lot SSD SPRD approved by the Planning board in 2011. While the property is in the RO district, the special permit allowed side and rear set back of 10 feet instead of the required 15 feet, a front setback of 20 feet instead of the required 30 feet and reduced lot size instead of the required 30,000 sq. ft.
Environmental Conditions	The property is bounded by a house lot to the north and preserved association land to the west and south.



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Project Summary
<p>The Applicant is requesting a modification of impervious surface area on their property from the maximum allowed 5,835 SF to 7,317 SF to add landscape enhancements.</p> <p>The Applicant proposes leaching basin to capture the additional run-off from the landscape enhancements.</p>

Requested Relief	
Section 6.9	Special Permit Residential Development – Site Sensitive
	Special Permit Modification to increase impervious surface
Maximum impervious surface allowed per Section 6.9	45,166 sq.ft. proposed*
Roadway, curbing, and existing building account for =	12,964 sq.ft proposed*
Each Property was given an impervious allowance which was stated on the deeds	31,636 sq.ft. proposed*
Remaining allowance is shared by all nine lots	566 sq. ft. proposed*
The applicant is requesting to raise their allowance from 5,835 sq.ft. to 7,317 sq.ft.	

*Please note that a final subdivision as-built could not be located. However, the as-built for 9 Keeler Farms Way dated August 20, 2014 shows the as-built impervious surface to be 5,835 sq. ft. Whereas the Applicant’s calculations show an existing impervious total of 5,713.4 sq. ft.

The table below is copied from the 2011 Approved Plans:



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**TABLE OF DIMENSIONAL CONTROLS FOR A "PUBLIC BENEFIT
SPECIAL PERMIT RESIDENTIAL DEVELOPMENT":**

HEIGHT OF PROPOSED DWELLINGS ON LOTS "A" THROUGH "G":

THE HEIGHTS OF THE PROPOSED DWELLINGS SHALL COMPLY WITH THE REGULATIONS ESTABLISHED IN SECTION 135-39 OF THE TOWN OF LEXINGTON ZONING BY-LAW.

IMPERVIOUS SURFACES:

MAXIMUM PERMITTABLE ON THE SITE AS A WHOLE= 45,166 SF

IMPERVIOUS SURFACES WITHIN PROPOSED DEVELOPMENT:

- PAVED SURFACE OF PROPOSED COMMON DRIVE= 9,019 SF
- PROPOSED CURBING ALONG COMMON DRIVE= 830 SF
- FOUNDATION OF EXISTING DWELLING @ 71 EAST STREET= 1,512 SF
- FOUNDATION OF EXISTING DETACHED GARAGE= 636 SF
- FOUNDATION OF EXISTING BARN= 760 SF
- EXISTING WALKWAYS, STEPS, AND CONCRETE PADS ASSOCIATED WITH THE EXISTING DWELLING THAT ARE PROPOSED TO REMAIN= 207 SF
- PROPOSED REAR PATIOS AND REAR WALKWAYS (400 SF/LOT)= 3,600 SF
- FOUNDATION FOR PROPOSED DWELLINGS (LOTS A THROUGH G), PROPOSED EXPANSION TO THE FOUNDATION OF THE BARN ON LOT H, PROPOSED DRIVEWAYS (LOTS A THROUGH I), PROPOSED WALKWAYS, PATIOS, SHEDS, ETC. (LOTS A THROUGH I) =28,602 SF (TO BE DISTRIBUTED AMONGST AFOREMENTIONED LOTS)
- TOTAL IMPERVIOUS SURFACES= 45,166 SF

NOTE: THE PROPOSED POROUS FOOTPATH HAS NOT BEEN INCLUDED IN THE TOTAL PROPOSED IMPERVIOUS SURFACE CALCULATIONS.

COMMON OPEN SPACE:

- MINIMUM REQUIRED= 60,540 SF
(33% OF TOTAL AREA OF SUBJECT PROPERTIES)
- TOTAL PROPOSED OPEN SPACE= 63,543 SF

GROSS FLOOR AREA:

- MAXIMUM PERMITTABLE= 43,200 SF

Staff Comments

The existing subsurface roof infiltration system is in the western corner of the property. This location was on the approved plans. The Applicant proposes a pergola with footings to a depth of four feet. It is unclear whether the proposed installation will interfere with operation of the infiltration system. The applicant has acknowledge the possible interference. The Applicant needs to provide more information in regards to whether the proposed gazebo interferes with the operation of the infiltration system and how it will be handled.

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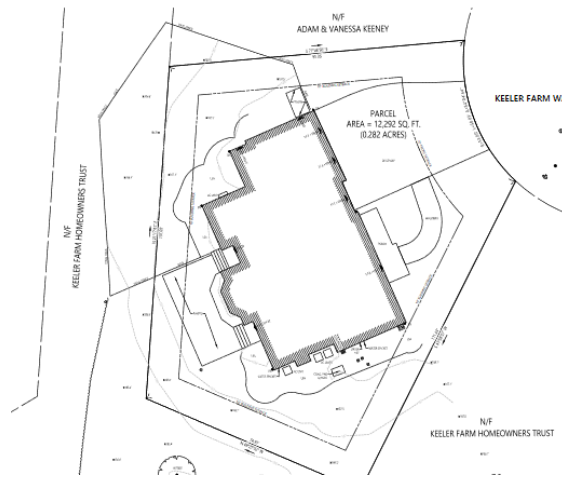
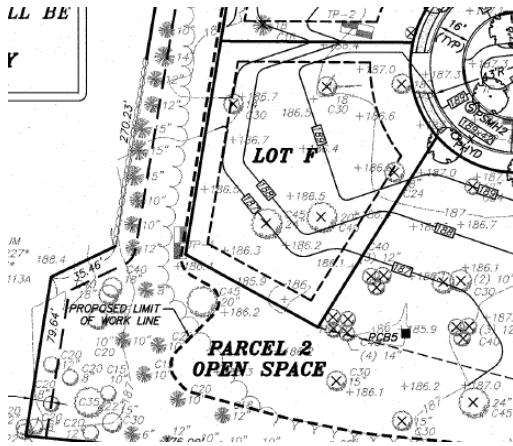


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- The Massachusetts Stormwater handbook provide guidelines that any stormwater best management practices be located 10 feet from a property line.
- The existing conditions plan (the last page of the planset) shows an encroachment on the 2011 permitted limit of work line as the existing fence goes beyond that line. The Applicant is proposing to move the fence to the property line which would match the limit of work.



Staff Comments		
DPW/Engineering	Will provide comments under separate cover	
Conservation Commission	Conservation jurisdiction is not triggered	

Materials Submitted
<p>Application dated January 6, 2020 including:</p> <ul style="list-style-type: none"> • Form B General Application for Approval • Cover letter dated January 5, 2021 signed by Erik Bednarek, PLA CLARB, VHB • Drainage Analysis prepared and stamped by Fredrick W. Russell, Jr. RPE no. 36713



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- Recorded decision Certification of Action and Special Permit recorded November 15, 2011 Bk:57664 Pg: 283
- 9 Keeler Farm Way Stormwater Analysis prepared by VHB dated January 5, 2021
- Planset titled "Chang Residence" prepared by VHB, dated January 5, 2021 with cover sheet; Sheet L-1 "Layout and Materials"; Sheet L-2 "Grading and Drainage Plan"; Sheet L-3 "Landscape Plan"; Sheet L-4 "Site Details Plan"; Sheet L-5 "Site Details Plan"; Sheet L-6 "Site Details Plan"; Sheet Sv-1 " Existing Conditions Plan of Land" prepared by Keenan Survey, Winchester, MA signed and stamped by Fredrick W. Russell, Jr. RPE no. 36713 dated January 31, 2020; Sheet 6 "Landscape Plan" prepared by VHB signed and stamped by Russell J. Bousquet RLA no. 35389 dated November 6, , 2020;

Additional Material Submitted

- Staff Memo dated January 29, 2021
- Engineering Memo dated January 29, 2021
- As- built dated August 20, 2014

Comments from Neighbors