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Town of Lexington Planning Department

February 18, 2020

Town Hall, 1625 Massachusetts Avenue

Lexington, MA 02420

RE: 840 Emerson Gardens Road

Proposed Subdivision: Special Permit Balanced Housing Subdivision

Dear Board Members:

Seaver Construction, Inc. (Seaver), a local, well-known and highly respected development company, is under contract to purchase that property known and numbered as 840 Emerson Gardens Road, Lexington. With this letter Seaver is submitting a Definitive Site Plan for this Site for Board review under the provisions of Section 6.9.3 of the Lexington Zoning Bylaw, Special Residential Developments, Balanced Housing Development.

The Site

The Site is 11.56 acres in size and located in a RO Zoning District. The Site currently is improved with a 60,378 gross sq. ft. two story building, used, until recently, as a 152-bed nursing home. There are two auxiliary service buildings. There are extensive paved areas on the Site providing parking for approximately 100 cars and service vehicles.

Wetlands are on three sides of the Site and a trail, over a portion of the Site, is used by local residents for access to the abutting Arlington Great Meadows conservation area.

The 150-unit Emerson Gardens Condominiums complex immediately abuts the Site and is the closest neighbor. The Site is most directly accessed by Emerson Gardens Road, which is 70' wide at the Site entrance.

1 The Balanced Housing Proposal

A principal objective of the Balanced Housing special permit subdivision rules is to provide smaller size living units than the standard single-family housing units more commonly built in Lexington. This Site has the potential for nine single family houses, each containing approximately 9000 gross square feet.

The Applicant's proposal for the Site is to construct 21 condominium style living units, attached in groups of four or five. All units are townhouse units with direct front and rear access to the site. All units are moderate size, ranging from 1770 gross s/f to the largest units which are 3606 gross square feet. One third of the units are below 2700 GFA and 81% of the units below 3500 GFA. By Lexington single family housing standards, all the proposed units are modest or small in size.

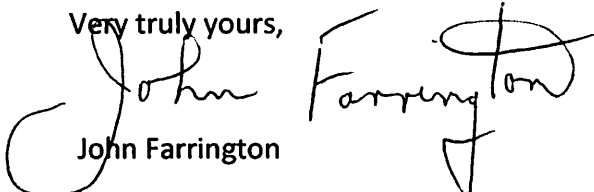
The Applicant (Scott Seaver) attended an earlier neighborhood and Town Officials meeting where a different proponent described a "friendly 40B" development for a 150-unit apartment complex to replace the current nursing home use and structures at this location. While the size and location of the Site arguably supports this size development proposal, the neighbors did not.

This balanced housing proposal responds to the concerns raised at that meeting in terms of its size and intensity. The Applicant, and his Development Team, all believe Lexington is better served by not building nine, very large \$2.2 to 2.7 million-dollar homes. This proposal provides five different floor plans in a variety of sizes, which will attract a diverse group of owners. The units are far more affordable than typically seen in Lexington.

This Definitive Site Plan development proposal incorporates a unit which the Developer intends to submit to the limitations for a permanent Moderate-Income Unit.

The Developer and his Team submit this style housing compliments the Site's immediate abutter, Emerson Gardens Condominiums, and is a logical transition to the single-family homes abutting the other side of this Site.

Very truly yours,


John Farrington