

#350



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: 10 Maguire Road - Definitive Subdivision

A. TYPE OF APPLICATION

<input checked="" type="checkbox"/>	Preliminary or definitive subdivision plan, per §175-5.0 or §175-6.0
<input type="checkbox"/>	Minor site plan review, per §176-9.0
<input type="checkbox"/>	Major site plan review, per §176-9.0
<input type="checkbox"/>	Special permit residential development, per §135-6.9
<input type="checkbox"/>	Adequacy determination of an unaccepted street, per § 176-7.0
<input type="checkbox"/>	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

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B. DESCRIPTION OF LAND

All property included in the plan:

- 1. Street Address: 10 MAGUIRE ROAD Map-Lot #: MAP 85, LOT 15
- 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: SRE Flag, LLC

Is the applicant also the owner? Yes No

Signature of Applicant: Teri Ford 

Applicant's Business address: 1 Federal Street, Suite 1810, Boston MA

Applicant's Phone Number: (857) 209-8202

Applicant's Email Address: tford@greatlandpartners.com

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

N/A

*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.

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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.

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Table 1


Map-Lot #: 85-15	Map-Lot #:
Name of Owners (print)	
Owner 1: SRE Flag, LLC	
Owner 2: N/A	
Signature of Owner 1	Signature of Owner 2
 <p>Digitally signed by Teri Ford DN: C=US, E=tford@greatlandpartners.com, OU=Greatland Realty Partners, CN=Teri Ford Date: 2021.09.23 16:43:15-04'00'</p>	

Table 2

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

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E. CALCULATION OF FEE

Type of Application or Action:	Number of Lots	Rate per Lot	Sub Total	Fixed Rate	Total
Filing Fee:	3	* \$500	= \$1,500	+ \$4,000	= \$5,500
*Creditable Prior Payment					\$0
Total Filing Fee due with application					\$5,500

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

Application Types	Fees
Residential Preliminary Subdivision	
1 to 3 Lots	\$1,000 plus 500 per lot
4 to 8 Lots	\$1,500 plus 500 per lot
More than 9	\$2,000 plus 500 per lot
Non-Residential Preliminary Subdivision	\$2,000 plus 500 per lot
Residential Definitive Subdivision	
1 to 3 Lots	\$2,000 plus 500 per lot
4 to 8 Lots	\$3,000 plus 500 per lot
More than 9	\$4,000 plus 500 per lot
Non-Residential Definitive Subdivision	\$4,000 plus 500 per lot
Modifications	\$1,500

Application Types	Fees
Unaccepted Street Determination, §176-7.0	\$2,000
Special Permitting, §176-6.0	
Residential Sketch Plan	\$1,500 plus \$500 per proof plan lot
Residential Special Permit	\$3,000 plus \$500 per proof plan 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
Site Plan Review, §176-9.0	
Minor site plan review	\$500
Major site plan review	\$1,500
PD rezoning, §176-8.0	
Sketch PSDUP	\$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	N/A	Carlton M. Quinn, PE	Norman Lipsitz, PLS	Peter Tamm
Mass. Registration #	N/A	MA PE #49923	MA PLS #28446	N/A
Name of Firm	N/A	Allen & Major Associates, Inc.	Allen & Major Associates, Inc.	Goulston & Storrs
Mailing Address	N/A	100 Commerce Way, Suite 5 Woburn, MA 01801	100 Commerce Way, Suite 5 5 Woburn, MA 01801	400 Atlantic Ave, Boston, MA 02110
Telephone #	N/A	781-305-9431	781-424-8031	(617) 482-1776
(If applicant is not coordinator/contact person, designate one person for that role)				

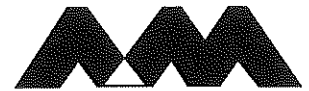
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ALLEN & MAJOR
ASSOCIATES, INC.

100 Commerce Way
Woburn, MA 01801
Tel: (781) 935-6889
Fax: (781) 935-2896

Transmittal

To: Amanda Loomis, AICP
Planning Director
Lexington Planning Office
1625 Massachusetts Avenue
Lexington, MA 02420

From: David M. Robinson, EIT
Senior Project Engineer

A&M Project #: 3021-01

Date: September, 24 2021

Re: **Definitive Subdivision Submission**
10 Maguire Road (Map 85 Lot 15)

Copy: Greatland Realty Partners, A&M Record File

We are transmitting herewith under separate cover by FedEx by Mail
 by Messenger:

- Originals
- Prints
- Shop Drawings
- Copy of Letter
- Specifications
- Report
- Certification
- Digital Data
- Other

Copies	Document Date	Description
1	September 24, 2021	Signed Form B Application for Definitive Subdivision
1 ORIG.	September 24, 2021	Filing Fee Check for \$5,500 made payable to "Town of Lexington", check no. 53897
1	September 24, 2021	Electronic Submission – Emailed Definitive Subdivision plan PDF's, Drainage Report, Narrative and Certified Abutters Lists with all Submitted Materials in Electronic PDF Format

These items are transmitted:

- For approval
- For your use
- As requested
- For review and comment

Dear Ms. Loomis,

Please see enclosed definitive subdivision submission materials including Form B and filing fee. Please confirm our status on the next available Planning Board meeting and do not hesitate to reach out should you have any questions or concerns, thank you.

David M. Robinson, EIT
Senior Project Engineer
Allen & Major Associates, Inc.
Email: drobinson@allenmajor.com
Direct: 781-305-9426