



Town of Lexington
PLANNING BOARD

Ginna Johnson, Chair
Robert Creech, Vice Chair
Robert Peters, Clerk
Richard Canale
Charles Hornig
Michael Leon, Associate

Town Office Building
1625 Massachusetts Avenue
Lexington, MA 02420
Tel (781) 698-4560
Facsimile (781) 861-2748

LIMITED SITE PLAN REVIEW DECISION

MINUTEMAN RVTHS ATHLETIC COMPLEX FIELD HOUSE

758 MARRETT ROAD

Date of Application: February 14, 2019
Date of Hearing: April 11, 2019
Date of Vote: April 11, 2019

APPLICATION & DEVELOPMENT PARCEL INFORMATION

Applicant & Owner: Minuteman Regional Vocational Technical High School
758 Marrett Road
Lexington, MA 02420

Lead Designer: Kaestle Boos Associates
16 Chestnut Street, Suite 301
Foxborough, MA 02035

Parcel Location &
Street Address: Lexington Assessors Map 52, Parcels 7B and 8B
758 Marrett Road

Parcel Area: 20.14 ± Acres (Lexington lots)
45.57 ± Acres (Lincoln lots)
65.71 ± Acres (Total lot size)

Zoning District: Government Civic (GC)

RECEIVED
2019 APR 18 AM 9:12
TOWN CLERK
LEXINGTON MA

PROJECT SUMMARY

The Minuteman Regional Vocational Technical High School (MRVTHS) is located on either side of the Lexington/Lincoln town line. With construction of the new campus, the High School building is located in Lincoln, while the athletic fields and field house will be located in Lexington. The Applicant is currently seeking approval for the final phase of the project, which will involve demolition of the old High School building and construction of the athletic fields and field house.

The athletic complex will consist of a new synthetic turf football field within a paved running track, tennis courts, synthetic turf baseball/softball fields, soccer fields, a natural grassed cricket field, a grand stand, and an approximately 5,700 square foot field house building containing concession areas, restroom facilities, team rooms, maintenance storage areas and utility rooms.

Since submittal, three tennis courts on the Lincoln portion of the project were relocated entirely outside of the 100' buffer to a vernal pool in Lincoln. This change is not depicted on the plans dated February 15, 2019, but was shown in the presentation to the Lexington Planning Board at the hearing on April 11, 2019, and does not impact the location of the field house or grand stand.

MATERIALS SUBMITTED

1. Site Plan Review Application, filed with Town Clerk on March 5, 2019.
2. Project Cover Letter dated February 14, 2019.
3. Athletic Field Improvements Narrative dated February 14, 2019.
4. Form B dated February 14, 2019.
5. Legal Ad, published in *Lexington MinuteMan* on 3/28/19 and 4/4/19.
6. Stormwater Report, prepared by Samiotes Consultants, Inc., dated February 5, 2019.
7. Major Site Plan Review Plan Set, Minuteman RVTHS Athletic Complex Field House 758 Marrett Road, Lexington, MA 02421, prepared by Kaestle Boos Associates Inc., and Samiotes Consultants, Inc. (21 sheets), dated February 15, 2019, including:
 - a. Sheets EX1.1-4.1: Existing Conditions, dated January 24, 2017
 - b. Sheets D-1.01-1.03: Demolition Plans, dated August 17, 2017
 - c. Sheet C1.01: Demo & Soil Erosion Plan, dated February 15, 2019
 - d. Sheet C2.01: Drainage Plan, dated February 15, 2019
 - e. Sheet C3.01: Civil Utilities Plan, dated February 15, 2019
 - f. Sheet C4.01: Civil Details, dated February 15, 2019
 - g. Sheet C4.02: Civil Details II, dated February 15, 2019
 - h. Sheet L1.01: Site Layout Plan, dated February 15, 2019
 - i. Sheet L2.01: Site Materials Plan, dated February 15, 2019
 - j. Sheet L3.01: Site Planting Plan, dated February 15, 2019
 - k. Sheet L4.01: Site Grading Plan, dated February 15, 2019
 - l. Sheet L6.01-6.09 Site Details, dated February 15, 2019
 - m. Sheet L7.01 Site Bleacher Plan, dated February 15, 2019
 - n. Sheet L 7.02-7.04 Bleacher Elevations, dated February 15, 2019
 - o. Sheet A1.01: Main Level Floor Plan, dated February 15, 2019
 - p. Sheet A5.01: Exterior Elevations, dated February 15, 2019
 - q. Sheet SU1.01 Site Photometrics Plan, dated February 15, 2019
 - r. Sheet SU2.01-2.06 Athletic Lighting Photometrics Plan, dated February 15, 2019
8. Memo from Lexington Senior Civil Engineer to Planning Director, dated 4/11/19.
9. PowerPoint Presentation prepared and presented by Development Team on 4/11/19.

FINDINGS

- 1) Zoning: Both lots are located in the GC - Government Civic Zoning District, and are developed with the Minuteman RVTHS educational use. The property abuts the Minute Man National Historical Park and is located proximate to Route 2 and Route I-95.
- 2) Limited Site Plan Review: Under the Limited Site Plan Review Zoning Bylaw Amendment (2019 ATM), uses protected under MGL Chapter 40A Section 3 ('Dover Amendment uses') – specifically educational, religious, and child care uses – are subject to reasonable regulations, through site plan review, of the following:
 - a. Bulk & Height of Structures
 - i. Field House: The proposed single-story field house will be approximately 15' at its highest point.
 - ii. Grand Stand: A 1,200 seat bleacher (grand stand) with press box and accessible lift is proposed to be constructed for the track & football field.
 - b. Yard Sizes & Setbacks: The field house is centrally located and surrounded by the proposed fields, and as such is setback a good distance from any property line.
 - c. Lot Area: The total tract is 65.71 acres, approximately 20.14 acres of which are within Lexington.
 - d. Open Space: Much of the site area within Lexington will be programmed for active athletic field use.
 - e. Parking: Parking for the new fields is provided in the new school parking lot which will be constructed on the western side of campus (Lincoln). Events will be scheduled when the school is not in session and parking is underutilized. A drop off for teams and busses and service vehicles will also be provided at the end of the existing southern loop road. Five parking spaces and two handicap parking spaces are proposed near the drop-off circle. A curb ramp and a detectable warning strip and handicap parking spots are proposed by the drop-off circle.
 - f. Building Coverage: The proposed single-story structure will be comprised of approximately 5,700 gross square feet. The building will contain concessions areas, restroom facilities, team rooms, maintenance storage areas and utility rooms.
- 3) Wetlands: Portions of the project site contain wetlands resource areas and buffers. The applicant went before the Lexington Conservation Commission on February 25, 2019 and the hearing will be continued in April. The applicant seeks approval of the Conservation Commission to increase the project's impervious surfaces by adding three synthetic turf fields. The Lexington Conservation Commission intends to peer review the project's drainage plan with the Lincoln Conservation Commission.

CONDITIONS

- 1) The site shall be used primarily for educational purposes as defined by MGL Chapter 40A Section 3.

RECORD OF VOTE

After closing the public hearing and deliberating on the matter, the Board voted, on a motion made by Mr. Hornig and seconded by Mr. Creech, 5 to 0 to **grant** with conditions the submitted application for Site Plan Review.

For the Board:



Robert Creech, Vice Chair

Courtesy Copy of Decision to:

Applicant (by Certified Mail)
Board of Health
Building Commissioner
Conservation Commission
Fire Chief

Police Chief
Town Assessor
Director of Public Works
Revenue Officer