



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)
12, 18, 24 HARTWELL AVENUE
DECISION VOTED OCTOBER 20, 2021**

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General Property Information

Property Address: 12, 18, and 24 Hartwell Avenue

Assessor's Information: 84-70C (12-18 Hartwell Avenue) and 84-70E (24 Hartwell Avenue)

Zoning District: Manufacturing (CM)

Application Information

Application: Non-Residential Preliminary Subdivision Plan

Filed with the Town Clerk: September 29, 2021

Board of Health: October 15, 2021 (no comments)

General Project Contact Information

Applicant Name and Address: Greatland Realty Partners (c/o Teri Ford), 1 Federal Street, Suite 1810, Boston, MA 02110

Owner of Lot 84-70C Name: Josco Realty Trust and Lexington MGMT Inc.

Owner of Lot 84-70E Name: Colangelo Steven Trustee and Mico Realty TR c/o Lex Management Inc.

Civil Engineer: Carlton M. Quinn, P.E. #49923 Allen & Major Associates, Inc.

Land Surveyor: Norman I. Lipsitz, MA Registration # 28446, Allen & Major Associates, Inc.

Public Meeting Information

Abutters notified via postcard

Public Meeting: October 20, 2021

PLANNING BOARD PLAN APPROVAL INFORMATION

Date of Plan: September 15, 2021

PROJECT DESCRIPTION

The initial plans submitted show the merging of 12-18 Hartwell Avenue and 24 Hartwell Avenue, which will be then subdivided into three lots. Hartwell Avenue is a public way, and all the proposed lots will have frontage from the new roadway.

The proposed project consists of two existing lots that are proposed to be merged to create three lots. The 12-18 Hartwell Avenue property contains 5 acres (217,907 SF) and is improved with a 1-story, 33,626 SF office building. The property at 24 Hartwell Avenue contains 6.5 acres (282,987 SF) and is improved with a one-story 52,687 SF office building. The properties are bordered by Hartwell Avenue to the front, Garwood Avenue (a paper street) and wetlands to the rear, and commercial buildings to the sides. Utility easements for a natural gas pipeline and electric transmission lines cross the rear of the properties.

The Applicant requests approval of a preliminary subdivision plan proposing to merge 12-18 Hartwell Avenue and 24 Hartwell Avenue and create three new lots around new roadway with a cul-de-sac.

The ROW of 50 feet with a 24-foot-wide roadway is appropriate for a non-residential subdivision. The cul-de-sac shows a 60' radius bulb with a 50' turning radius, and a turning radius of 50' is required.

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

Per MGL c. 41, §81S, preliminary subdivision plans for non-residential subdivisions are required before submitting a definitive subdivision plan.

PUBLIC MEETING

The Lexington Planning Board held a virtual public meeting. The following individuals appeared on behalf of the Applicant: Carlton Quinn, Allen & Major Associates, Inc.; Adam Colangelo, Teri Ford, Greatland Realty Partners. 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 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. The proposed way shall be coordinated with the property at 17 Hartwell Avenue, which also proposed a roadway off Hartwell Avenue. Such alignment shall be per §175-7.1.E.(12), Sight Distance, Alignment, and Profile.
- f. 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.

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- g. 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, Hartwell Avenue, and Maguire Road).
- h. 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.
- i. 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.
- j. The lot line between Proposed Lot 3 and Proposed Lot 2 appears to extend into the ROW. This line should be removed in the definitive plan submission for clarity.
- k. The detail for the curbing shall be included in the definitive subdivision plan, per §175-7.2.E(10) Curbs and Gutters.
- l. 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.
- m. 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).
- n. 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.
- o. Fire hydrants shall be placed not more than 500 feet apart and approved per §175-7.4B(3) by the Fire Department.
- p. The definitive subdivision shall demonstrate compliance with §175-7.5, per a National Pollutant Discharge Elimination System (NPDES) general permit.
- q. 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.

VOTE

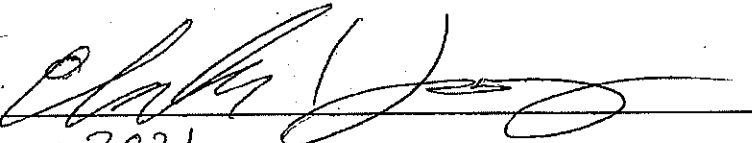
Robert Peters moved that the Planning Board approve the preliminary plan for 12, 18, 24 Hartwell Avenue subject to conditions as discussed. Michael Schanbacher seconded the motion. The Planning

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Board voted in favor of the motion 5-0-0 (Roll call: Melanie Thompson – yes; Bob Creech – yes; Robert Peters – yes; Michael Schanbacher – yes; Charles Hornig – yes). MOTION PASSED

Charles Hornig. yes
Robert Peters. yes
Michael Schanbacher yes
Robert Creech. yes
Melanie Thompson yes

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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

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. Form B: General Application for Approval of a Plan for Development for the project at 12-18, and 24 Hartwell Avenue, dated September 15, 2021, and stamped in with the Town Clerk on September 29, 2021
2. Plans for Preliminary Non-Residential Subdivision of Land 12-18 & 24 Hartwell Avenue (Map 84, Lot 70C & Map 84, Lot 70E) Lexington, prepared by Allen & Major Associates, Inc., dated September 15, 2021
3. Letter from the Planning Office (Molly Belanger, Planner), Re: Project Review for 12-18 & 24 Hartwell Avenue: Non-residential Preliminary Subdivision, dated October 15, 2021