



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: AUGUST 5, 2021

To the Planning Board:

NAME OF PROJECT: 75 OUTLOOK DRIVE RESIDENTIAL SUBDIVISION

A. TYPE OF APPLICATION

- Preliminary or definitive subdivision plan, per §175-5.0 or §175-6.0
- Minor site plan review, per §176-9.0
- Major site plan review, per §176-9.0
- Special permit residential development, per §135-6.9
- Adequacy determination of an unaccepted street, per § 176-7.0
- 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

B. DESCRIPTION OF LAND

All property included in the plan:

- 1. Street Address: 75 OUTLOOK DRIVE Map-Lot #: 41-49A
- 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: alpha echo 75 Outlook LLC (Eduardo Alvarez)

Is the applicant also the owner? Yes No

Signature of Applicant: _____ 

Applicant's Business address: 30 Whipple Rd, Lexington, Ma

Applicant's Phone Number: +1 781 354-5566

Applicant's Email Address: s ae@alphaecho.us

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

*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.

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.

Table 1


Map-Lot #: 41-49A	Map-Lot #:
Owner 1: alpha echo 75 Outlook LLC (Eduardo Alvarez) 	
Owner 2:	
Signature of Owner 1	Signature of Owner 2

Table 2

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

E. CALCULATION OF FEE

Type of Application or Action:	Number of Lots	Rate per Lot	Sub Total	Fixed Rate	Total
Filing Fee:	4	* 500.00	= 2,000.00	+ 1,500.00	= 3,500.00
*Creditable Prior Payment					
Total Filing Fee due with application					3,500.00

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

Application Types	Fees	Application Types	Fees
Residential Preliminary Subdivision		Unaccepted Street Determination, §176-7.0	\$2,000
1 to 3 Lots	\$1,000 plus 500 per lot	Special Permitting, §176-6.0	
4 to 8 Lots	\$1,500 plus 500 per lot	Residential Sketch Plan	\$1,500 plus \$500 per proof plan lot
More than 9	\$2,000 plus 500 per lot	Residential Special Permit	\$3,000 plus \$500 per proof plan lot
Non-Residential Preliminary Subdivision	\$2,000 plus 500 per 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
Residential Definitive Subdivision		Site Plan Review, §176-9.0	
1 to 3 Lots	\$2,000 plus 500 per lot	Minor site plan review	\$500
4 to 8 Lots	\$3,000 plus 500 per lot	Major site plan review	\$1,500
More than 9	\$4,000 plus 500 per lot	PD rezoning, §176-8.0	
Non-Residential Definitive Subdivision	\$4,000 plus 500 per lot	Sketch PSDUP	\$500
Modifications	\$1,500	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	JEFF THOMA RLA	MICHAEL NOVAK P.E.	MATT LOWRY, PLS	FREDERICK V. GILGUN, JR
Mass. Registration #	1377	50696		BBO NO. 551477
Name of Firm	J THOMA LAND DESIGN STUDIOS	PATRIOT ENGINEERING	RJ OCONNELL	NICHOLSON, SRETER & GILGUN, PC
Mailing Address	141 HAGGETTS POND ROAD ANDOVER, MA 01810	35 BEDFORD ST SUITE 4 LEXINGTON MA 02420		33 BEDFORD ST SUITE 4 LEXINGTON MA 02420
Telephone #	978-409-9815	978-726-2654		(781) 861-9160
(If applicant is not coordinator/contact person, designate one person for that role)				