

Sheila Page

From: ed <ed@edgrantlawoffice.com>
Sent: Thursday, August 8, 2019 5:23 PM
To: Sheila Page
Cc: Eve Tapper; Molly Belanger; Beacon Point Development; Joe Ciampa; Tony Ciampa; Doug Hartnett; mradner@radnerdesign.com; 'Mike McKay'; Robert Michaud
Subject: 186 Bedford Street
Attachments: Final Revised PSDUP 8-08-19.docx; Executed MOU.pdf

Sheila, This email is submitted for our continued hearing with the Planning Board August 14. Doug Hartnett is also sending you one.

After our public hearing on July 10, we wanted to make the following revisions to the PSDUP text as requested by Board Members as indicated on the attached :

Page 1, changed refiling date of June 6 to revised date of August 8.

In Section 6 Permitted Uses, as requested, added language in 6.1.a.[1] to track the MOU language regarding short term rentals Airbnb etc; in 6.1.c.[2] clarified the 25% restriction on business, professional use as not applying to the Barn; in 6.3 added a sentence that the existing structures will be historically preserved in accord with the approval of the Lexington Historical Commission.

In 7 Dimensional Standards, as requested, changed Minimum Lot Area to 55,000sf from 50,000 sf, and Minimum Lot Frontage from 200 to 210 ft. With the new basement plan now included, the Maximum Nonresidential Floor Area Ratio[FAR] changed to 0.25 from 0.22.

In Section 8.1 Landscaping, Transition and Screening, we had made extensive revisions in our June 6 refiling as requested in the Board's Recommendation Report To Town Meeting and at the May 8 meeting with the Board. In doing so we used most of the Zoning Bylaw provisions in this regard. At the July 10 public hearing, Mr. Hornig suggested that since we were using most of the Zoning Bylaw provisions, why not track the actual Zoning Bylaw in the PSDUP text and just note what provisions did not apply or which had been replaced with other provisions. That is what we have done in the revised Section 8.1., Sections 8.1.1 through 8.1.14.

In 8.3 Off-Street Parking and Loading, as requested, we clarified Section 5.1.14 such that the Special Permit shall apply with respect to modifying the PSDUP text provisions regarding Off-Street Parking and Loading in 8.3 and not to Zoning Bylaw provisions not used in the text; and added a sentence stating the number of Off-Street Parking spaces shall not exceed 49 spaces.

Also, as the Board requested, attached is the MOU executed with all five Selectmen today. Thank you for your assistance. Let us know if you have any questions. Im in office tomorrow around 11am for about an hour and then have to leave for weekend, return Monday. Ed

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