



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: 17 Hartwell Ave.

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 **X** Preliminary Definitive
- Extension Rescission

For a:

- Residential Development
- X** Non-residential Development

Received by Planning Board:

Space for Town Clerk

B. DESCRIPTION OF LAND

All property included in the plan:

- 1. Street Address: 17 Hartwell Ave. Map-Lot #: 84 - 80A
- 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.*

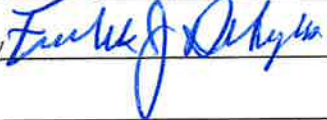
Applicant's Name: BP 17 Hartwell LLC

Is the applicant also the owner? Yes No

Signature of Applicant: BP 17 Hartwell LLC,

by Boston Properties Limited Partnership, its Sole Member and Manager,

by Boston Properties, Inc., its General Partner

by 

Frederick J. DeAngelis, Senior

Vice President and Senior Counsel

Applicant's Business address: c/o Boston Properties, Inc., 800 Boylston Street, Suite 1900, Boston, MA 02199 - Attention: Frederick J. DeAngelis, Esq.

Applicant's Phone Number: (617) 236-3333

Applicant's Email Address: rdeangelis@bxp.com

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 #: 84 – 80A	Map-Lot #:
Name of Owners (print)	
Owner 1: BP 17 Hartwell LLC	
Owner 2:	
Signature of Owner 1	Signature of Owner 2
BP 17 Hartwell LLC, By Boston Properties Limited Partnership, its Sole Member and Manager, By Boston Properties, Inc., its General Partner,  By Frederick J. DeAngelis, Senior Vice President and Senior Counsel	

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:	2	\$500	= \$1,000	+ \$2,000	= \$3,000
*Creditable Prior Payment					
Total Filing Fee due with application					\$3,000

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
Residential Definitive Subdivision		Nonresidential Special Permit	\$3,000 plus \$50 per 1,000 SF of GFA
1 to 3 Lots	\$2,000 plus 500 per lot	Site Plan Review, §176-9.0	
4 to 8 Lots	\$3,000 plus 500 per lot	Minor site plan review	\$500
More than 9	\$4,000 plus 500 per lot	Major site plan review	\$1,500
Non-Residential Definitive Subdivision	\$4,000 plus 500 per lot	PD rezoning, §176-8.0	
Modifications	\$1,500	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		Nicholas Skoly, PE	Russell J. Bousquet PLS	Frederick J. DeAngelis
Mass. Registration #		52677	35389	N/A
Name of Firm		VHB	VHB	Boston Properties, Inc.
Mailing Address		101 Walnut Street PO BOX 9151 Watertown, MA 02471	101 Walnut Street PO BOX 9151 Watertown, MA 02471	800 Boylston Street Suite 1900 Boston, MA 02199
Telephone #		(617) 607-2769	(617) 607-2753	(617) 236-3333
(If applicant is not coordinator/contact person, designate one person for that role)				
The point of contact for this application is Frederick J. DeAngelis, Esq., Boston Properties, Inc., 800 Boylston Street, Suite 1900, Boston MA 02199. Telephone: (617) 236-3333				