



# 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: 10/19/2021

To the Planning Board:

NAME OF PROJECT: 95 and 99 Hayden Avenue

#### 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:

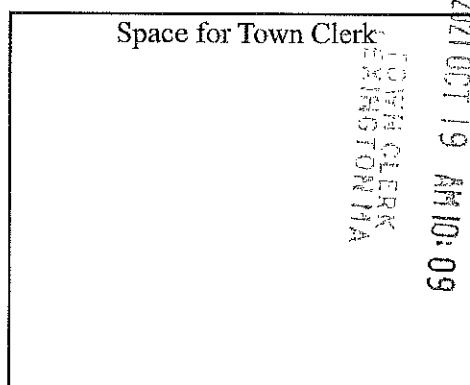
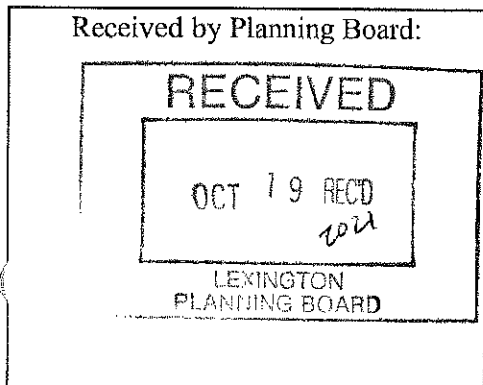
Sketch     Preliminary     Definitive

Extension     Rescission

For a:

Residential Development

Non-residential Development



**B. DESCRIPTION OF LAND**

All property included in the plan:

- 1. Street Address: 95 Hayden Avenue Map-Lot #: 17-22
- 2. Street Address: 99 Hayden Avenue (128 Spring St.) Map-Lot #: 18-2B
- 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: Hobbs Brook Real Estate LLC

Is the applicant also the owner?  Yes  No

Signature of Applicant:   
Bradley Cardoso, Vice President and Director of Design and Construction

Applicant's Business address: 404 Wyman St. Suite 425, Waltham, MA 02451

Applicant's Phone Number: 781-906-3136

Applicant's Email Address: bradley.cardoso@hobbsbrook.com

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

95 Hayden LLC owns the 95 Hayden Avenue property, and 99 Hayden LLC owns the 99 Hayden Avenue property.

95 Hayden LLC and 99 Hayden LLC are both affiliates of Hobbs Brook Real Estate LLC.

\*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

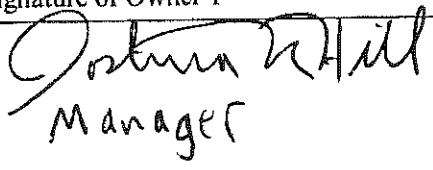
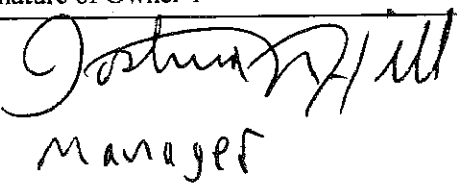
Map-Lot #: 17-22	Map-Lot #:
Name of Owners (print)	
Owner 1: 95 Hayden LLC	
Owner 2:	
Signature of Owner 1	Signature of Owner 2
 Justin Hill Manager	

Table 2

Map-Lot #: 18-2B	Map-Lot #:
Name of Owners (print)	
Owner 1: 99 Hayden LLC	
Owner 2:	
Signature of Owner 1	Signature of Owner 2
 Justin Hill Manager	

**E. CALCULATION OF FEE**

Type of Application or Action:	Number of Lots	Rate per Lot	Sub Total	Fixed Rate	Total
Sketch PSDUP					
Filing Fee:	2	* N/A	= \$0	+ \$500	= \$500
*Creditable Prior Payment					N/A
Total Filing Fee due with application					\$500

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**

	<b>Landscape Architect</b>	<b>Civil Engineer</b>	<b>Land Surveyor</b>	<b>Attorney</b>
<b>Name</b>	Dave Andrews	Scott D. Turner	Doug Aaberg	Peter Tamm
<b>Mass. Registration #</b>	4239	41775	35382	N/A
<b>Name of Firm</b>	Brown, Richardson + Rowe, Inc.	Environmental Partners	Merrill Associates	Goulston & Storrs
<b>Mailing Address</b>	3 Post Office Square Boston, MA 02110	1900 Crown Colony Drive, Suite 402 Quincy, MA 02169	427 Columbia Road, Hanover, MA 02339	400 Atlantic Ave Boston, MA 02110-3333
<b>Telephone #</b>	617-542-8552	617-429-3288	781-826-9200	617-574-7891
(If applicant is not coordinator/contact person, designate one person for that role)				