



July 21, 2022

Mr. Robert Peters, Chairman
Town of Lexington Planning Board
Lexington Town Hall
1625 Massachusetts Avenue
Lexington, MA 02420

Re: Site Sensitive Definitive Plan revisions summary
69 Pleasant Street Lexington, MA

Dear Mr. Peters and Members of the Board:

Patriot Engineering LLC on behalf of the applicant Sheldon Corporation would like to submit this letter with the accompanying revised plans set for the review of a Definitive Site Sensitive Subdivision Plan located at 69 Pleasant Street in Lexington per section 135-6.9 of the Lexington Zoning Bylaws. Below is a list of the notable revisions to the Subdivision plans:

- The proof plan and gross floor area calculations have been updated to reflect the loss of area to the abutter as noted on sheet 5.
- The landscaping plan has been revised to reflect changes in the planting scheduled to move away from white pines
- Notes have been added to plans stating the foundations will be used as retaining wall replacement wherever feasible
- The tree removal for the site has been reviewed and coordinated across the plan set
- Information has been provided to show the access to the Moon Hill area over Milken Way
- A sidewalk has been added to the proposed layout along the common drive
- The Engineering Department has said that abutters should reach out directly to the department to discuss traffic impacts
- Additional catch basins have been added to the design along with an additional subsurface stormwater infiltration system to capture additional impervious area
 - There will be an additional 11,400 SF of impervious captured and infiltrated onsite that was previously leaving the project site
- The placement of tree protection measures has been revised to increase the effort to save the 48-inch tree at the ROW of Pleasant. Also, the construction parking area has been moved further away from the existing tree.

- The sidewalk across to common drive entrance along Pleasant Street will be repaved to meet the required maximum 2% cross pitch

Patriot Engineering thanks you for your time in reviewing this matter. Please contact the office with any questions you may have at 978-726-2654 or mnovak@patriot-eng.com

Sincerely,



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