



LEXINGTON PLANNING BOARD
1625 MASSACHUSETTS AVENUE, LEXINGTON, MA

MEMBERS OF THE PLANNING BOARD:
ROBERT PETERS, CHAIR, MICHAEL SCHANBACHER, VICE CHAIR,
MELANIE THOMPSON, CLERK, ROBERT CREECH, CHARLES HORNIG,
MICHAEL LEON, ASSOCIATE MEMBER

**DECISION OF THE PLANNING BOARD
MAJOR SITE PLAN REVIEW
AND SPECIAL PERMIT
12-18 HARTWELL AVENUE
PERMIT#: PLAN-22-15**

December 7, 2022

APPLICANT: Greatland Realty Partners
One Federal Street, 18th Floor
Boston, MA 02118

PROPERTY OWNER: 12-18 Hartwell Owners LLC
1 Federal Street, 18th Floor
Boston, MA 02118

PROPERTY LOCUS: 12-18 Hartwell Avenue
Map 84, Lot 70C
Zoning District: CM (Commercial Manufacturing)

PROJECT SUMMARY

The Applicant proposes to demolish the existing 33,667 square foot (SF) building to construct a six-story research and development building with a penthouse with a gross floor area (GFA) of approximately 272,800 square feet, including up to 8,000 square feet of ground floor retail, and a 690-stall parking garage, with an additional 30 surface parking spaces towards the front of the lot. Access to the project, parking garage, and surface parking areas is from a shared entrance with #24 Hartwell Avenue.

STATEMENT OF FINDINGS

PROCEDURAL FINDINGS:

After having reviewed all the plans and material filed by the Applicant and its representatives and having considered the analysis, supplemental information provided during the course of the public hearings,

correspondence, and testimony from various staff, the public, and from all other interested parties, the Planning Board makes the following procedural and project findings:

1. On October 18, 2022, an application requesting Major Site Plan Review, pursuant to §135-9.5 of the Zoning Bylaw, and a special permit pursuant to §135-5.1.14 for relief from §135-5.1.11 for parking within a front yard setback and §5.1.13(12) to allow parking between a building within a right-of-way, was filed with the Planning Board by Nicholas Skoly of VHB on behalf of Greatland Realty Partners. The application was determined to be complete and was filed with the Town Clerk on October 18, 2022.
2. Pursuant to §135-9.5.4 of the Zoning Bylaw and §176-9.0 of the Planning Board Zoning Regulations, a notice of the public hearing was published in the *Lexington Minuteman*, a newspaper of general circulation in Lexington, on October 27, 2022, and again on November 3, 2022. Notice of the public hearing was posted in the Town Office Building with the Town Clerk and on the official town website commencing on October 20, 2022, and continuing through the opening of the public hearing on November 16, 2022. Said notice of public hearing was mailed postage prepaid to all Parties in Interest as defined in M.G.L. Chapter 40A, Section 11 on October 20, 2022.
3. The public hearing on the Application commenced on November 16, 2022, and continued to December 7, 2022, was held remotely via Zoom, pursuant to M.G.L. c. 30A §18-25, c. 20 of the Acts of 2021, and c. 22 of the Acts of 2022 further extending the remote access provisions through July 15, 2022, and further continued through March 31, 2023 pursuant to c. 107 of the Acts of 2022. The Planning Board accepted public comments via Zoom, mail, and e-mail.
4. Planning Board members Robert Peters, Charles Hornig, Robert Creech, Melanie Thompson, and Michael Schanbacher were present for all of the public hearings. The Board closed the public hearing on December 7, 2022.
5. Planning Board members Robert Peters, Charles Hornig, Robert Creech, Melanie Thompson, and Michael Schanbacher deliberated on the Application on December 7, 2022, and voted to close the public hearing the same evening.

MAJOR SITE PLAN REVIEW PROJECT-SPECIFIC FINDINGS:

In the course of the public hearing process, the Planning Board took under advisement all information received from various municipal departments; comments made by members of the public; and information submitted by the Applicant. The Planning Board arrived at this Decision based on §135-9.5 of the Zoning Bylaw and makes the following findings specifically for the project at 12-18 Hartwell Avenue:

1. The Planning Board finds that this is a desired use of the site that takes advantage of the increased density allowed by the zoning. The proposed design enhances the streetscape and fits the vision of the Hartwell Avenue Corridor.

2. Property Characteristics. The proposed development includes one lot. The property is improved by a one-story 33,667 SF brick and concrete building with surface parking in the front and rear of the building. Four easements exist towards the southern side of the lot: a 10' drainage easement, a 25' drainage easement, the Tennessee Gas Transmission Company Easement, and Easement "B" belonging to the Boston Edison Company. Proposed changes included razing the existing building to build a 272,800 square feet GFA office and lab building including up to 8,000 square feet of ground floor retail, and a 690-stall parking garage, with an additional 30 surface parking spaces towards the front of the lot. Access to the site is from a shared entrance with #24 Hartwell with a one-way drive to access the 17 parking spaces. A curb cut at the northerly end serves surface parking spaces and loading docks.
3. Building Disposition. The proposed new office and lab building is set towards the northern side of the lot, near Hartwell Avenue. The proposed garage is set behind the office and lab building, with a covered connection at grade and a passthrough area across the walkway and under the canopy for fire truck access.
4. Siting of Facilities. The Project is appropriately sited to minimize its aesthetic impact and environmental impact. The proposed lab building and garage are located away from the wetlands. The proposed building design enhances the Hartwell Avenue streetscape and provides retail space and a street-facing gathering spot. The project also provides an interior open space for tenants.
5. Sustainable, Climate-Sensitive, and Environmentally Conscious site design practices. The Project meets Town sustainability requirements and the expected 2023 Massachusetts Energy Code. The Project uses modern design techniques and is designed to meet LEED Gold and WELL Gold designations. The HVAC systems design for 99%+ of hours of the year will be met by all-electric equipment on site, including passive energy strategies and active strategies such as heat pumps and high-performance chillers.
6. Open Space, Natural Features, and the Landscape, emphasizing the function of Natural, Aesthetic, Social and Reactional Design. Wetlands are present towards the back of the site.
7. Ecosystem Function. The proposed parking garage is located within the existing surface parking area. The proposed walking path extends beyond the currently paved area. A portion of the parking garage is within the 50' wetland buffer. Within the 100' wetland buffer, two (2) trees will be removed and eleven (11) trees will be planted for a net increase of nine (9) trees. Within the 15' side and rear yards, fourteen (14) trees will be removed and sixty (60) trees will be planted for a net increase of thirty-six (36) trees.
8. Safety, Circulation, and Connectivity that is Safe and Accessible for All. The Project is designed to provide accessible sidewalks and ramps. Wayfinding signs will be installed to direct tenants and employees to 24 Hayden Avenue as the primary access for the garage. Wayfinding signs will also help connect people to the Minuteman Bikeway. The Applicant is working with the adjacent property at 482 Bedford Street to enable a pedestrian connection between the two properties. The agreement was not complete at the close of the public hearing. The applicant has proposed two scenarios: one with and one without the connection on the site plan. The Board supports the pedestrian connection and finds that both scenarios are approved with this process.
9. Effective and efficient transportation systems and the adverse impacts of motor vehicle transportation. The Applicant has elected to comply with the Transportation Management Overlay District requirements instead of §135-5.1 and §135-5.5. The Applicant has provided a "Transportation Demand Management Program" prepared by Vanasse & Associates, Inc. to reduce single-occupancy vehicle (SOV) travel by 15%. Highlights of the plan features include a

commuter shuttle; a 128 Business Council membership, a pre-tax sales bus pass program, on-site bike share for employees, on-site showers and lockers, bicycle storage, and priority parking for carpools. That Plan is incorporated into this approval.

The 2.5/1,000 square feet parking ratio for the garage presented on the site plan for the Project is based on net square feet consistent with local zoning guidelines, which exclude common area space. The Board finds that there is adequate parking to support the proposed use.

10. Lighting. Light trespass is shown onto 24 Hartwell Avenue, 482 Bedford Avenue, and within the wetlands on the property. The Applicant also owns 24 Hartwell Avenue and has intentionally lit the garage with light trespass onto 24 Hartwell Avenue, as there will be a shared garage entrance between 24 and 12-18 Hartwell Avenue. If the access agreement is established with 482 Bedford Street, light trespass and grading is allowed upon grant on a special permit pursuant to 5.4.7. If no agreement is established the Applicant has agreed to eliminate the light trespass. The walking path is subject to the approval of the Conservation Commission. If the Conservation Commission approval changes the site plan in regards to the path and rear lighting, these revisions to the site plan can be done administratively as a field change. Only low-level lighting for the rear walking path lighting for security purposes is permitted.

Exterior lighting adheres to the Model Lighting Ordinance (MLO) provided by IES (Illuminating Engineering Society) and IDA (International Dark Sky Association) and the standards listed in Section 5.4 of the Zoning Bylaw. The Applicant has agreed that the Correlated Color Temperature of the LED exterior and landscape fixtures will be 3000K or less.

Eight site lighting poles will be controlled by photocells, daylight sensors, and an astronomical time clock and shall operate from dusk to dawn. Two site lighting poles and the building-mounted lighting will be controlled by dimmers, photocells, daylight sensors, and an astronomical time clock and shall operate from dusk to dawn. The lighting power of each luminaire shall automatically reduce by 30% from one hour after the building closes to one hour before the building opens.

11. Noise. The Applicant understands that the project must comply with §80-4 and §80-8. A baseline noise study is currently in process and will be submitted by the Applicant before the building permit is issued.
12. Protection of Surface and Groundwater Quality. The stormwater management system is designed to collect stormwater by catch basin with sumps and hoods, will pretreat stormwater before discharging it to the subsurface infiltration system, and is designed to comply with the Town of Lexington Stormwater Regulations and the National Pollutant Discharge Elimination System Program. The project has filed a Notice of Intent with the Conservation Commission.
13. Historic Significance. The proposed development razes a dated building and provides a high-performance design that is future-ready and vital to the longevity of the project.
14. Impacts on Public Services and Facilities. Sewage and water usage are being reviewed separately by the Engineering Division. The Applicant is also working with the electrical utility to ensure adequate electrical service.
15. Signage. A complete sign package will be reviewed separately. However, the Applicant intends to pursue signage for the building on the penthouse façade, as well as signage for the individual retail tenants on the lower levels of the building.

SPECIAL PERMITS

Pursuant to §135-9.5.3(2), when both a special permit and site plan review is required, they shall be considered together under provisions of §135-9.4 authorizing the Planning Board as the Special Permit Granting Authority (SPGA). On December 7, 2022, the Board granted the following special permits.

1. The Board considered the Applicant's request for relief from §135-5.1.11 of the Zoning Bylaw to allow 17 parking spaces including two accessible spaces at the front of the building within the 25-foot front yard setback. The Board finds the parking in the front yard setback is necessary to support the proposed retail in the absence of on-street parking on Hartwell Avenue.
2. The Board considered the Applicant's request for relief from §135-5.1.13(12) to have surface parking between the building and the public right-of-way. The Board finds the Applicant's proposal for 17 parking spaces in the front of the building to be reasonable to attract a retail tenant that will activate the street front. An active streetscape is part of the Hartwell vision.
3. The Board considered the Applicant's request for relief from §135-4.3.1 of the Zoning Bylaws to allow the location of a fence and retaining wall along the northern property line greater than its horizontal distance from the lot line (proposed height up to 12' as the height of the retaining wall may vary).
4. The Board waived § 135-5.4.4 (2) Control of Glare and Light Trespass of the Zoning Bylaw to allow lighting on the abutting property at 24 Hartwell Avenue to light the access area to the garage.

WAIVERS

The Planning Board may waive any of its Rules and Regulations if the Board finds the waiver is in the public interest. In addition, for sites under the jurisdiction of the Planning Board, the Board may waive the application of the Tree Bylaw, in part or in full, if it deems it appropriate. On December 7, 2022, the Board granted the following waivers.

1. Relief from §176-12.4.3.5 of the Planning Board Zoning Regulations, Rainwater harvesting and reuse for irrigation, as the stormwater design contemplates infiltration of the 1" storm on site.
2. Relief from §176-12.6.8.1 of the Planning Board Zoning Regulations, Conserve water resources and minimize energy use by reducing or eliminating the use of potable water for landscape irrigation after the establishment period. Rainwater irrigation systems are encouraged, such as the use of cisterns. Hand watering during the establishment of new plantings is preferred.
3. Relief from §176-12.6.1 (7) to demonstrate certifiability at the gold level under SITES v2, as amended. The Applicant has confirmed that the project is compliant and agreed to submit documentation of certifiability prior to issuance of a building permit as outlined in condition #29 of this approval.

CONDITIONS OF APPROVAL

The Planning Board finds that the Application and Site Plans submitted by the Applicant comply with all applicable provisions of the Zoning Bylaw and all applicable regulations relevant to this review, except those waived by the Planning Board during the public review of the project. Accordingly, the Planning Board votes to approve the plan set entitled "12-18 Hartwell Avenue" dated September 26, 2022, revised through November 28, 2022, prepared by VHB, for Greatland Realty Partners, consisting of 15 sheets, subject to the following conditions:

General Provisions.

1. The Applicant shall record this Decision with the Middlesex South Registry of Deeds before the commencement of authorized site activity and shall submit proof of recording to the Planning Board. Failure to record this Decision before the commencement of authorized site activity shall result in the rescission of this Decision.
2. This approval is limited to the office and lab building and garage as shown on the site plan entitled "12-18 Hartwell Avenue" prepared by VHB, for Greatland Realty Partners, dated September 26, 2022, revised through November 28, 2022.
3. No material corrections, additions, substitutions, alterations, or any changes shall be made to any plans, proposals, and supporting documents approved and endorsed by the Planning Board without the prior written approval of the Planning Board, or their designee. Any request for a material modification of this approval shall be made in writing to the Planning Department for review and approval by the Planning Board or their designee and shall include a description of the proposed modification, reasons the modification is necessary, and any supporting documentation. Upon receipt of such a request, the Planning Department may, in the first instance, decide in writing to authorize a minor modification to the site plans, or the Planning Director may refer the matter to the Planning Board, which may consider and approve minor modifications at a regularly scheduled Planning Board public meeting. In the event that the Planning Board determines the change is major in nature (e.g., resulting in material changes, newly identified impacts, etc.) the Planning Board shall consider the modification at a noticed public hearing pursuant to §9.5.4(3) of the Zoning Bylaw.
4. In the event that the permit is not exercised or substantial use thereof has not commenced within three (3) years of the date of recording, except for good cause as determined by the Planning Board, the permit shall be deemed null and void.
5. The Applicant is responsible for filing any other permits or approvals that may be required by another town, state, or federal entity such as the application for Stormwater Permit approval from the Lexington Engineering Division and the Conservation Commission.
6. The Applicant shall submit plans for either a pedestrian connection between 12-18 Hartwell Avenue and 482 Bedford Street or alterations to site grading and lighting. Final details of the connection shall be reviewed and approved by Planning Staff.

During Construction and Site Development

7. A copy of this Decision shall be kept on the Site in a location that is highly visible and accessible during construction.

8. All construction activities relative to this decision shall comply in all respects with all applicable Zoning Bylaw, Planning Board Zoning Regulations, and other municipal requirements unless specifically waived by a vote of the Planning Board.
9. Any work in the right-of-way such as the sidewalk is subject to the Department of Public Works Rules and Regulations. Agents of the Planning Board shall have the right to enter the site and to gather all information, measurements, photographs, or other materials needed to ensure compliance with this approval. Agents of the Planning Board entering onto the site for these purposes shall comply with all safety rules, regulations, and directives of the Applicant and the Applicant's contractors.
10. No equipment on-site shall be started and allowed to warm up prior to the start of the allowed construction hours or hours outlined in the Noise Control Bylaw. No vehicles are to arrive at the construction site before the designated construction hours, with no vehicle parking, standing, or idling on adjacent public or private streets. Oversized deliveries of construction materials shall occur before or after peak traffic hours.
11. The Applicant shall perform a daily cleanup of construction debris, including soil on streets within two hundred (200) yards from the entrance of the site driveways caused by construction relative to the project.
12. The Applicant shall provide appropriate erosion control methods such as silt fences, straw wattles, or organic hessian fabric burlap filled with compost around the stockpiles in case of a storm event, in addition to the temporary dust control requirements.
13. The use of hay bales and plastic stabilization netting shall be prohibited on-site.
14. All on-site utilities shall be located underground.

Environment & Stormwater

15. The Applicant shall comply with the Stormwater Management Plan, prepared by VHB for Greatland Realty Partners, dated September 12, 2022, and any further revisions that may be required by the stormwater permit or Conservation Commission approval.
16. The Applicant shall check all stormwater and erosion control management features before and at the end of each construction day. If a multiple-day storm event occurs, the project manager shall check on the stormwater features to ensure they function correctly and have not exceeded their capacity. Any repairs or adjustments shall be made immediately.
17. The Applicant shall provide appropriate erosion control methods as approved in the Stormwater Permit. Silt fences and straw wattle shall be placed around any stockpiles in case of a storm event, in addition to the temporary dust control requirements.
18. The Applicant shall perform a daily cleanup of construction debris, including soil on streets within two hundred (200) yards from the entrance of the site driveways caused by construction relative to the Project.
19. Construction of the Project requires the issuance of an Order of Conditions by the Conservation Commission. All requirements, terms, and conditions of the Order of Conditions are incorporated herein.

20. The Applicant shall maintain all roadways, sidewalks, pathways and roadways, bicycle racks, and all other pedestrian features on the Property for the full life of the project.

Lighting/Noise

21. The Applicant shall adhere to all outdoor lighting requirements of §135.5.4 of the Zoning Bylaw.
22. Generators and heaters associated with construction and earth removal, as needed, shall be wrapped in temporary noise barriers so they are compliant with the Town's construction noise limits.
23. During nighttime hours, outdoor roadway and landscape lighting will operate from dusk to dawn with a reduction of light levels for safety and security from 11 pm to 6 am. Exterior building-mounted light fixtures at entry and egress shall be reduced to 30% light output for safety and security between 11 pm and 6 am.
24. The proposed lighting within the wetlands shall be subject to the approval of the Conservation Commission. If lighting is removed per Conservation Commission's advisory, the Applicant is not required to apply for a modification to the Planning Board. Lighting shall be low-level lighting for security purposes only. The Applicant shall submit to the Planning Office a revised lighting plan to show the lighting of the walking path as approved by the Conservation Commission and modify the lighting plan to eliminate any light tress press onto the abutting property at 482 Bedford Street to comply with § 135-5.4. Revised lighting plan shall be submitted prior to issuance of a building permit.

Off-street Parking/Garage

25. Pole-mounted light fixtures shall be installed with light shields to prevent light from spilling over the property line.
26. The accessible parking spaces shall be constructed per 521 CMR Universal Design to prevent people from parking in the hatched area.
27. The dumpster shall be enclosed in an enclosure that has doors with a latching mechanism and shall be screened from pedestrian view.

Easements

28. Prior to occupancy, the Applicant shall execute an easement between the owners of 12-18 Hartwell Avenue and 24 Hartwell Avenue to allow access to the garage located at 12-18 Hartwell Avenue from the driveway of 24 Hartwell Avenue.

Landscaping

29. The Applicant shall submit documentation to the Planning Office to demonstrate certifiability at the gold level under SITES to the Planning Office prior to a building permit.

Traffic/Transportation

30. The Applicant shall follow the provisions laid out in the revised PTDM Plan prepared by Vanasse & Associates dated December 6, 2022. The Applicant shall be a participating member of the 128 Business Council Shuttle. A shuttle service shall be offered to employees.
31. The Applicant shall assign a Transportation Coordinator for the Property. The Applicant shall provide the Transportation Coordinator's contact information to the Planning Office. Tenants will

have online access to bus/shuttle schedules, real-time bus/shuttle locations, and ride-sharing opportunities.

32. The Applicant shall install accessible sidewalk and crosswalks along the property frontage, which shall include accessible rumble mats at the entrance and exit of 12-18 Hartwell Avenue. These shall be completed before the Certificate of Occupancy is issued for the research and development building and penthouse.
33. All Bicycle parking spaces shall be 2 feet by 6 feet with appropriate access aisles.
34. Because the Applicant is opting into the Transportation Management Overlay District, the applicant shall pay a sum of \$5 for each square foot of increased net floor area, as defined by the Zoning Bylaw. Twenty-five percent of the fee must be paid at the issuance of the building permit. The remainder of the fee must be received in full no later than the issuance of a Certificate of Occupancy.

Request for a Certificate of Occupancy

35. A minimum of fourteen (14) days before a request for a Certificate of Occupancy, the Applicant and/or its designee shall contact the Planning Office to schedule a site visit to review conformance with the Board's approval. Delay in such action may result in the delay of the Planning Office signing off on a Certificate of Occupancy.

Special Provisions/Periodic Conformance Reporting and Review

36. The Applicant shall provide the following performance guarantees for the Project:
 - a. Upon completion of the Project and before the request for a Certificate of Occupancy, the Applicant shall provide the Planning Board with an "As-Built Plan" stamped by a Professional Engineer registered in the Commonwealth of Massachusetts, certifying that all improvements are completed in accordance with the approved Site Plans in a form acceptable to the Lexington Engineering Division.
 - b. The as-built plan shall be submitted in both hard copy and electronic formats (PDF and AutoCAD) to the Planning Office for review. The AutoCAD file must conform to the current form of the Mass GIS Standard for Digital Plan Submission to Municipalities or other standards requested by the Lexington Engineering Division. The plan shall include, but not be limited to, site utility improvements and tie-in dimensions to all pipes and connection points. The as-built information shall be delivered to the Planning Division a minimum of five (5) business days in advance of the Applicant seeking a Certificate of Occupancy sign-off to allow time for the Town Engineer or his/her designee to review and approve the submitted information. The Applicant shall also submit a statement certifying that all conditions of approval of this Decision have been met and site improvements are complete.
37. All utilities shall employ energy-efficient devices and techniques in accordance with the State Building Code, which may include but is not limited to Energy Star, LED lighting, etc.
38. At the time of the Certificate of Occupancy, the Applicant shall provide a compliance report showing the building was designed to the LEED standards as proposed.
39. All utilities within the property boundary serving the project will be located underground. Overhead electric and telecommunications services will be extended underground to service the Project.

- 40. Signage associated with the Project shall comply with the Zoning Bylaw or will be the subject of a future special permit application. The Applicant intends to pursue signage for the building on the penthouse façade, as well as signage for the individual retail tenants on the lower levels of the building. Future approvals of the signage package will be handled by the Planning Board.
- 41. The property owners are responsible for maintaining the landscaping and all plantings on the approved landscape planting plan. Any landscaping that does not survive shall be replaced in kind within the first available growing season (between September 15 – November 15 and April 15 – July 1).

RECORD OF VOTE

On December 7, 2022, the Planning Board voted five (5) in favor, none (0) opposed, and no (0) abstentions to grant approval with conditions for the Major Site Plan Review with Special Permits for the property at 12-18 Hartwell Avenue.

Major Site Plan Review with Special Permits

- Robert Peters - aye
- Michael Schanbacher – aye
- Melanie Thompson – aye
- Charles Hornig – aye
- Robert Creech - aye

Board Chair Signature: Robert S. Peters Date: 12 Dec 2022

Date of Vote: December 7, 2022

EXHIBITS

The Applicant has filed with the Planning Board various plans and reports required under the Zoning Bylaws and Planning Board Zoning Regulations. During the public hearing process, the following materials were submitted to the Board by the Applicant and various municipal departments, and materials submitted by the public.

Major Site Plan Review Plans, titled "12-18 Hartwell Ave" prepared by VHB, prepared for Greatland Realty Partners, dated September 26, 2022, revised to November 28, 2022

- a) Sheets C 1.00: titled "Legend and General Notes" prepared by VHB, prepared for Greatland Realty Partners, stamped and signed by Nicholas J. Skoly, Professional Engineer No.52677, dated September 26, 2022, revised to November 8, 2022, revised to November 28, 2022
- b) Sheet C 2.00: titled "Layout and Materials Plan" prepared by VHB, prepared for Greatland Realty Partners, stamped and signed by Nicholas J. Skoly, Professional Engineer No.52677, dated November 8, 2022, revised to November 28, 2022
- c) Sheet C 3.00: titled "Grading and Drainage Plan" prepared by VHB, prepared for Greatland Realty Partners, stamped and signed by Nicholas J. Skoly, Professional Engineer No.52677, dated November 8, 2022, revised to November 28, 2022
- d) Sheet C 4.00: titled "Utility Plan" prepared by VHB, prepared for Greatland Realty Partners, stamped and signed by Nicholas J. Skoly, Professional Engineer No.52677, dated November 8, 2022, revised to November 28, 2022
- e) Sheet C 5.00- C 5.02: titled "Construction Details" prepared by VHB, prepared for Greatland Realty Partners, stamped and signed by Nicholas J. Skoly, Professional Engineer No.52677, dated September 26, 2022, revised to November 28, 2022
- f) Sheet C 6.00: titled "Site Analysis Map" prepared by VHB, prepared for Greatland Realty Partners, stamped and signed by Nicholas J. Skoly, Professional Engineer No.52677, dated November 8, 2022, revised to November 28, 2022
- g) Sheet V-101: titled "Existing Conditions" prepared by Allen & Major Associates, Inc., prepared for Greatland Realty Partners, stamped and signed by Norman L. Lipsitz, Professional Land Surveyor No.28446, dated May 13, 2022
- h) Sheet V-102: titled "Existing Conditions" prepared by Allen & Major Associates, Inc., prepared for Greatland Realty Partners, stamped and signed by Norman L. Lipsitz, Professional Land Surveyor No.28446, dated May 13, 2022
- i) Sheet A201: titled "Level 1" prepared by Solomon Cordwell Buenz, prepared for Greatland Realty Partners, dated October 7, 2022
- j) Sheet A202: titled "Level 2" prepared by Solomon Cordwell Buenz, prepared for Greatland Realty Partners, dated October 7, 2022
- k) Sheet A203: titled "Level 3" prepared by Solomon Cordwell Buenz, prepared for Greatland Realty Partners, dated October 7, 2022
- l) Sheet A204: titled "Level 4" prepared by Solomon Cordwell Buenz, prepared for Greatland Realty Partners, dated October 7, 2022
- m) Sheet A205: titled "Level 5" prepared by Solomon Cordwell Buenz, prepared for Greatland Realty Partners, dated October 7, 2022

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- n) Sheet A206: titled "Level 6" prepared by Solomon Cordwell Buenz, prepared for Greatland Realty Partners, dated October 7, 2022
- o) Sheet A207: titled "Mechanical Level" prepared by Solomon Cordwell Buenz, prepared for Greatland Realty Partners
- p) Sheet A208: titled "Roof" prepared by Solomon Cordwell Buenz, prepared for Greatland Realty Partners, stamped and signed by
- q) Sheet A301: titled "North and South Elevations" prepared by Solomon Cordwell Buenz, prepared for Greatland Realty Partners, dated October 7, 2022
- r) Sheet A302: titled "East + West Elevations" prepared by Solomon Cordwell Buenz, prepared for Greatland Realty Partners, dated October 7, 2022
- s) Sheet AP201: titled "Level 1 Parking" prepared by Solomon Cordwell Buenz, prepared for Greatland Realty Partners, dated October 7, 2022
- t) Sheet AP202: titled "Level 2-4 Parking" prepared by Solomon Cordwell Buenz, prepared for Greatland Realty Partners, dated October 7, 2022
- u) Sheet AP205: titled "Level 5 Parking" prepared by Solomon Cordwell Buenz, prepared for Greatland Realty Partners, dated October 7, 2022
- v) Sheet AP206: titled "Roof Parking" prepared by Solomon Cordwell Buenz, prepared for Greatland Realty Partners, dated October 7, 2022
- w) Sheet AP301: titled "Building Elevations" prepared by Solomon Cordwell Buenz, prepared for Greatland Realty Partners, dated October 7, 2022
- x) Sheet AP302: titled "Building Elevations" prepared by Solomon Cordwell Buenz, prepared for Greatland Realty Partners, dated October 7, 2022
- y) Sheet L 1.00: titled "Materials Plan" prepared by Copley Wolff Design Group, prepared for Greatland Realty Partners, stamped and signed by James A. Heroux, Registered Landscape Architect No.1207, dated October 7, 2022
- z) Sheet L 2.00: titled "Planting Plan" prepared by Copley Wolff Design Group, prepared for Greatland Realty Partners, stamped and signed by James A. Heroux, Registered Landscape Architect No.1207, dated October 7, 2022

Submitted separately:

- aa) Sheet L 3.00: titled "Site Lighting Plan (Photometric Illuminance Plot)" prepared by VHB, prepared for Greatland Realty Partners, dated October 7, 2022
- bb) Sheet L 4.00: titled "Site Lighting Plan (Photometric Illuminance Isolines)", prepared by VHB, prepared for Greatland Realty Partners, dated October 7, 2022

Project Narrative, prepared by Teri Ford of Greatland Realty Partners, dated October 7, 2022

Utility/Zoning memo, prepared by VHB, dated September 23, 2022

Applicant's response letter to staff comments, dated October 7, 2022

Stormwater Management memo to Conservation, prepared by VHB, dated October 7, 2022

Drainage Analysis and Stormwater Management Plan, prepared by VHB, prepared for Greatland Realty Partners, dated September 12, 2022

Architectural Renderings Plan, prepared by Solomon Cordwell Buenz, prepared for Greatland Realty Partners, dated October 7, 2022

Waiver Request/Special Permit Request Form, submitted October 7, 2022

Transportation Demand Management Program, Prepared by Vanesse & Associates Inc., prepared for Greatland Realty Partners, dated September 20, 2022, revised to December 6, 2022

LEED Core and Shell Checklist, dated September 23, 2022

Firetruck Turning Analysis Plan, prepared by VHB, dated November 4, 2022

Open Space Figure Plan, dated November 8, 2022

Section Diagram at Hartwell Frontage Plan, dated November 8, 2022

Calculations for the average natural grade, dated November 4, 2022

Applicant's response letter to staff comments, dated November 15, 2022

Applicant's response letter to staff comments, dated November 22, 2022

Applicant's response letter to Conservation Commission, dated November 28, 2022

Sustainability Memo to the Planning Board, prepared by Buro Happold, prepared for Greatland Realty Partners, dated September 23, 2022

Profile Plan for Fence and Wall, prepared by VHB, dated November 30, 2022