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Town of Lexington
Town Clerk's Office

Donna M. Hooper, Town Clerk

Tel: (781) 862-0500 x270
Fax: (781) 861-2754

Date: September 21, 2000

10.00
741
09/23/00 09:23:13

I hereby certify that twenty days have elapsed since the decision of the Planning Board on:

OWNER: OLD SMITH FARM, LLC
160-170 Wood Street - Certificate of Action
Book # (2648) and Page # 74 DOCUMENT # 01128742 CERTIFICATE #

filed September 9, 2000, in the office of the Town Clerk. No appeal was filed in the office of the Town Clerk within the 20 day period.

Sincerely,

Marie E. Hill

Assistant Town Clerk

SEE PLAN IN RECORD BOOK 31953 PAGE 399

Original of this form and certified copies of the Planning Board Decision received by:

_____ Date: _____

M.G.L. c. 40A ss.17

#1186

1625 MASSACHUSETTS AVENUE • LEXINGTON, MASSACHUSETTS 02420

Recorded Land Only



PLANNING BOARD
Town of Lexington, Massachusetts

John L. Davies, Chairman
Steven L. Colman, Vice Chairman
Anthony G. Galaisis, Clerk
Stacey P. Bridge-Denzak
Frederick L. Merrill, Jr.

1625 Massachusetts Avenue
Lexington, MA 02420
(781) 862-0500 x 245
Facsimile: (781) 861-2748

CERTIFICATE OF ACTION

**160 - 170 Wood Street
SECTION 7.4.5 SUBDIVISION
LEXINGTON, MASSACHUSETTS**

DEFINITIVE PLAN APPROVED

Date of Application: May 13, 1999
Date of Hearing: July 14, 1999
Extended to: August 12, 1999
Date of Decision: September 8, 1999
Date of Filing: September 9, 1999

ACTION

This is to certify that the Lexington Planning Board has APPROVED, subject to terms and conditions of a covenant given under the provisions of Section 81U, Chapter 41 of the General Laws and subject to further terms and conditions enumerated below, the definitive subdivision plan entitled "160 - 170 Wood Street." The development is depicted on the definitive subdivision plan entitled *113/115 Concord Avenue Definitive Plan Submission, originally dated 10/7/98, revised 1/25/99, 4/23/99 and 6/4/99; prepared and variously stamped by: Guidelines, Inc of Concord, MA, Ronald Wood, RLA; Frederick W. Russell of Wilmington, MA, PE; and James R. Keenan, RLS, Winchester, MA.*

The plans show the following configuration of attached and detached dwelling units in the cluster subdivision:

Lot	Unit Number	Configuration
1	1	2 units in barn
	2	" "
2	3	Detached
3	4	Detached
4	5	Attached
5	6	Attached
6	7	Attached
7	8	Attached
8	9	Detached
9	10	Detached
10	11	Attached
11	12	Attached

TRUE COPY ATTEST
SEP 21 2000
Domen M. [Signature]
TOWN CLERK
LEXINGTON, MA

12	13	Attached
13	14	Attached
14	15	Attached
15	16	Attached
Total		

The definitive subdivision plan shall record the following sheet following an affirmative vote and endorsement by the Lexington Planning Board:

Property Rights and Dimensional Standards Plan, stamped by James Richard Keenan, Professional Land Surveyor, dated April 23, 1999, by revision of October 5, 1998 version.

WAIVERS

There were no waivers requested by the applicant in this definitive plan submission. At the preliminary plan stage, the applicants has requested a waiver of the standard of 5000 square feet for usable open space per dwelling unit. This could not be granted by the Board, due to the fact that the requirement came from the Zoning By-Law, Section 9.5. The definitive plan submission complies with the 5000 SF/DU standard.

Although the applicant has requested no waivers, it is implicit and understood that in a cluster subdivision, the acceptance of private responsibility for various services, by means of a homeowners association or similar entity precludes the need for waivers including but not limited to such areas as the following:

- 3.6.4.4.2, Street Lighting
- 3.6.5.9, Drainage Easements;
- 3.6.6.5, Deed Provisions For Maintaining Landscaping;
- 3.7.5.4, Improvements Required Before Building Permit;
- 3.6.2.5.1, Design Standards for Streets and Right-of-Ways - Sidewalks;
- 3.6.3.1 - Sidewalks; and
- 3.7.5.4.6, Issuance of Occupancy Permit.

SPECIAL TERMS AND CONDITIONS

The applicant and his design team shall reach final resolution of any outstanding minor issues (requiring possible field adjustment) that were listed in the Engineering Division memorandum review of this development, dated 6/15/99, updated 6/17/99, and the Fire Department memorandum of 7/29/99, and discussed in detail at the meeting of July 26, 1999 between the applicant and his engineer and the town engineering and planning staff. Changes, if needed, shall be made by the time the Subdivision Plan is submitted to the Planning Board for endorsement. That memo is attached and made a part of this document; said issues may include none, one or more of the following: stormwater management system design; storm event calculations; proposed street grading; emergency vehicle design; and utility connections.

GENERAL TERMS AND CONDITIONS

1. The subdivision shall be constructed in strict accordance with the approved subdivision plan. Any written changes, major or minor must be approved by the Planning Board or Planning Director (respectively) after the approval of the plan, in accordance with Section 3.8 of the Subdivision Regulations
2. The plan and construction of the subdivision shall comply with the Planning Board's "Development Regulations" dated October 27, 1995, and with the Subdivision Control Law.
3. The development shall comply with the General Construction Requirements in section 3.6.1.4 of the Development Regulations.

TRUE COPY ATTEST
SEP 21 2000
Donna M. Stoper
 TOWN CLERK
 LEXINGTON, MA

Planning Board Members Voting to Approve the Plan

99 SEP -8 PM 4:01

[Signature]
[Signature]
[Signature]
[Signature]
[Signature]

September 8, 1999

cc:

- Applicant by Certified Mail (Kazazian)
- Board of Health
- Building Commissioner
- Conservation Commission
- Fire Chief
- Police Chief
- Town Counsel
- Town Engineer
- Town Assessor
- Town Revenue Officer
- Guidelines, Inc., R. Wood
- Frederick Russell, PE

TRUE COPY ATTEST
 SEP 21 2000
[Signature]
 TOWN CLERK
 LEXINGTON, MA