

September 2, 2021

Town of Lynnfield Planning Board
c/o Ms. Emilie Cademartori, Director of Planning and Conservation
Town Hall, 55 Summer Street
Lynnfield, MA 01940

Re: **UPDATED** Review of Response to Comments and Definitive Subdivision Filing
109 Lowell Street, Vallis Way, Lynnfield, MA

Dear Planning Board Members:

This **UPDATED** peer review letter report is submitted to you in accordance with our proposal dated May 24, 2021. Authorization to proceed with the work outlined in our proposal was received by our firm via email on Tuesday, June 1, 2021. Hard copy of all the **UPDATED** materials necessary for our review was received by our firm from the Planning Board on Wednesday, July 28, 2021, and from the Applicant's Engineer on Thursday, July 29, 2021. **UPDATED** electronic files for our review were received on Wednesday, July 28, 2021, and on Thursday, August 5, 2021, from the Applicant's Engineer.

This **UPDATED** review of the Definitive Subdivision filing is being conducted to assure compliance of the project, plans, and submitted data with the requirements of the Town of Lynnfield, MA Rules and Regulations Chapter 375, Subdivision Regulations, Chapter 213, Storm Water Management (to the extent applicable) and by reference the Massachusetts Department of Environmental Protection (DEP) 2008 Stormwater Regulations and Handbook (to the extent applicable).

The following are our **UPDATED** comments and observations on the **UPDATED AND REVISED** plans and filing with respect to the requirements of the regulations and standard engineering practice. The numbered items in this report correspond to the numbered items in our previous report dated June 17, 2021, and the Town Engineer's Memo dated June 17, 2021. **NOTE THAT THE UPDATES TO OUR COMMENTS AND ANY NEW COMMENTS ARE SHOWN IN THE BOLD ITALIC TEXT.**

COMMENTS FROM LINDEN ENGINEERING'S JUNE 17, 2021, INITIAL REVIEW:

1. The exact status of the large land area containing the home, pool area and tennis courts (remaining Vallis property) on the subdivision plans as filed is not clear. The Vallis lot (approximately 3 acres) is not shown as an abutting property with an owner's name, address and an Assessor's Map and Parcel number nor is the property shown as a proposed lot within the subdivision. It is my understanding that an Approval Not Required plan creating the Vallis lot as a separate parcel was presented to and approved by the Planning Board late last year (I believe that this is the November 2020 plan referenced on the subdivision plan). However, we have found no evidence that this plan was recorded at the Registry of Deeds and no evidence that the portion of the property containing the roadway and the other five lots was placed in separate ownership.

It is our opinion that unless the ANR Plan is recorded at the Registry of Deeds and the subdivision lots and roadway are transferred to a separate entity, the Vallis lot is part of the land being subdivided and needs to be shown as a lot within the subdivision. This property should be labeled as a lot and the data

tables, applications, forms, fees paid, etc. should all be revised to reflect this as being a six (or more if the Vallis Lot is shown being further subdivided) lot subdivision.

In addition, the stormwater calculations presented with the subdivision filing should account for the future subdivision of this lot into as many as three additional lots with their additional impervious area (beyond any roof areas which should be required by the HOA to be fully infiltrated). The lot should also be included in any Home Owners Agreement approved by the Planning Board and the future subdivision of the parcel, if any, should be addressed by that Agreement.

Comment NOT SATISFIED. The subdivision plan is creating a lot which the Applicant's Engineer has labeled as, "Remaining Land of Vallis". When the plan is approved and recorded this land can be separately conveyed. Therefore, it is our opinion that this land should be given a lot number in the subdivision. This will also facilitate including the lot in the Home Owner's Agreement (HOA) particularly as related to dealing with the future subdivision of this parcel into as many as three lots and dealing with controlling the cleared and impervious areas on those lots' tributary to the infiltration basin (see other comments relating to the infiltration basin).

In his response the Applicant's Engineer has stated that the lot is included in the stormwater calculations as it presently exists. Therefore, the calculations do not include any additional cleared or impervious area that would result from a future subdivision of this lot into as many as three lots. Since the development of the three lots individually may be done at separate times and the disturbance on each lot may be less than 40,000 s.f., there is no guarantee that these lots will meet the threshold to require review under the Stormwater Bylaw. In our opinion, given that much of the drainage from this area will flow to the infiltration basin, the future development of this large parcel needs to be considered in the stormwater design and calculations for this subdivision and a mechanism needs to be in place to regulate the cleared and impervious areas on all the lots so that the capacity of the infiltration basin is not exceeded in the future.

2. Based on the discussion at the Planning Board hearing conducted on May 26, 2021, it appears that the Planning Board may be in favor of eliminating the roadway extension/connection to the abutting Sagamore Spring Real Estate Trust property (golf course). We strongly suggest that the planning Board consider a motion at the continued public hearing to indicate to the Applicant and their Engineers that this roadway connection is being waived by the Planning Board and should be removed from the plans. Revised plans indicating the removal of this connection should be prepared and filed with the Planning Board. If the elimination of this roadway enables the length of the cul-de-sac to be shortened then the cul-de-sac should be revised as well.

Further, if the elimination of this connection and the potential shortening of the roadway length allows Lot 5 to be reconfigured into a more traditional configuration then Lot 5 should also be revised. The Applicant's Engineer should also take a second look at the configuration of the roadway infiltration basin to see if it can be expanded into the area where the roadway connection was located and made more linear along the property line.

Comment SATISFIED by removal of the roadway extension on the plan based on the Planning Board's vote. We understand the Applicant's Engineer's statement that the length of the roadway could not be changed due to the frontage requirements for the lots.

3. Based on the discussion at the Planning Board hearing conducted on May 26, 2021, it appears that the Planning Board may be in favor of granting a waiver for the length of the dead-end roadway. We strongly suggest that the Planning Board consider a motion at the continued public hearing to indicate to the Applicant and their Engineers that the length of the roadway more than 500 feet is being waived by the Planning Board and the plan as presented (or as modified based on removing the roadway connection to the abutting property) is acceptable to the Planning Board.

Comment NOT SATISFIED. We understand that the Planning Board has not voted a waiver of the length of the dead end road. Even though the Board has granted similar waivers in the past until the Board votes to grant this waiver based on the discretionary criteria in the regulations, the validity of the design remains in question and the design may need to change.

4. The Applicant's Attorney should address the encroachment onto Lot 3 by the abutting property at 6 Mohawk Lane. If there is a legitimate adverse possession claim by that abutter against the Vallis property then potentially Lot 3 would not have sufficient area to meet the required minimum lot area set forth in the Zoning Bylaw.

Comment SATISFIED based on our understanding of the discussion with the abutter at the June 23, 2021, Planning Board meeting.

5. A written opinion regarding the conformance of Lot 5, as configured, with the requirements of the Town of Lynnfield Zoning Bylaw should be obtained from the Building Inspector.

Comment SATISFIED based on the Building Inspector's memo regarding Lot 5 and the reconfiguration of Lot 5 on the revised plan to address the lot width issue raised by the Building Inspector.

6. It is our understanding, based on comments made by John Ogren at the Planning Board hearing conducted on May 26, 2021, that the roof drainage system and septic system proposed on Lot 5 will be modified. The revised subdivision plans should show the modified locations of the systems.

Comment SATISFIED based on the revised plan.

7. The Subdivision Rules and Regulations state the plans shall show, "Location, DBH (diameter at breast height) and species of any Significant Tree, any tree with a DBH greater than 12 inches within the proposed right-of-way, easement areas, or on neighboring properties within 10 feet of the proposed right-of-way or easement areas or located within a woodland. All trees determined to be Significant Tree by the Planning Board shall be noted on the definitive plan when submitted". Has the Planning Board determined if there are or are not any "Significant Trees" as defined by the Subdivision Regulations on the property? Is the Planning Board amenable to waiving the requirements to show trees >12" DBH in the wooded areas? Should trees within some distance of the perimeter of the property (for example Lot 5 on the southern and eastern property lines) be shown in wooded areas? Is the Planning Board in favor of the road being located as shown or would the Board be in favor of

moving the road to save certain trees? All these questions affect what is shown on the plans and the design of the subdivision.

Comment NOT SATISFIED by the Applicant's Response. *It is our understanding that the Planning Board has not determined if there are or are not any "Significant Trees" as defined by the Subdivision Regulations on the property. The Planning Board needs to make that determination and any trees deemed significant need to be located and shown on the plans. Also, the Applicant needs to be aware of the Tree Bylaw which is being presented at the fall 2021 Town Meeting. It is my understanding that if this Bylaw is approved it would apply to the lots in this subdivision and the presently proposed design may have some significant financial implications under the proposed Tree Bylaw.*

8. The Stormwater Report (SWR) filed with the subdivision plans contains test pit data for test pits SWMA 1, 2 & 3, however, the locations of these test pits are not shown on the subdivision plan and there are sheets from the standard test pit reporting forms that were not included (depths to soil horizons, specific soil categories, etc.) in the SWR. The subdivision plans do show several test pits on the lots which appear to have been performed for the proposed septic systems on the five lots, however, no test pit logs for these test pits were provided. Test Pit Logs for all the test pits excavated on the property should be provided as part of the soil data portion of the SWR. The Applicant's Engineers should also confirm that no test pits were conducted for the proposed roof drain infiltration systems shown on the plan or if conducted they should be shown on the plan and the test pit logs provided.

In addition, on the site walk we noted that monitoring wells were installed in the test pits for the Stormwater Management Area. Readings from these monitoring wells should be provided in the SWR.

Comment SOMEWHAT SATISFIED by the Applicant's Response. *The Applicant's Engineer has provided the test pit information for the pits done on the lots; however, we still do not have the full test pit information for test pits SWR 1, 2 & 3 and we have no readings from the observation wells.*

9. The Planning Board should seek a confirmatory opinion from Town Counsel as to whether this subdivision is required to conform to the recently approved changes to the Stormwater Bylaw and pending changes to the Stormwater Regulations. We believe that they do not.

Comment NOT SATISFIED by the Applicant's Response. *We have not received any opinion from Town Counsel regarding the applicability of the changes to the Stormwater Bylaw and Regulations to this Subdivision.*

10. We note that the emergency spillway for the Stormwater Management Area is located at the northwest corner of the property. Any discharge over this spillway from a combination of larger storm events will flow onto the adjacent property located at 18 Smith Farm Trail and on to the Sagamore Springs Real Estate Trust property. The Applicant's Legal Counsel should provide a memo to the Planning Board indicating their right to potentially discharge stormwater in a concentrated manner in this location as related to the Massachusetts General Laws and common law regarding the right to potentially discharge stormwater in this manner and any liability to the Town incurred by approving this plan. He should note in his memo that the stormwater discharge should it occur is being created in a concentrated location from areas which naturally drain to this location and additional areas which would not naturally drain to this location. The Applicant's Engineer should consider creating a longer, more

linear emergency spillway from the basin (which is excavated below the natural grade and not created by a built up berm).

Comment NOT SATISFIED by the Applicant's Response. The response did not address the issue of the legality of the potential stormwater discharge onto the abutting property and any Town liability.

11. The design information for the proposed roadway drainage system contained in the SWR is incomplete. The spreadsheet should include the runoff tributary to each catch basin or drainage inlet and calculations for the pipes connecting the catch basins or drainage inlets to the drain manholes and indicate which drainage areas are tributary to each location. A simple way to do this would be to include the roadway drainage system in the Hydro CAD modeling for the project. Inlet analysis/calculations should also be provided to demonstrate that the inlets can accept the flow from the 100 year storm and will not overflow to united destinations.

Comment NOT SATISFIED by the Applicant's Engineer's response. A detailed accounting of the flows to each catch basin is necessary to evaluate the flow vs the capacity of the catch basin rim to accept the flow and the capacity of the pipe from the catch basin to the drain manhole.

12. Safety concerns regarding the proposed roadway infiltration area should be addressed on the plan. This is a residential subdivision and the information submitted shows that the water depth in the proposed infiltration basin is over 3 feet in the 100 year storm. Are any mechanisms proposed to prevent children from wandering into this area?

Comment SOMEWHAT SATISFIED by the revised plans. The revised plans show a 4 foot high chain link fence around the top of the basin. The location of this fence needs to be moved slightly to allow maintenance vehicles to traverse around the top of the berm inside the fence. Also, the locations and sized of locked gates need to be shown and construction details and specifications for the fence need to be shown on the plans.

13. The subdivision plans should also include a proposed easement for the drainage pipe/inlet located on Lot 5 opposite Station 2+0 of the proposed roadway.

Comment SATISFIED by the revised plans.

14. The Applicant's Attorney should provide documentation for the legal right to construct the proposed water main connection to Smith Farm Trail and the existing easement should be shown on the plans with the legal reference.

Comment NOT SATISFIED by the Applicant's Response. No information has been received from the Applicant's Attorney regarding this issue.

15. The water/drain crossing conflict located at station 7+10± should be addressed.

Comment NOT SATISFIED by the revised plans. Although the Applicant's Response states that the water main can easily be routed around the drain, the plan contains no notes such as,

Town of Lynnfield Planning Board, c/o Ms. Emilie Cademartori, Dir. of Planning and Conservation
Re: **UPDATED** Review of Response to Comments and Definitive Subdivision Filing
109 Lowell Street, Vallis Way, Lynnfield, MA
September 2, 2021, Page 6 of 15

“water main to be laid XX” below the drain line” and no detail of the crossing (concrete encasements, etc.).

16. The plans submitted do not show two benchmarks on stone bounds as required by the regulations.

Comment SATISFIED by the revised plans.

17. All sheets of the plan need to be signed and stamped by the Massachusetts Professional Land Surveyor and Professional Engineer who is responsible for designing the subdivision as required by 375-6.3.A.5 of the Subdivision Regulations.

Comment SATISFIED by the revised plans.

18. Detailed/enlarged grading plans need to be provided for the roadway intersection at Lowell Street and the cul-de-sac.

Comment NOT SATISFIED by the Applicant's Response. The revised plans do contain gutter profiles at the entrance and the cul-de-sac. The left gutter profile at the entrance from Lowell Street shows slopes which are flatter than can reliably be paved and the result will likely be puddling in this location. In our experience the detailed grading plans are necessary so that the Contractor has sufficient information to grade these areas properly. These detailed grading enlargements have been provided on several recent subdivisions in Lynnfield.

19. The Applicant's Engineer is encouraged to look at the roadway side slope on the eastern side of the roadway from Lowell Street to a point opposite Station 2+50± to see if the slope can be pulled closer to the roadway to minimize damage to the root systems of the trees located along the adjacent property line,

Comment NOT ADDRESSED by the Applicant's Response. We continue to feel that this slope can be pulled in closer to the roadway to have less impact on the roots of the trees along the property line.

20. There appears to be a drafting error on the radius for Lot 3 on the roadway (R=401.16 shown vs 405.47 actual).

Comment SATISFIED by the revised plans.

21. A statement should be added to the plans that there are no wetland boundaries located within 150 feet of the proposed subdivision or within 150 feet of any work. This statement should be based on an examination of the conditions on the ground by a qualified wetlands scientist,

Comment SOMEWHAT SATISFIED by the revised plans. A note was added to sheet 1 of the plans. This same note should also be added to sheets 2, 3, 4 & 6.

COMMENTS FROM TOWN ENGINEER'S JUNE 17, 2021, INITIAL REVIEW:

The Department of Public Works performed a preliminary review of the subdivision titled "Definitive Plan, Vallis Way, Lynnfield, Mass" dated April 12, 2021, for completeness.

The Department recommends that the developer's engineer address some of the more significant issues and revise the plans before a more thorough review is performed. Here are the department's initial thoughts on the plans:

1. The plans need to be updated to properly show the status of #109 Lowell Street. It appears that this property should be a part of the subdivision, but it is not presented as such. This status needs to be clarified for the proper stormwater system to be designed to accommodate the runoff from the addition of this lot (or lots). Also, other improvements such as street trees need to be added to the plan if this property is to be added as a lot.

Comment NOT SATISFIED by the response and revised plans. See detailed comments under Item 1 of Linden's June 17, 2021, Initial Review above.

2. It is the understanding of the department that the stub road will not be required as part of the subdivision. This change will impact stormwater runoff, the placement of the stormwater system currently shown on Lot #2, and the configuration of Lot #2. The removal of the stub road will need to be voted on and the plans will need to be revised to show these changes.

✓ ***Comment SATISFIED by removal of the roadway extension on the plan based on the Planning Board's vote.***

3. The Planning Board should vote on the waiver requested by the applicant to extend the roadway beyond the 500 foot requirement to make sure it is properly drawn.

Comment NOT SATISFIED. See detailed comments under Item 3 of Linden's June 17, 2021, Initial Review above.

4. The developer's engineer should review the plans and stormwater report to make sure they comply with the Lynnfield Planning Board Rules and Regulations. From our initial review there are several missing items from the submission including: significant trees need to be located outside the proposed right of way; a second granite bound needs to have a benchmark; soil evaluator forms for the test pits performed need to be submitted; a detailed insert of the detention basin is missing and needs to be added to the topographic plan; the proper castings will need to be identified on the details (Hayes has been provided the model numbers several times in the past); and the sight distances are missing and need to be added to the topographic plan.

Comment SOMEWHAT SATISFIED as follows:

a. ***Significant Trees: See detailed comments under Item 7 of Linden's June 17, 2021, Initial Review above.***

b. ***Benchmarks: Comment SATISFIED.***

c. ***Soil Evaluator Forms: Comment SOMEWHAT SATISFIED by the inclusion of the soil Evaluator Forms for the test pits on the lots. However, we still do not have the full test pit information for test pits SWR 1, 2 & 3 and we have no readings from the observation wells.***

d. ***Detail of the Infiltration Basin: Comment NOT SATISFIED The plans should contain an enlarged plan of the infiltration basin as an insert on the Topographic Plan (see 275-6.4 D(11)). A cross-section through the sediment forebay and the***

Town of Lynnfield Planning Board, c/o Ms. Emilie Cademartori, Dir. of Planning and Conservation
Re: **UPDATED** Review of Response to Comments and Definitive Subdivision Filing
109 Lowell Street, Vallis Way, Lynnfield, MA
September 2, 2021, Page 8 of 15

infiltration basin needs to be added to the plans indicating the slopes, elevations and surfacing of the forebay and infiltration basin.

e. Casting Model Numbers: Comment SATISFIED.

f. Sight Distances: Comment SATISFIED.

5. Where does the 18" RCP located on 19 Smith Farm Road drain to? The Town has no record of this pipe.

Comment SATISFIED by the Applicant's Response.

6. Feedback from all the utilities needs be obtained including the Lynnfield Water District and National Grid. A contact for National Grid has been supplied to applicant.

Comment SOMEWHAT SATISFIED by Applicant's Response and correspondence received from the Water District and Electric Utility provider. In terms of the water system, the district's letter dated June 23, 2021, contains several requirements precedent to the district providing water to this subdivision. Have all these requirements been met or agreed to in writing? Has the District agreed to provide water to this subdivision? Has the District approved the pipe sizing and the connection to Smith Farm Trail? In terms of the electric system, has RMLD agreed that one transformer location is adequate for servicing all the lots and street lights in this subdivision? What provisions, if any, are being made for providing electric service to any future lots created out of the remaining Vallis land? We assume that natural gas is not being provided to this subdivision as none is shown on the plans.

7. More street lights need to be added. According to Chapter 375 Section 8.5.B(2)(a), street lights need to be "spaced 250 feet apart on each side of the street, with any pole being midway between the two on the opposite side"

Comment NOT SATISFIED. The regulations require that the street lights are laid out on one side of the street at intervals not to exceed 250 feet. Midway between the lights which are 250 feet apart a street light is to be placed on the opposite side of the street so that there are street lights on both sides of the street at 250 foot intervals offset from each other. The street light layout shown on the revised plan does not conform to this requirement

The DPW reserves its final thoughts on the development until the subdivision is thoroughly reviewed. This review will be provided to the Board once the plans have been revised to reflect comments it has received. Please let me know if you have any questions regarding these recommendations.

NEW COMMENTS BASED ON THE REVISED PLANS AND INFORMATION AND A MORE DETAILED REVIEW OF THE SUBMISSION:

PLAN REVIEW:

Town of Lynnfield Planning Board, c/o Ms. Emilie Cademartori, Dir. of Planning and Conservation
Re: **UPDATED** Review of Response to Comments and Definitive Subdivision Filing
109 Lowell Street, Vallis Way, Lynnfield, MA
September 2, 2021, Page 9 of 15

Our firm has conducted a review of the definitive plans for the subdivision by Hayes Engineering, Inc., Wakefield, MA dated April 12, 2021, and revised July 26, 2021 (sheets 1 to 8) to assess compliance of the plans with from the requirements of the Town of Lynnfield, MA Rules and Regulations Chapter 375, Subdivision Regulations. The following are our comments and observations on the plans with respect to the requirements of the regulations and standard engineering practice:

SHEET 1 of 8 – LOTTING PLAN:

Waiver Requests:

The following are the waiver requests listed on sheet 1 of the plans and our opinion regarding the waivers:

SECTION 375-6.4.A(13) TO HAVE A LOCUS AT A SCALE OF 1"=40' – We believe that this requirement is a typographical error in the regulations (it should be 1"=400'). The plans do have a locus at a scale of 1"=300' which we believe is adequate for the purpose. Therefore, we see no issues in granting this waiver.

SECTION 375-7.1.D(1) TO HAVE A DEAD-END STREET LONGER THAN 500 FEET. – This issue needs to be decided by the Planning Board based on the criteria contained in the Regulations.

Plan Comments:

- A. Based on 375.6.4-A(7), the bounds (bearings and distances) need to be shown for the existing easement to Smith Farm Trail.

SHEET 2 of 8 – EXISTING CONDITIONS PLAN:

Waiver Requests:

The following are the waiver requests listed on sheet 2 of the plans and our opinion regarding the waivers:

SECTION 375-6.4.B.(1) TO SHOW ONE FOOT CONTOURS IN PLACE OF TWO FOOT CONTOURS. We see no issues with the requested waiver as the 1 foot contours provide added detail.

SECTION 375-6.4.B.(4) TO NOT SHOW SLOPES STEEPER THAN 15%. We see no issues with the requested waiver as the 1 foot contours adequately display the steep areas on the property.

Plan comments:

- B. Based on 375.6.4-B(3), the locations of the existing fences on the property need to be shown on the plan or a waiver needs to be requested.
- C. Based on 375.6.4-B(7), the locations of the Significant Trees as determined by the Planning Board need to be shown on the plan or a waiver needs to be requested.
- D. Based on 375.6.4-B(8), the note regarding wetlands shown on Sheet 1 needs to be added to this sheet.

SHEET 3 of 8 – PLAN AND PROFILE:

Waiver Requests:

NONE

Plan comments:

- E. Based on 375.6.4-C(g), the locations of the water services need to be shown on the plan or a waiver needs to be requested.
- F. We note that the utility service lines to Lot 1 are shown crossing Lot 2. This should be revised or a separate utility easement on Lot 2 for the benefit of Lot 1 should be added.
- G. Handicapped ramps should be added to the plan on each side where the new roadway intersects the Lowell Street sidewalk. We note that there is a detail for a handicapped ramp on sheet 8 but none are shown on the plan.
- H. Have any deep borings or test pits been done in the hill between stations 3+75 and 5+75 to determine if solid rock or ledge which may require blasting will be encountered during the grading?
- I. The gutter profile and grading on the left side of the entrance needs to be revised to eliminate the 0.1% and 0.2% slopes which are too flat to reliably construct without puddles.
- J. A profile of the drain pipe from the end of the cul-de-sac to the sediment forebay needs to be shown. Is there a riprap apron at the end of the pipe?

Note that we assume that natural gas is not being proposed for this subdivision as none is shown on the plan.

SHEET 4 of 8 – TOPOGRAPHIC PLAN:

Waiver Requests:

NONE

Plan comments:

K. Based on 375.6.4-D(5), the locations of the Significant Trees as determined by the Planning Board need to be shown on the plan or a waiver needs to be requested.

L. A retaining wall has been shown on Lot 5 to hold back grade from the roadway. This wall is 4.0 to 7.1 feet high. There should be an easement covering the area necessary to construct this wall as it is required to build the road to the grades shown. Also, the plans need to show construction details for the wall. Based on the height of the wall it is our understanding that the wall must be designed by a Massachusetts Registered Professional Engineer, conform to the requirements of the Massachusetts State Building Code, be approved by the Building Inspector and a Building Permit issued for the wall construction.

M. Based on 375.6.4-D(13), the note regarding wetlands shown on Sheet 1 needs to be added to this sheet.

N. Street trees are shown on this plan as required by 375.6.4-D(4) and the plan shows the required 3 trees/lot. However, given the subdivision layout there are no trees proposed on the west side of the roadway from the beginning to station 5+40±. I am guessing this is because the Applicant has not considered the remaining Vallis land as part of the subdivision. Also, Lot 5 has a very large frontage with only 3 street trees. The Applicant needs to consider adding street trees to provide a better appearance at the entrance to the new lots.

We note that the plan lists the sight distances at Lowell Street as 375 feet to the west and 220 feet to the east. The required stopping sight distance for 30 mph (thickly settled area) is 200 feet.

SHEET 5 of 8 – STREET LIGHTING PLAN:

Waiver Requests:

NONE

Plan comments:

O. There appears to be a discrepancy in the Applicant's Engineer's interpretation of the street lighting requirement. My understanding is that the street lights are laid out on one side of the street at intervals not to exceed 250 feet. Midway between the lights which are 250 feet apart a street light is placed on the opposite side of the street so that effectively there are street lights on both sides of the street at 250 foot intervals. The street light layout shown on the plan does not conform to this requirement.

P. As required by 375.6.4-E(6), the plan does not show the location of the street lighting control box in an easement.

SHEET 6 of 8 – EROSION CONTROL PLAN:

Waiver Requests:

NONE

Plan comments:

Q. Silt sacks should be provided on both catch basins on Lowell Street (as well as all new on site catch basins) until all surfaces are stabilized.

R. The location of the stabilized construction entrance needs to be shown on the plan.

S. In our opinion the proposed straw wattles are not adequate for a project of this size. The erosion control should be a 12" compost filled Filtrex-soxx laid in a shallow trench and staked in place. The plan and details should be revised accordingly.

T. The Erosion Control Plan needs to contain the typical operational notes about stabilizing disturbed surfaces left more than 14 days, erosion control inspections, maintenance of erosion controls, etc. Alternatively, a reference (bold, large type) could be made to the CPPPP in the Stormwater Report for operational details.

SHEETS 7 & 8 of 8 – DETAIL SHEETS:

Waiver Requests:

PLAN WAIVERS: TO NOT SHOW THE FOLLOWING DETAILS.

Town of Lynnfield Planning Board, c/o Ms. Emilie Cademartori, Dir. of Planning and Conservation
Re: **UPDATED** Review of Response to Comments and Definitive Subdivision Filing
109 Lowell Street, Vallis Way, Lynnfield, MA
September 2, 2021, Page 13 of 15

375-6.4.G(1)(h) DETENTION BASIN EMBANKMENT – See other comments in this report about adding a blowup of the Infiltration Basin and Sediment Forebay as well as a cross-section through the sediment forebay and the infiltration basin.

375-6.4.G(1)(m) WOOD/STEEL GUARDRAIL INSTALLATION – No issue, no guard rail is proposed.

375-6.4.G(1)(u) DESIGNATED TREE PROTECTION ZONE – No issue, none are proposed.

Plan comments:

U. A gas line is shown on the roadway cross-section. Will there be gas in the roadway? If not the gas line should be removed from the cross-section. If yes the gas main and services need to be shown on the plans.

V. The model number for the catch basin casting should be EJIW #OMA211000041.

W. The drain manhole casting should be EJIW #211125. Manhole steps should not be provided and poured concrete inverts should be shown.

X. The street light pole base needs to be changed to the Town Standard.

Y. The emergency spillway should contain some element (vertical granite curb, concrete trench, etc.) extending 6 inches below the bottom of the stone to cut-off any flow through the stone below the spillway elevation.

Z. Has the Water District reviewed and approved the water construction details?

AA. A detail for a typical roof drainage system needs to be added (like 271 Main Street).

NEW COMMENTS BASED ON A REVIEW OF THE STORMWATER REPORT FOR THE SUBDIVISION:

BB. The Stormwater Report needs to contain summary tables of the existing and proposed flows to each discharge point on or from the property for the 2, 10 and 100 year storms for comparison.

CC. Catch basin inlet analysis needs to be provided for the proposed catch basins to show that the grate can collect the runoff from the 100 year storm and convey the runoff to the infiltration basin. Also, analysis for the pipes from the catch basins to the drain manholes need to be provided.

DD. The Engineer needs to explain the positioning of the Stormceptor STC-900 in the drainage system. It seems to us that the Unit should be placed in an off-line configuration (splitter manhole to divert the water quality flow to the unit and bypass larger flows to the sediment forebay) at the lower end of the drainage system just before the sediment forebay. We do not understand the logic behind placing the unit so far up in the drainage system. Also, water quality flow sizing calculations for the STC-900 need to be provided.

EE. Calculations substantiating the sizing of the sediment forebay at the infiltration basin need to be provided.

FF. We are concerned that the entire drainage from the subdivision flows to an infiltration basin and into the ground at that location. This is concentrating runoff at a single location and may have impacts on the abutting properties and major consequences if it does not continue to work over time. Therefore, we have the following comments:

- 1) The surfacing of the basin is not spelled out, however, in our opinion, the basin should be surfaced with 6" of $\frac{3}{4}$ " crushed stone up to the emergency spillway elevation to allow maximum exfiltration and control vegetation growth.
- 2) Since the calculations are based on the highest exfiltration rate for the soils in this location we believe that in place testing to substantiate the exfiltration rate used should be done. We further believe that a geohydrological study should be done to substantiate that the basin will perform over time with no adverse impacts to the abutting properties.
- 3) We recommend that the calculations be run for a 25 year storm immediately followed by a 100 year storm using the latest rainfall data from NOAA ATLAS 14. This is the latest rainfall data available and the MADEP is in the process of changing the standard for stormwater evaluations from Technical Paper 40 to NOAA ATLAS 14.
- 4) There needs to be some mechanics (in the HOA?) for controlling the amount of cleared land and impervious area not tributary to its own infiltration system on each of the lots and future lots on the remaining Vallis land that are tributary to the basin (table listing the values for each lot). The calculations presented are based on the current plan but each of these lots may be built with a different plan. We need to be sure that the lots cannot create more runoff tributary to the infiltration basin than the basin is designed for, and the calculations and approval are based on.

GG. Notes must be added to the plans and details regarding the roof drain design criteria and provisions for soil tests witnessed by the Town Engineer, Designs approved by the Town Engineer and installation inspected by the Town Engineer.

HH. The CPPPP needs to be changed to reference the compost filled sock.

Town of Lynnfield Planning Board, c/o Ms. Emilie Cademartori, Dir. of Planning and Conservation
Re: **UPDATED** Review of Response to Comments and Definitive Subdivision Filing
109 Lowell Street, Vallis Way, Lynnfield, MA
September 2, 2021, Page 15 of 15

II. The catch basin maintenance in the LTPPP needs to state that if the sediment in the sump is more than half the sump depth on inspection the sump will be cleaned out.

JJ. The LTPPP needs to contain inspection and maintenance frequencies and directions for the STC-900 Unit along with the manufacturer's written cleaning procedure.

MISCELLANEOUS NEW COMMENTS:

KK. Has the Planning Board received a follow up memo from the Board of Health as to the suitability of the land?

LL. We have not been provided with a copy of the proposed Home Owner's Agreement to review.

We look forward to discussing the project, this **UPDATED** report, and any questions that the Planning Board may have at the continued public hearing. We are available to discuss the project with the Applicant, the Town Engineer/DPW Director, the Applicant's Engineer and/or the Applicant's Attorney and representatives, as necessary. If you have any questions regarding this matter, or should you require any additional information, please do not hesitate to contact our firm.

Very truly yours,

LINDEN ENGINEERING PARTNERS, LLC



William A. Jones, Sr. Partner



Richard G. Cutts, P.E., President

Cc: Mr. John Tomaz, Lynnfield DPW Director

X:\Linden Engineering\Projects\Lynnfield MA - LPBD - 109 Lowell St - Vallis Way - LEPJOB#\Documents\Lynnfield MA - Planning Board - 109 Lowell Street - Vallis Way - Subdivision Peer Review - 09-02-2021.doc

