

May 20, 2021

Planning Board – Town of Lynnfield
55 Summer Street
Lynnfield, MA 01940

Re: 109 Lowell Street – Vallis Way – Hearing May 26, 2021

Dear Lynnfield Planning Board,

My husband and I have owned the property located at 5 Lowell Street for nearly eighteen (18) years (purchased 2003) which abuts “lot 5” in the 109 Lowell Street – Vallis Way subdivision that is under consideration in the upcoming May 26th hearing.

I plan on attending the hearing (via Zoom) as well, but I am submitting our specific concerns in advance for the Planning Board’s consideration. We do not oppose approval of the subdivision or the development of the property generally, however, I am writing to request that the Board consider the following specific modification to the plan that was also mentioned in another letter submitted by my neighbors (Kris & Rich McCarthy, 4 Mohawk Lane):

RC Zoning Requirements


Under the town Zoning Bylaws, RC lots require 40,000 sqft. Although, “lot 5” seems to have qualified with 41,302 sqft., it would not have qualified without creating a narrow ‘pan-handle’ piece of land (408’ x 30’ / 12,000 sqft.), virtually unusable, along the proposed street (which, under normal circumstances, would otherwise constitute the barrier for the property line). It appears that the “pan-handle” piece of land was added to “lot 5” solely for the purpose of squeezing an additional home into this subdivision.

If the approximately 12,000 sqft “pan-handle” piece of land was subtracted from “lot 5”, the ‘effective’ lot size remaining would be approximately 29,000 sqft., well below the required 40,000 sqft. requirement, and at a significant disadvantage to any future owner of this property.

It is my hope that the Planning Board will seriously take this into consideration, along with the precedent it creates, and require this deficiency be remedied before approving this proposal.

Thank you in advance for your consideration regarding our concerns. If you have any questions, please do not hesitate to contact us at your convenience.

Best regards,

DocuSigned by:

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Julia & Robert Lowell
5 Lowell Street
Lynnfield, MA 01940
617-462-2324 Mobile