

May 23, 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 own the property at 7 Lowell Street. We are abutters to lot 5 in the development 109 Lowell Street – Vallis Way subdivision that is on the agenda for the May 26<sup>th</sup> meeting.

Gail will attend the Zoom meeting, but we wished to express our concerns in advance of that meeting. We are not opposed to the subdivision under consideration or development of the land but ask the Board to look closely at the proposed Lot 5. There are two issues from our perspective, the layout of the lot and the topology of the lot.

### **RC Zoning Requirements**

We agree with our neighbors (McCarthy and Lowell) in expressing serious concern about the layout of Lot 5. As previously noted, although, “lot 5” seems to have qualified with 41,302 sq. ft, it would not have qualified without the narrow ‘pan-handle’ piece of land (408’ x 30’ / 12,000 sq. ft.), virtually unusable, along the proposed street (which, under normal circumstances, would otherwise constitute the barrier with our 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 sq. ft. “pan-handle” piece of land was subtracted from “lot 5”, the ‘effective’ lot size remaining would be approximately 29,000 sq.ft., well below the required 40,000 sq. ft. requirement, and at a significant disadvantage to any future owner of this property. Additionally, the development will have larger luxury homes, so the house will likely utilize much of the lot without the pan-handle. This configuration may meet the letter of the law, but certainly not the spirit of the law and will set a precedent.

If the Planning Board does approve the lot as configured, we request that the panhandle land be required to keep trees to minimize the eye sore of the road into the development.

## Topology

Lot 5 has an unusual topology, and the developer is planning to flatten the land in order to make it useable for the home. While testing for ledge has been done for the septic system (9 ft down), it is possible that there is ledge in the location for the house. Any blasting would have significant impact on abutters, particularly our home and outbuilding given how close the home would be built to our property. We ask you to consider requesting an assessment of the deeper ledge potential

In addition, our lot is below the proposed lot 5 and we are concerned that there could be erosion and runoff onto our property. We ask that there be an assessment of the impact of erosion and runoff prior to finalizing approval of Lot 5. We also ask that a set of trees remain on Lot 5 on the border with our property.

It is our hope that the Planning Board will seriously take these issues into consideration and require the deficiencies be remedied before approving this proposal.

Sincerely,

*Gail and Peter Marcus*

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