

REQUEST FOR DETERMINATION OF APPLICABILITY

for

231 Salem Street

Lynnfield, Massachusetts

Prepared for:

Pierce Road LLC
7 Ramsdell Way
Lynnfield, MA 01940

Prepared by:

Marchionda & Associates, L.P.
62 Montvale Avenue
Suite i
Stoneham, MA 02180



02/26/2024

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Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability Lynnfield
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 Municipality

A. General Information

Important:
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Applicant:
 Michael Touchette
 First Name Last Name
 7 Ramsdell Way
 Address
 Lynnfield MA 01940
 City/Town State Zip Code
 617-257-3973
 Phone Number
 m.touchette@comcast.net
 Email Address

2. Property Owner (if different from Applicant):

 First Name Last Name

 Address

 City/Town State Zip Code

 Phone Number Email Address (if known)

3. Representative (if any)
 Adam Marchionda
 First Name Last Name

 Company Name
 Marchionda & Associates, L.P. (62 Montvale Ave, Suite i)
 Address
 Stoneham MA 02180
 City/Town State Zip Code
 781-438-6121
 Phone Number
 a.marchionda@marchionda.com
 Email Address (if known)

B. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):
 231 Salem Street Lynnfield
 Street Address City/Town
 42.3044 71.0137
 Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX) Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)
 50 2766
 Assessors' Map Number Assessors' Lot/Parcel Number

b. Area Description (use additional paper, if necessary):
Existing single family house

c. Plan and/or Map Reference(s): (use additional paper if necessary)
 RDA Plan 02/26/2024
 Title Date

 Title Date

[How to find Latitude and Longitude](#)

[and how to convert to decimal degrees](#)



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Municipality

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Project Description (cont.)

2. a. Activity/Work Description (use additional paper and/or provide plan(s) of Activity, if necessary):

Demolition of an existing single family house and associated features. The construction of a new dwelling with associated utilities and driveway.

- b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

- b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)

Book 2717, Page 505 Essex South 3/30/1927 Book 3260 Page 368 Essex South 6/26/1941



Massachusetts Department of Environmental Protection
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WPA Form 1- Request for Determination of Applicability Lynnfield
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 Municipality

C. Determinations

1. I request the Lynnfield Conservation Commission make the following determination(s). Check any that apply

- a. whether the area depicted on plan(s) and/or map(s) referenced above is an area subject to jurisdiction of the Wetlands Protection Act
- b. whether the boundaries of resource area(s) depicted on plan(s) and/or map(s) referenced above are accurately delineated.
- c. whether the Activities depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.
- d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any municipal wetlands' ordinance or bylaw of:

Lynnfield Conservation Commission
Name of Municipality

- e. whether the following scope of alternatives is adequate for Activities in the Riverfront Area as depicted on referenced plan(s).

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability

Signatures

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10 95(3)(b)(1) of the Wetlands Protection Act regulations

Signature of Applicant [Handwritten Signature]
Signature of Representative (if any) [Handwritten Signature]

Date 2/25/24
Date 2/29/24

10176

 Eastern Bank

Boston, MA 02110
easternbank.com
1-800-EASTERN



Marchionda & Associates, L.P.

62 Montvale Ave. Suite 1
Stoneham, MA 02180

53-179/113

2/26/2024

PAY TO THE
ORDER OF

The Lynnfield Villager

\$ **50.00

Fifty and 00/100*****

DOLLARS

The Lynnfield Villager


AUTHORIZED SIGNATURE

MEMO

231 Salem Street

⑈010176⑈ ⑆011301798⑆ 0601853824⑈

Marchionda & Associates, L.P.

The Lynnfield Villager

10176

Date Type Reference
2/26/2024 Bill

Original Amt.
50.00

Balance Due
50.00

2/26/2024
Discount

Payment
50.00
50.00

Check Amount

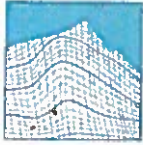
Cash - Checking

231 Salem Street

50.00

Marchionda

& Associates, L.P.



Engineering and
Planning Consultants

REQUEST FOR DETERMINATION OF APPLICABILITY NARRATIVE

The address where the proposal is taking place is 231 Salem Street. The 1.2-acre lot consists of a single-family house and associated features.

This project includes the demolition of an existing single-family dwelling along with the associated utilities, including an older septic system. A new single-family dwelling will be constructed with a new septic system. The new septic leaching facility will be located in excess of 200' from Hawks Brook.

Due to some proposed work taking place within the 200' buffer to Hawks Brook, attached please find form WPA 1.

Please do not hesitate to call if there are any questions.

Sincerely,
Marchionda & Associates, L.P.



LOCUS

**231 SALEM STREET
LYNNFIELD, MASSACHUSETTS**

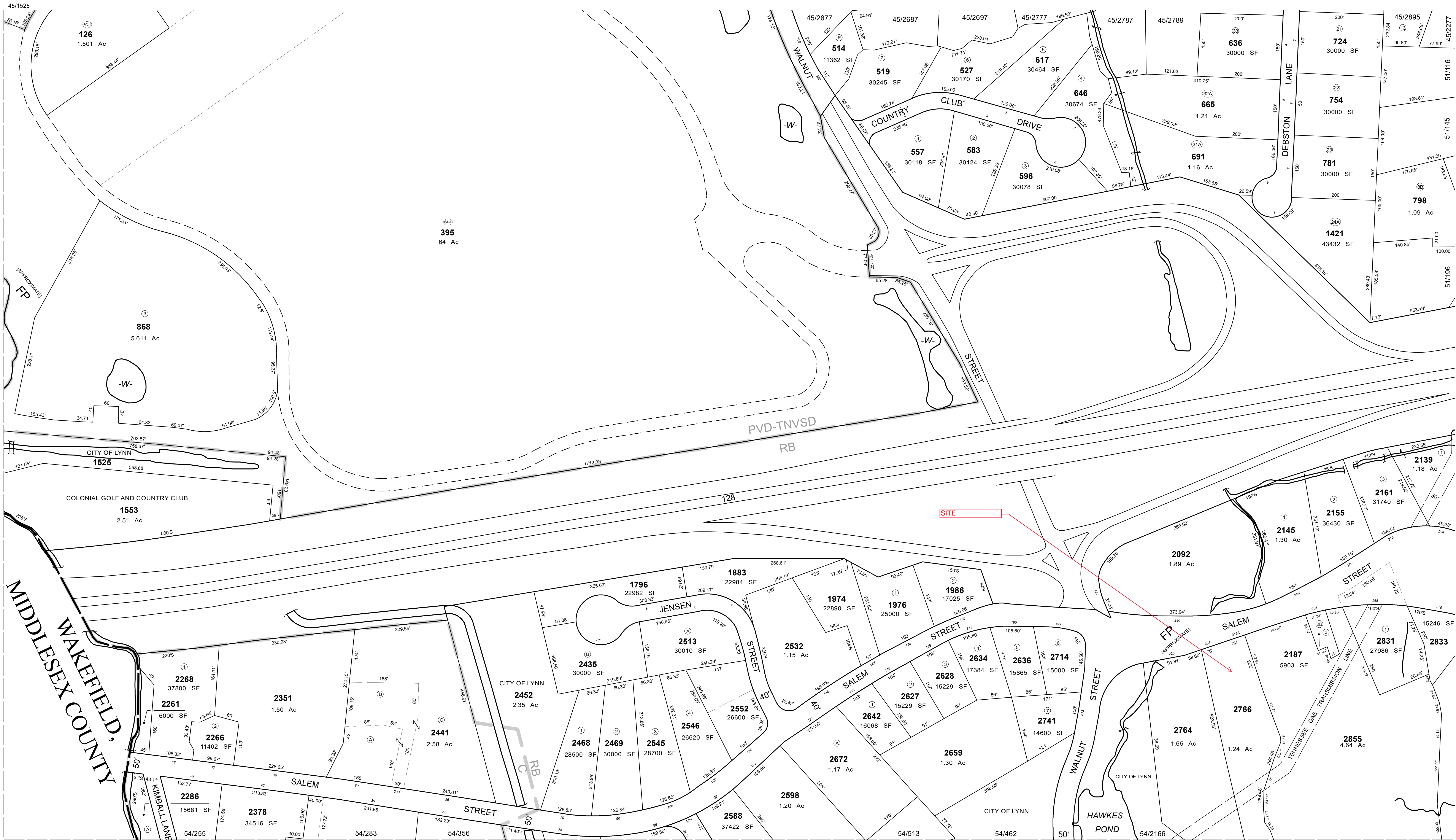
DRAWN FOR
**PIERCE ROAD, LLC
7 RAMSDALL WAY
LYNNFIELD, MASSACHUSETTS 01940**

MARCHIONDA & ASSOC., L.P.
ENGINEERING AND PLANNING CONSULTANTS

62 MONTVALE AVE. SUITE 1
STONEHAM, MA. 02180
(781) 438-6121

DATE: 02/25/2024

SCALE: 1"=1,500'



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, NAD 83.

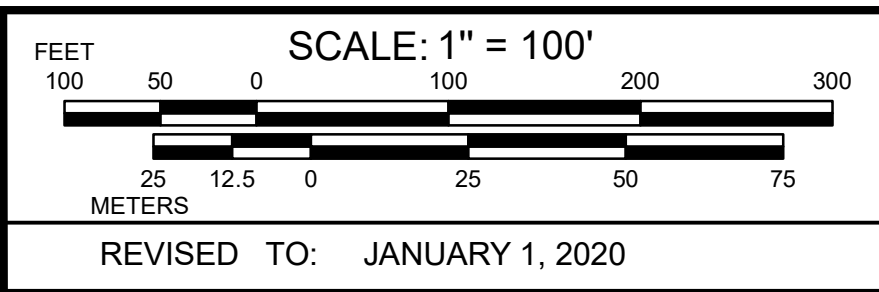
ORIGINAL MAPS PREPARED BY AIR SURVEY CORPORATION, RESTON, VIRGINIA.

REVISED & REPRINTED BY

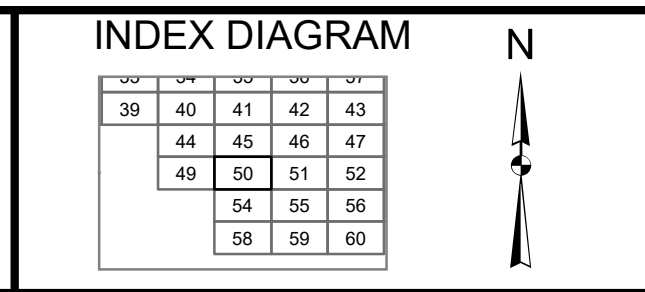
CAI Technologies
Precision Mapping Geospatial Solutions.

11 Pleasant Street, Littleton, NH 03561
800.322.4540 - www.cai-tech.com

TAX MAP PARCEL NO. 818		LEGEND	
AREA SURVEYED	Ac	STATE OR COUNTY LINE	MATCH LINE 3/316
RECORD DIMENSION	100'	CITY, TOWN, OR VILLAGE LINE	WATER
SCALED DIMENSION	100'S	ROAD LINE	PROPERTY PARCEL LINE
FILED PLAN LOT NO. 2		RAILROAD LINE	RIGHT OF WAY/ACCESS
HOUSE STREET NO. 1506		FILED PLAN LOT LINE	COMMON OWNERSHIP



PROPERTY MAPS
LYNNFIELD
MASSACHUSETTS



MAP NO.
50



NHESP MAP

231 SALEM STREET
LYNNFIELD, MASSACHUSETTS

DRAWN FOR
PIERCE ROAD, LLC
7 RAMSDALL WAY
LYNNFIELD, MASSACHUSETTS 01940

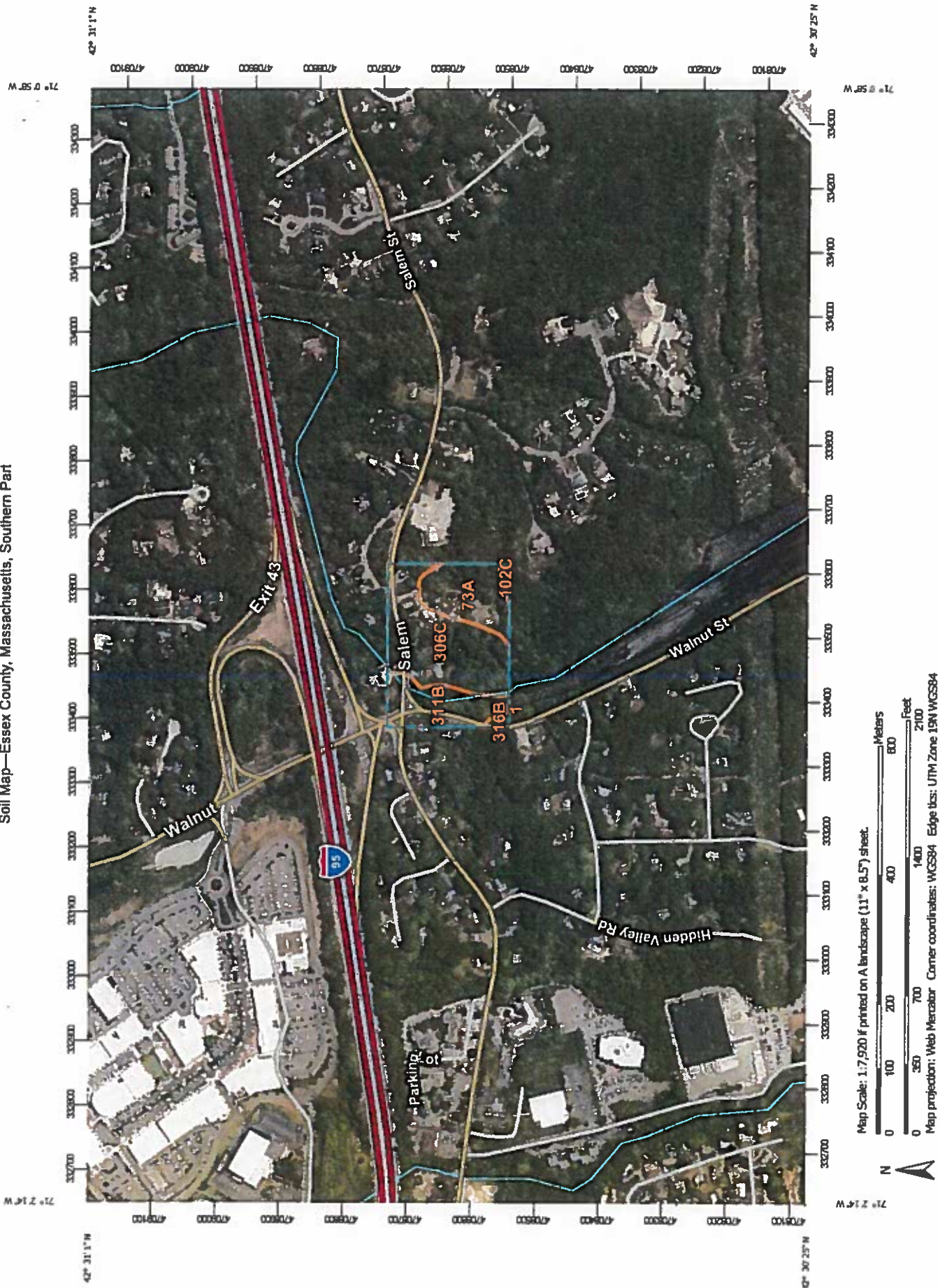
MARCHIONDA & ASSOC., L.P.
ENGINEERING AND PLANNING CONSULTANTS

62 MONTVALE AVE. SUITE 1
STONEHAM, MA. 02180
(781) 438-6121

DATE: 02/25/2024

SCALE: 1"=1,500'

Soil Map—Essex County, Massachusetts, Southern Part



Map Scale: 1:7,920 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

	Area of Interest (AOI)		Spoil Area
	Soils		Stony Spot
	Soil Map Unit Polygons		Very Stony Spot
	Soil Map Unit Lines		Wet Spot
	Soil Map Unit Points		Other
	Special Point Features		Special Line Features
	Blowout		Streams and Canals
	Borrow Pit		Transportation
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow		Background
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Essex County, Massachusetts, Southern Part
 Survey Area Data: Version 20, Sep 10, 2023

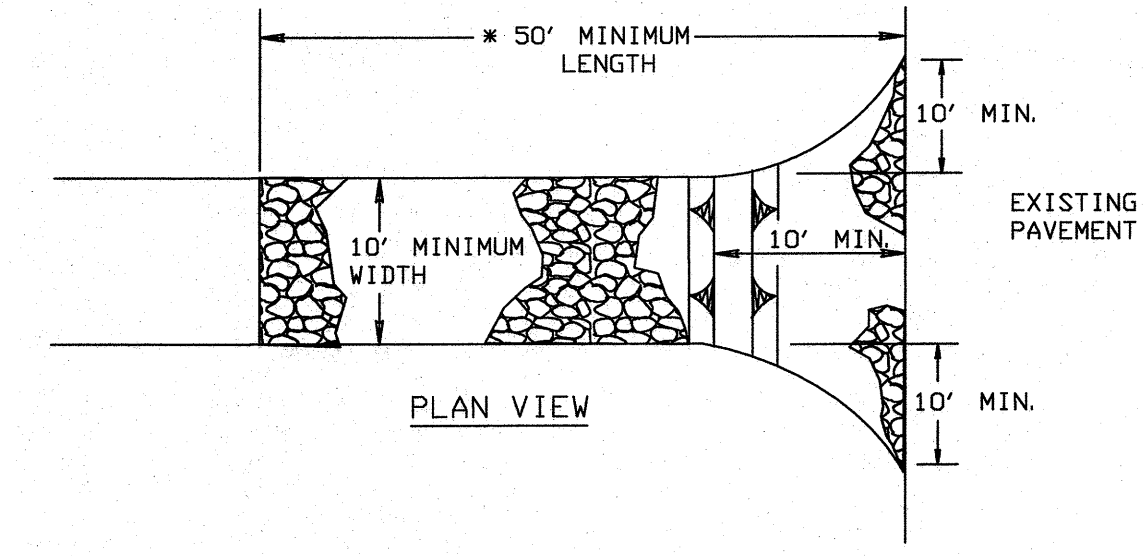
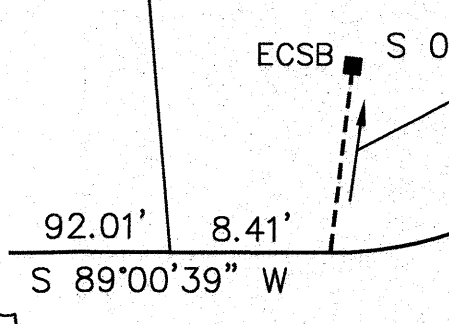
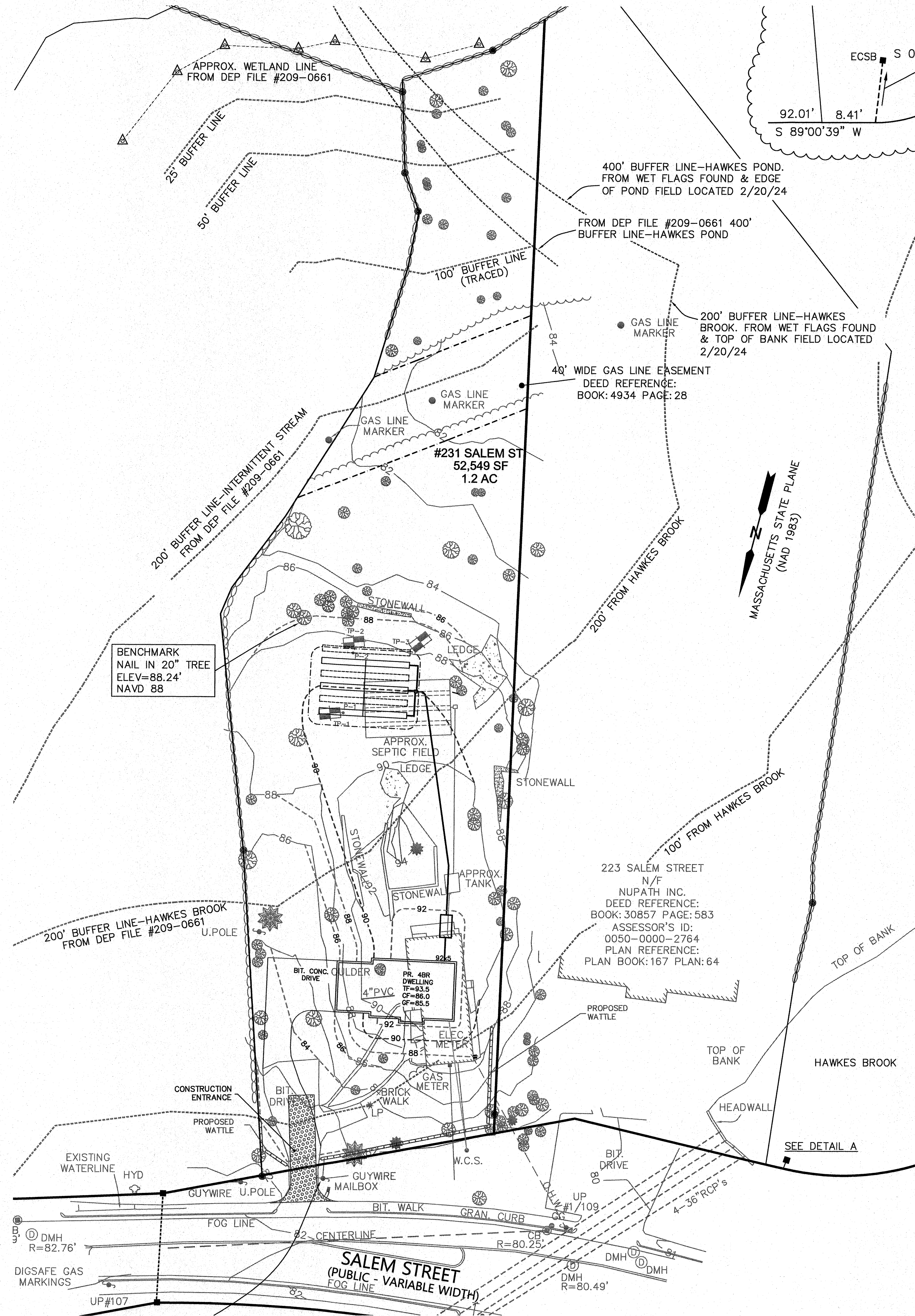
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 22, 2022—Jun 5, 2022

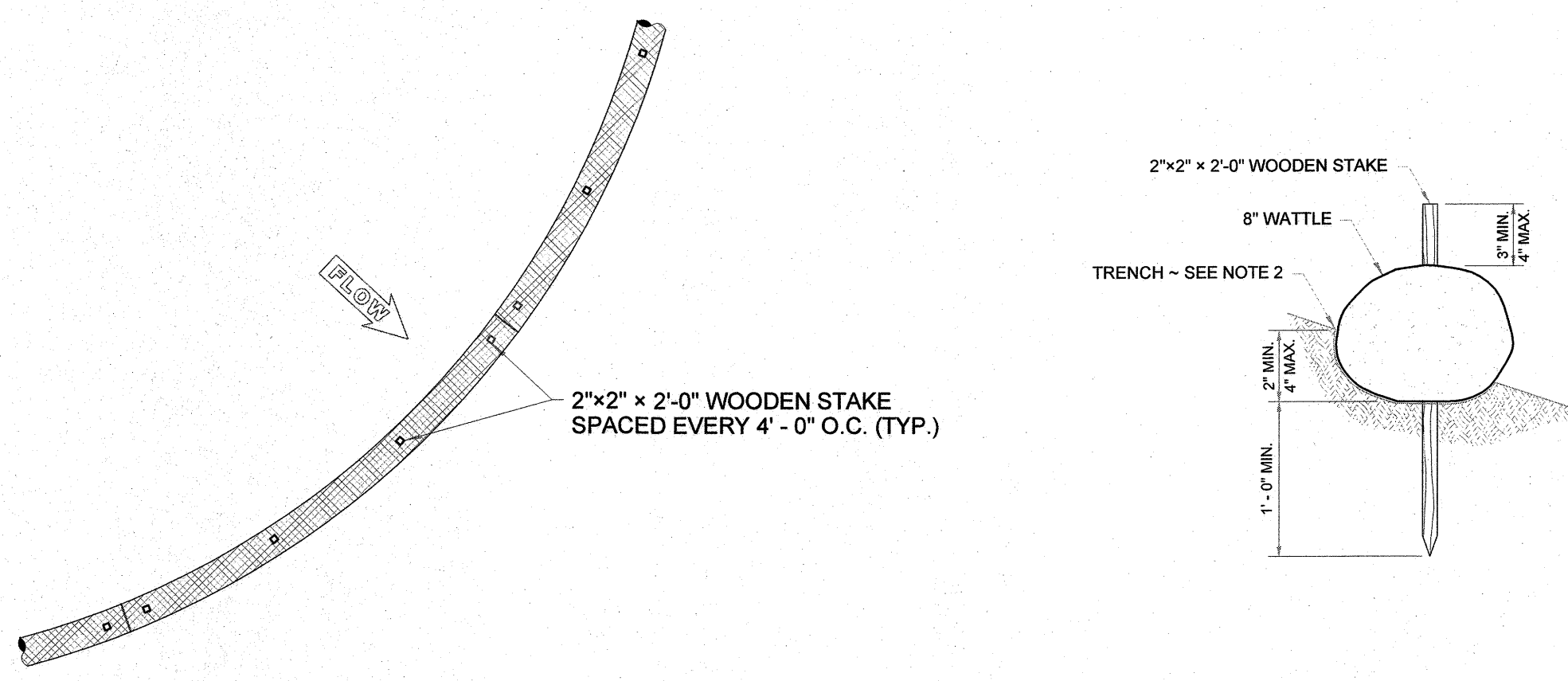
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
1	Water	0.0	0.1%
73A	Whitman fine sandy loam, 0 to 3 percent slopes, extremely stony	2.9	24.2%
102C	Chatfield-Hollis-Rock outcrop complex, 0 to 15 percent slopes	0.1	1.2%
306C	Paxton fine sandy loam, 8 to 15 percent slopes, very stony	6.0	50.0%
311B	Woodbridge fine sandy loam, 0 to 8 percent slopes, very stony	2.8	23.2%
316B	Scituate fine sandy loam, 3 to 8 percent slopes, very stony	0.1	1.3%
Totals for Area of Interest		11.9	100.0%

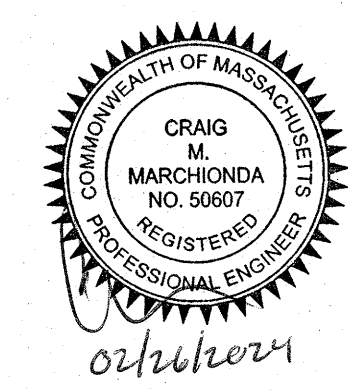
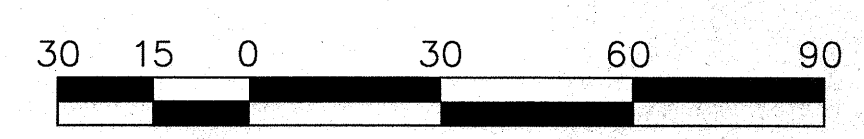


CONSTRUCTION ENTRANCE DETAIL
N.T.S.



STRAW WATTLE EROSION CONTROL DETAILS
N.T.S.

- NOTES
- PROPERTY LINE & TOPOGRAPHY IS FROM A FIELD SURVEY BY MARCHIONDA & ASSOCIATES, L.P. CONDUCTED IN DECEMBER OF 2023.
 - LOCATION OF ALL UTILITIES WERE DERIVED FROM A FIELD SURVEY AND RECORDS RECEIVED FROM THE TOWN OF LYNNFIELD, CALL DIGSAFE PRIOR TO ANY EXCAVATIONS.
 - GREYSCALE DENOTES EXISTING CONDITIONS.
 - EROSION CONTROL TO BE INSTALLED PRIOR TO EARTH DISTURBANCE.



CHK:	DATE
DSC:	DESCRIPTION
DRW:	REV

RDA PLAN

231 SALEM STREET
ASSESSORS MAP 50 PARCEL 2766
LYNNFIELD, MA
prepared for
PIERCE ROAD LLC
7 RAMSDALL WAY
LYNNFIELD, MA 01940

Marchionda & Associates, L.P.

Engineering and Planning Consultants

62 Montvale Avenue
Suite 1
Stoneham, MA 02180
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