



TOWN OF LYNNFIELD

DEPARTMENT
OF
PUBLIC WORKS

JOHN M. TOMASZ
DIRECTOR

CHARLES L. RICHTER, P.E.
TOWN ENGINEER

55 SUMMER STREET
LYNNFIELD, MA 01940

TEL: 781-334-9500
FAX: 781-334-9509

WWW.TOWN.LYNNFIELD.MA.US

MEMORANDUM

DATE: December 11, 2020

TO: Emilie Cademartori, Director of Planning and Conservation

FROM: Charles L. Richter, P.E., Town Engineer

CC: John Tomasz, Director of Public Works

Peter Ogren, Hayes Engineering

Jay Kimball, Developer's Attorney

RE: Subdivision at 271 Main Street

The Department of Public Works reviewed the design waiver requests for the subdivision titled "Definitive Plan, Road A, Lynnfield, Mass" dated August 13, 2020 for the property located at 271 Main Street.

As a rule of thumb in the past, the Board has required that the applicant be able to demonstrate that the subdivision can meet the design requirements of the Rules and Regulations before waiving any of these requirements. To accomplish this without going through the exercise of actually drawing all of the construction requirements (that actually may end up being waived) the applicant's has provided a right of way that suitability provides enough layout to contain these improvements.

Here are the department's initial thoughts on the waivers:

1. 375-7.1.A(10) To have an entrance rounding less than 25 feet. **The right of way rounding will not be needed if the roadway width waiver is granted. The applicant has an easement in place for this rounding in case a full road is required by the Board. The DPW has no issue with this request.**
2. 375-8.2.B(1) To reduce pavement width to 20 feet and to allow the pavement centerline to not coincide with the centerline of the roadway. **The Fire Department should be consulted before this waiver is granted. Otherwise the DPW has no issue with this request.**
3. 375-8.2.B(6) To not have curbing beyond the catch basins since the drainage is to flow off of the pavement into a grass swale. **The DPW has no issue with this request.**
4. 375-8.2.B(11) Request no sidewalks **The DPW has no issue with this request.**
5. 375-8.3.B(1) To allow HDPE drain pipes in place of RCP. **The DPW will not be maintaining this drainage system so the DPW does not object to the request.**
6. 375-8.3.B(2) To allow a different casting. Lebaron which is required is no longer in business. **The DPW will not be maintaining this drainage system so the DPW does not object to the request.**
7. 375-8.5 Request no street lighting. **The DPW does not object to this request.**

If the requested design waivers are approved by the Board the DPW requests that the Board not recommend that the street be accepted once completed. This should be explained in the Board's decision for the development.

The DPW reserves its final thoughts on the matter until the subdivision is thoroughly reviewed. This review will be provided to the Board for its meeting in January. Please let me know if you have any questions regarding these recommendations.