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Public Health
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MEMORANDUM

Date: May 5, 2021

To: Planning Board

CC: BOH Members

From: Kristin Esposito McRae, RS 

Subject: Subdivision Plan 271 Main Street

We understand you have a public meeting tonight and 271 Main Street is on the agenda. On Thursday Nov 12, 2020 the site, 271 Main St, Definitive Subdivision Plan Road A, was on the Board of Health (BOH) public meeting agenda. Unfortunately, the project engineer, Peter Ogren needed to leave the meeting before the site agenda item was heard. The, owner, Audrey Hickman was present (Zoom meeting, in lieu of in-person, due to COVID-19). Since then we received the following:

- 1) A revised subdivision plan today (revision date 5/5/21)
- 2) Testing for stormwater design suitability Form 11 report, 2/23/21 received on 4/9/21.
- 3) Letter from abutter's attorney, May 3, 2021

A portion of the site is located in the Lynnfield Groundwater Protection District. Lot 1 is shown with 30,143 sf which would correlate to a maximum of 3 bedrooms (6 occupants). It appears the existing systems for Lot 1 are from 1956. The present condition is not known. In May 1999 an inspection report is marked "Fails" and in July 1999 an inspection report is marked "Passes". Given the subdivision will be for new construction full compliance and a reserve area are required. It is unclear if there is a proposed system to replace the 1956 systems for Lot 1. A reserve area is not shown.

Lot 2 is shown with 57,094 sf which would correlate to a maximum of 5 bedrooms (10 occupants). Given the subdivision will be for new construction full compliance and a reserve area are required.

Regarding soil suitability, soil testing has been conducted and percolation tests witnessed by the BOH on June 24, 2020 in the area of Lot 2. A Soil Suitability Assessment on Form 11 is signed by Gordon Rogerson, Hayes Engineering. Other soil testing was undertaken in 1999 and notes on file with the BOH.

Estimated Seasonal High Groundwater (ESHGW):

June 24, 2020, no groundwater was encountered at depths of test pits 84" and 90"

July 1999, 84"

May 1999 50", 60", 70" and 72"

In February 2021 soil suitability was undertaken for the stormwater system planning and 55" and 60" ESHGW were recorded.

Generally, 4 feet of suitable soil was documented with fast perc rates less than 5 mpi. Estimated seasonally high groundwater varied. It may be prudent to design the septic systems on the 2021 ESHGW data.

Water supply refer to Lynnfield Center Water District for connection. The on-site septic systems will need 10' minimum setback from the water supply line.

Each lot will require a septic plan designed in full compliance for new construction and the BOH holds public hearings for these applications.

All setbacks must be met for under T5 septic systems, in full compliance. Refer to Town Engineer for catch basins or stormwater chambers on the septic plans to verify the associated setbacks. Storm water management appears to include a bio-retention area; information on mosquito control will be important.

Our next BOH meeting is May 20, 2021 should you need to address this further.

In general, standard care and accepted practices should be implemented to control noise and dust during site work, drilling, blasting activities (if any), and construction. Blasting is not permitted for the septic-soil absorption system installations.