



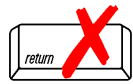
# WPA Form 1- Request for Determination of Applicability

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

## 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:

George Bloom	E-Mail Address	
3 Windsor Rd		
Mailing Address		
Lynnfield	MA	01940
City/Town	State	Zip Code
781-640-7886		
Phone Number	Fax Number (if applicable)	

2. Representative (if any):

Brady-Built, Inc		
Firm		
Michele Cospers	mcosper@bradyrooms.com	
Contact Name	E-Mail Address	
160 Southbridge St		
Mailing Address		
Auburn	MA	01501
City/Town	State	Zip Code
508-439-2443	508-798-3058	
Phone Number	Fax Number (if applicable)	

## B. 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 below 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 below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:

Lynnfield  
Name of Municipality

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



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## C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

3 Windsor Rd	Lynnfield, MA
Street Address	City/Town
Map 27, Lot 7	0027-0000-0719
Assessors Map/Plat Number	Parcel/Lot Number

b. Area Description (use additional paper, if necessary):

On a residential home on a 37,078 sq ft lot, a 15'6" x 11' sunroom will be installed to replace the existing 20'x10' second-story deck. A new 9'6" x 9' deck, 5'x4' landing and stairs will be built off the new sunroom, and the area beneath the sunroom and deck will be enclosed, similar to the existing conditions.

c. Plan and/or Map Reference(s):

Plot Plan	
Title	Date
Building Plans	
Title	Date
Title	Date

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

The property has existing deck and stairs in the footprint of 20' x 10' with a 5' x 4' landing. The proposed project is to replace the existing deck and supports with a new sunroom of the size 15'6" x 11' with 9'6" x 9' deck, 4' x 5' landing and stairs to grade. No excavation will be done on site. The proposed sunroom will be supported by 5 new helical screw piers, which disturb less than 10 cups of soil per hole. The proposed sunroom with landing and stairs will have a total footprint of 20' x 11' with a 5' x 4' landing, which is slightly larger than the existing deck. The sunroom will be 1 ft closer to the wetland but remains outside the 25' no-build buffer zone. A well-established lawn exists between the existing deck and the wetlands.



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### C. Project Description (cont.)

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).

The reason we feel that an NOI is not necessary for this project is because the sunroom remains outside the 25' no-build zone. There is a well-established lawn between the existing deck and the wetlands. Because we are using the Helical Screw system and no excavation will be taking place on site, the wetlands will not be impacted. Appropriate precautions will be put in place to protect the wetland area. A 12" silt sock will be used to control erosion and sediment during the construction phase. No heavy equipment will be used during the course of construction.

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.)



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## 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.

Name and address of the property owner:

George Bloom

Name

3 Windsor Dr

Mailing Address

Lynnfield

City/Town

MA

State

01940

Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

*George Bloom*  
Signature of Applicant

*2/25/2021*  
Date

*[Signature]*  
Signature of Representative (if any)

*3/5/2021*  
Date



160 Southbridge St  
Auburn, MA 01501  
[www.sunroomsbybrady.com](http://www.sunroomsbybrady.com)  
info@bradyrooms.com  
508-798-2600

Conservation Commission  
Town of Lynnfield  
55 Summer St  
Lynnfield, MA 01940

March 5, 2021

Dear Lynnfield Conservation Commission:

### **Project Narrative**

Customer: George Bloom  
Job Address: 3 Windsor Ave, Lynnfield, MA 01940  
Job Description: Installation of Sunroom Addition

The Bloom's have an existing 20'x10' second-story deck on the rear of their house. They propose to remove the deck and replace it with a 15'6" x 11' sunroom along a new 9'6" x 9' deck, 5'x4' landing and stairs that will be built off the new sunroom. The area beneath the sunroom and deck will be enclosed, similar to the existing conditions. (See attached plot plan and building plans.)

No excavation will be done on site. We will be using the helical screw foundation method which disturbs less than 10 cups of soil per hole.

There is a significant amount of well-established lawn between the wetlands and the location of the proposed sunroom. Proper precautions will be put in place to protect the wetlands during construction process.

We feel this project meets the requirements for an RDA because of the low impact to the area and the small size of the project.

We respectfully request that the Conservation Commission allow us to move forward with this project.

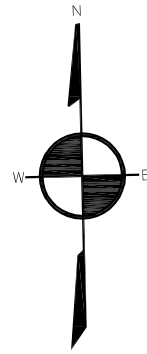
Sincerely,

Michele Cospers  
Brady-Built, Inc.

# PLAN OF LAND

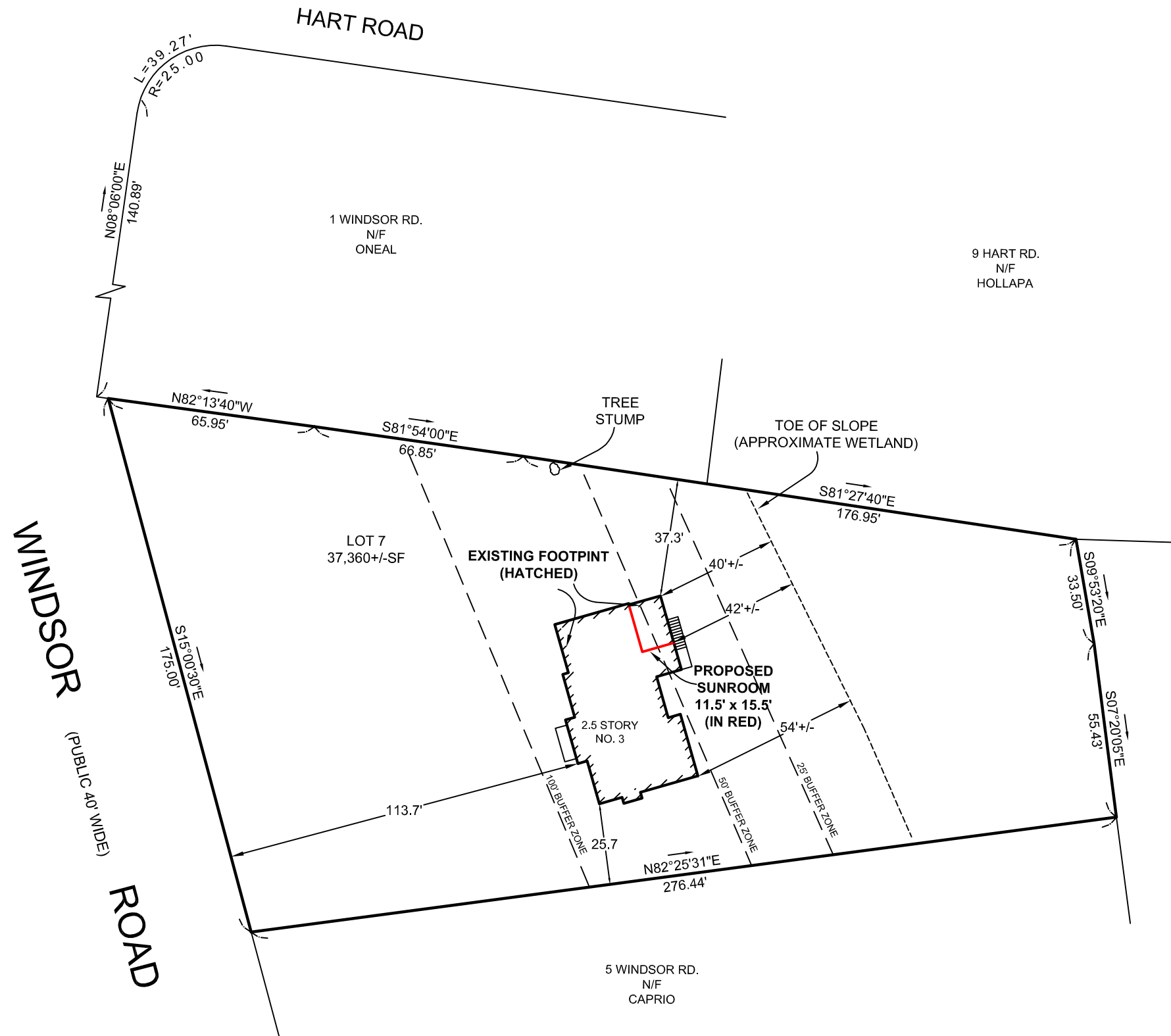
LOCATED AT  
3 WINDSOR ROAD  
LYNNFIELD, MA

SCALE: 1 INCH = 40 FEET



## MASSACHUSETTS SURVEY CONSULTANTS

14 SUMNER STREET  
GLOUCESTER, MA 01930  
617 899-0703  
WWW.MASSACHUSETTSSURVEY.COM



### REFERENCES

DEED: BOOK 15343, PAGE 55  
PLAN: PLAN BOOK 156, PLAN 85  
AND PLAN BOOK 187, PLAN 60 (REGRADING EASE.)

### NOTES

THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND IN FEBRUARY OF 2021 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

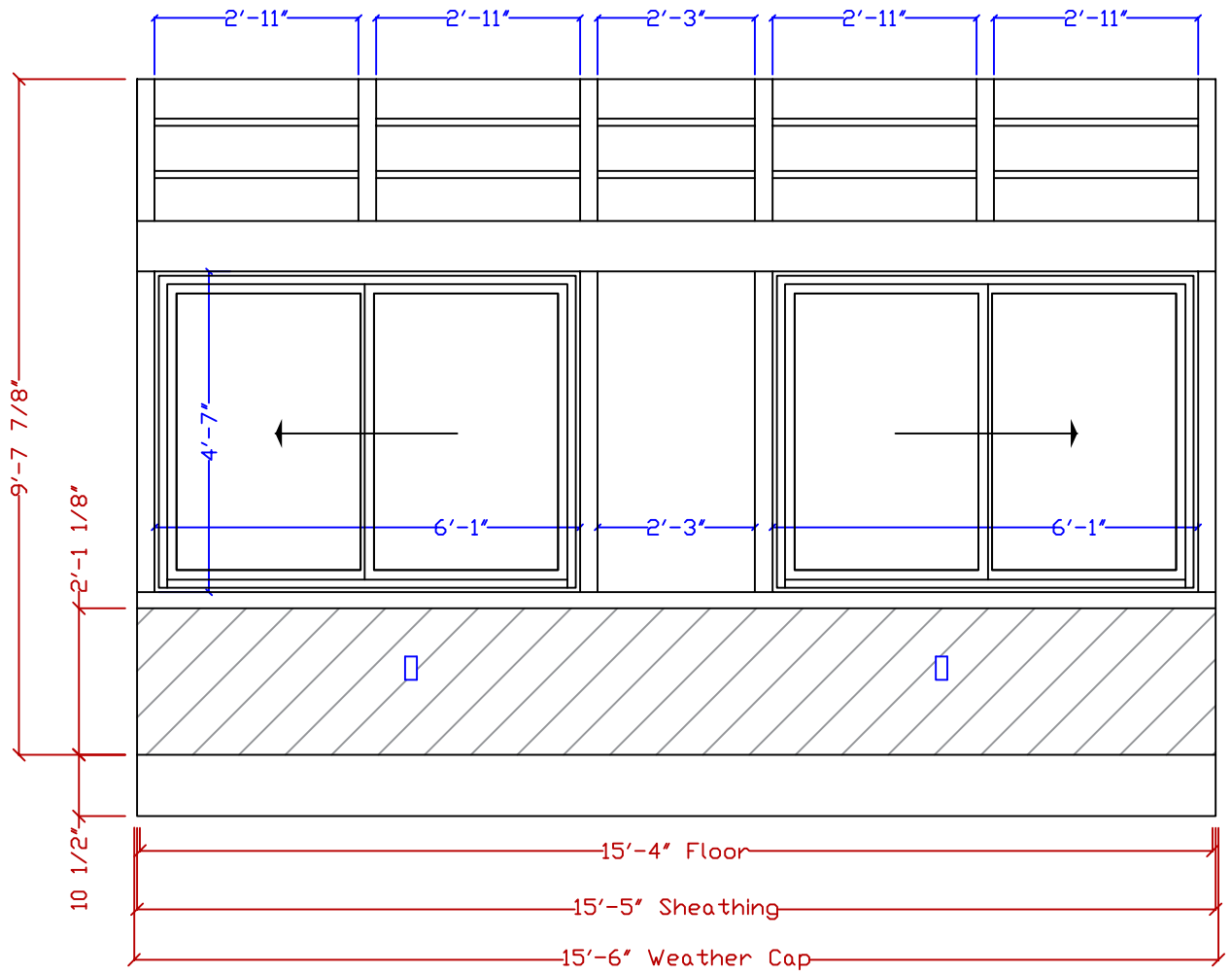
THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARDI P.L.S.

DATE: MARCH 4, 2021

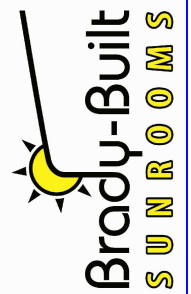
Sheet 1 of 8	1-26-21	Preliminary Drawing	2-23-21	Revision 3
	2-02-21	Revision 1	3-04-21	Revision 4

CUSTOMER SIGNATURE	DATE
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**PRELIMINARY DRAWING  
NOT FOR CONSTRUCTION**  
Front Elevation

160 Southbridge St.  
Auburn, MA 01501  
Tel: 508-798-2600  
Fax: 508-798-3034  
www.sunroomsbybrady.com

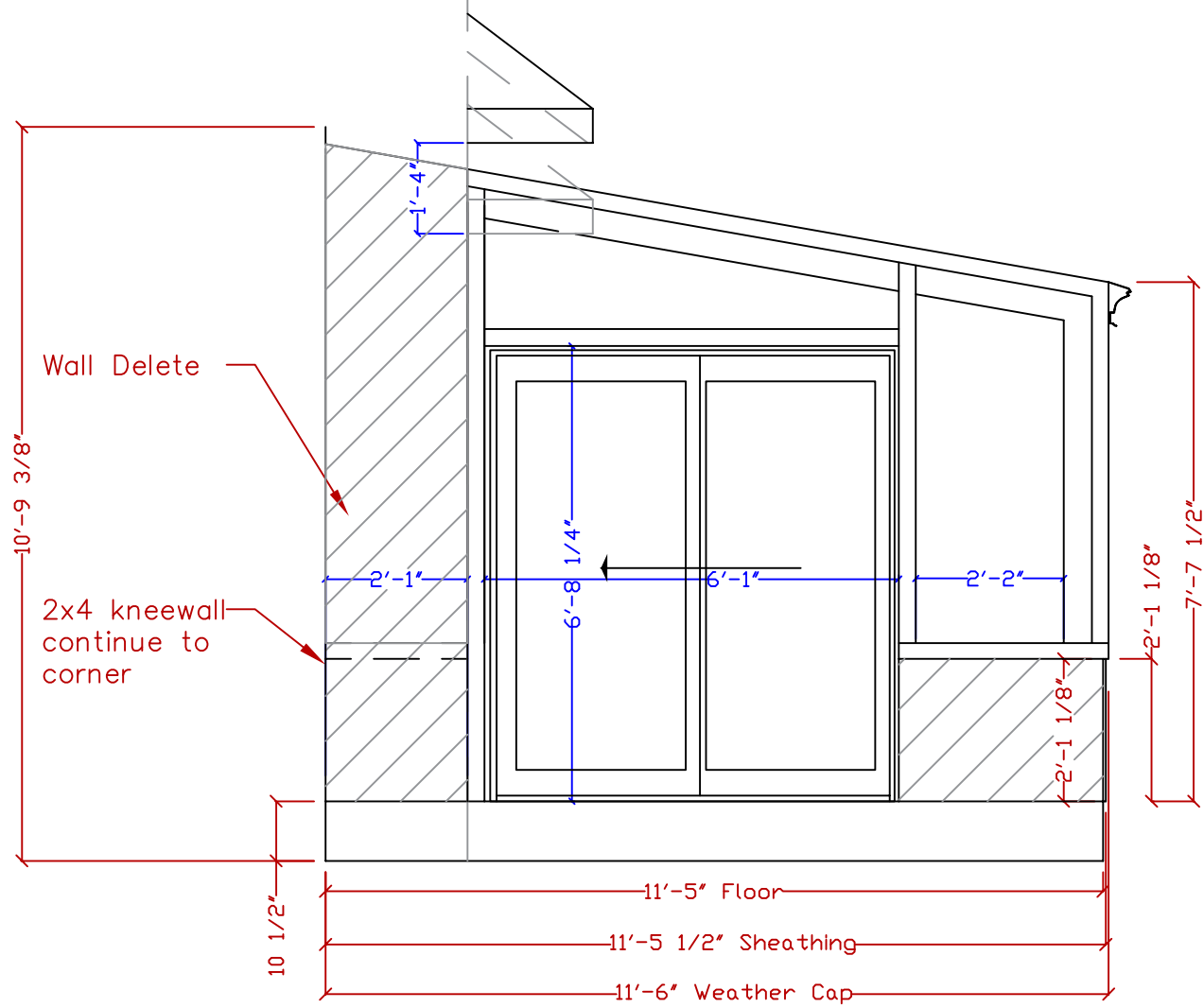


Drawn: EF  
Date: 1-26-21  
Scale: 3/8"=1'-0"  
Front

George Bloom  
3 Windsor Road  
Lynnfield, MA 01940  
Confidential, Brady-Built Inc.

Sheet 2 of 8	1-26-21	Preliminary Drawing	2-09-21	Revision 2	3-04-21	Revision 4
	2-02-21	Revision 1	2-23-21	Revision 3		

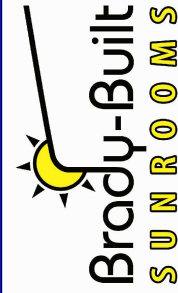
CUSTOMER SIGNATURE	DATE
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**PRELIMINARY DRAWING  
NOT FOR CONSTRUCTION**

Left Elevation

160 Southbridge St.  
Auburn, MA 01501  
Tel: 508-798-2600  
Fax: 508-798-3034  
www.sunroomsbybrady.com



Drawn: EF  
Date: 1-26-21  
Scale: 3/8"=1'-0"

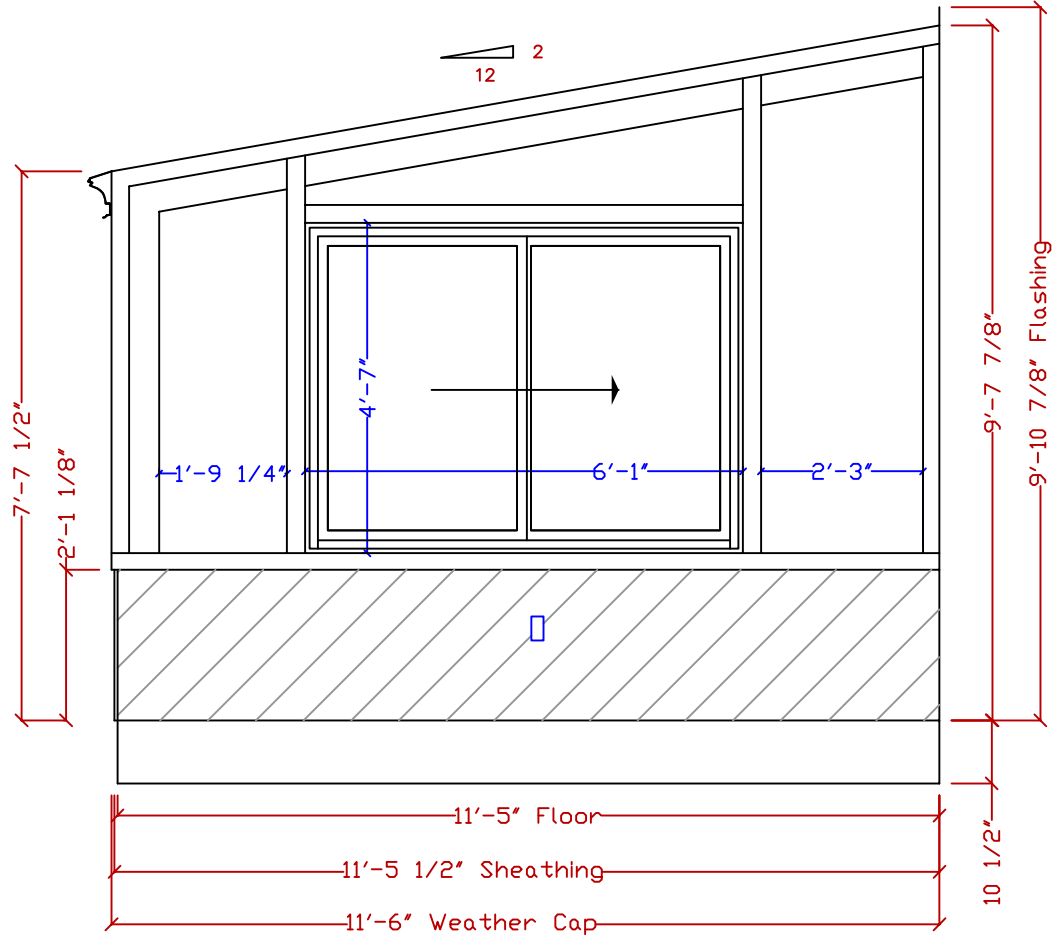
George Bloom  
3 Windsor Road  
Lynnfield, MA 01940

Left

Confidential, Brady-Built Inc.



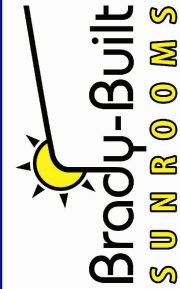
CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



**PRELIMINARY DRAWING  
NOT FOR CONSTRUCTION**

Right Elevation

160 Southbridge St.  
Auburn, MA 01501  
Tel: 508-798-2600  
Fax: 508-798-3034  
www.sunroomsbybrady.com



Drawn: EF  
Date: 1-26-21  
Scale: 3/8"=1'-0"

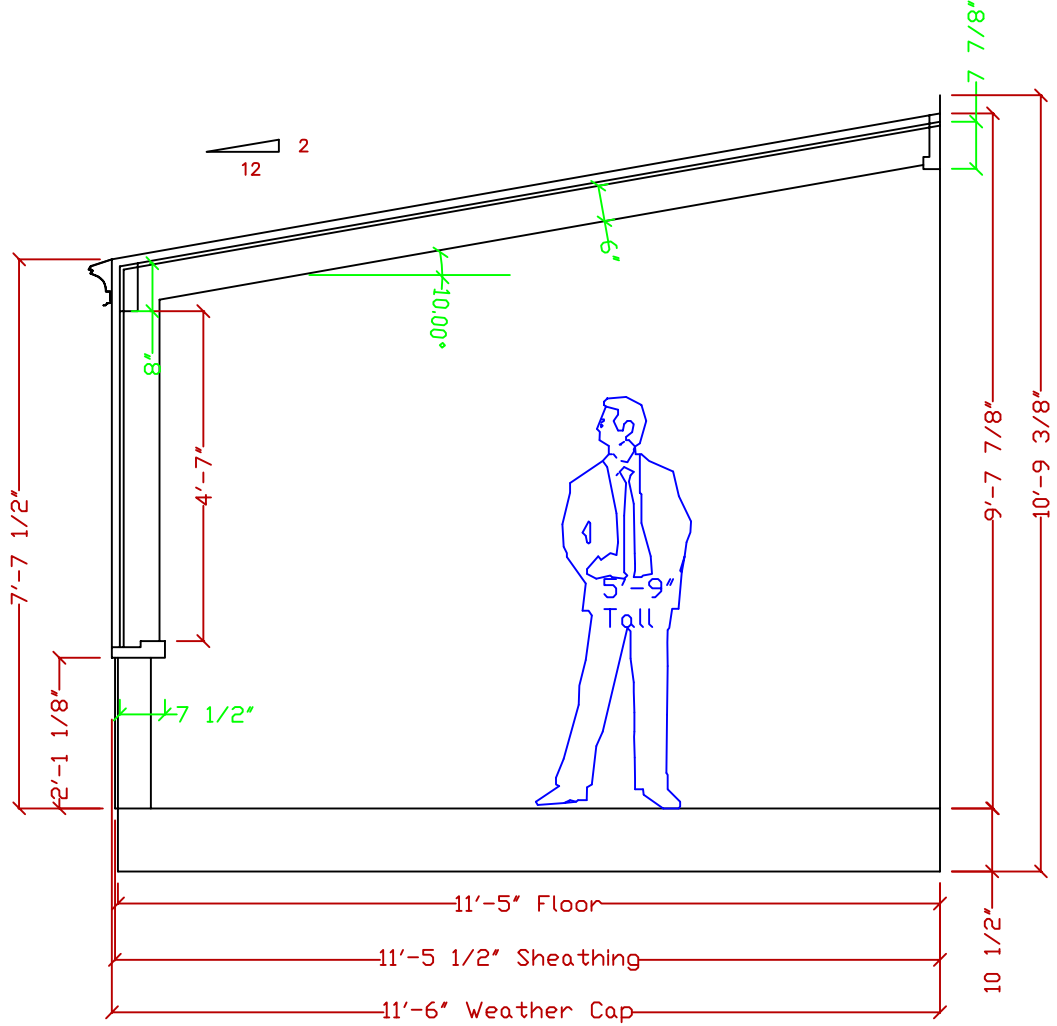
George Bloom  
3 Windsor Road  
Lynnfield, MA 01940

Right

Confidential, Brady-Built Inc.

CUSTOMER SIGNATURE

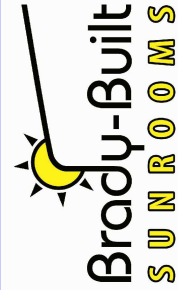
DATE



**PRELIMINARY DRAWING  
NOT FOR CONSTRUCTION**

Cross Section at Glued  
Laminated Timber Frame

160 Southbridge St.  
Auburn, MA 01501  
Tel: 508-798-2600  
Fax: 508-798-3034  
[www.sunroomsbybrady.com](http://www.sunroomsbybrady.com)

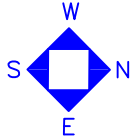


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Date: 1-26-21  
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Beam

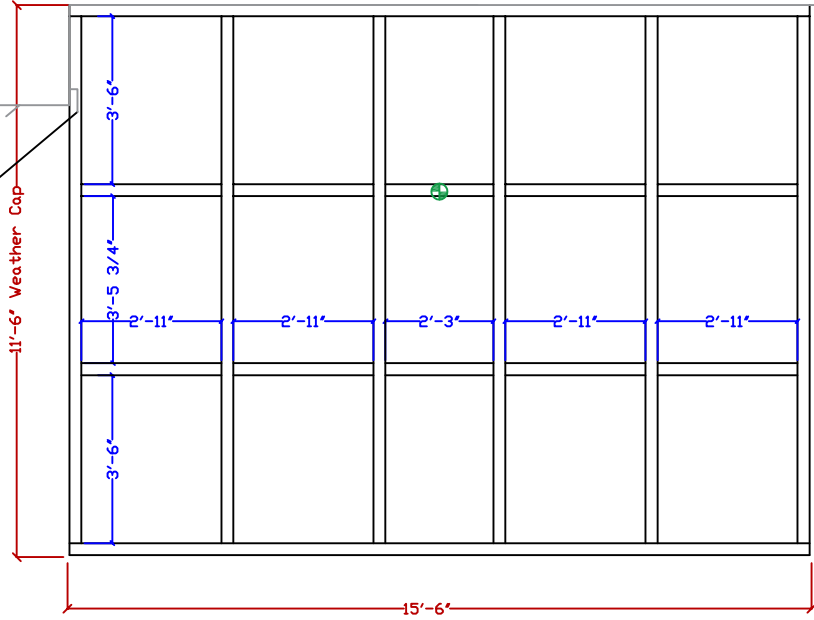
George Bloom  
3 Windsor Road  
Lynnfield, MA 01940

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CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



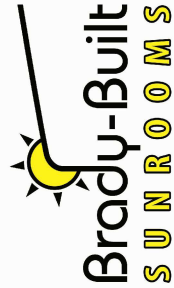
Raise Roof Framing



**PRELIMINARY DRAWING  
NOT FOR CONSTRUCTION**

Roof Plan

160 Southbridge St.  
Auburn, MA 01501  
Tel: 508-798-2600  
Fax: 508-798-3034  
[www.sunroomsbybrady.com](http://www.sunroomsbybrady.com)



Drawn: EF

Date: 1-26-21

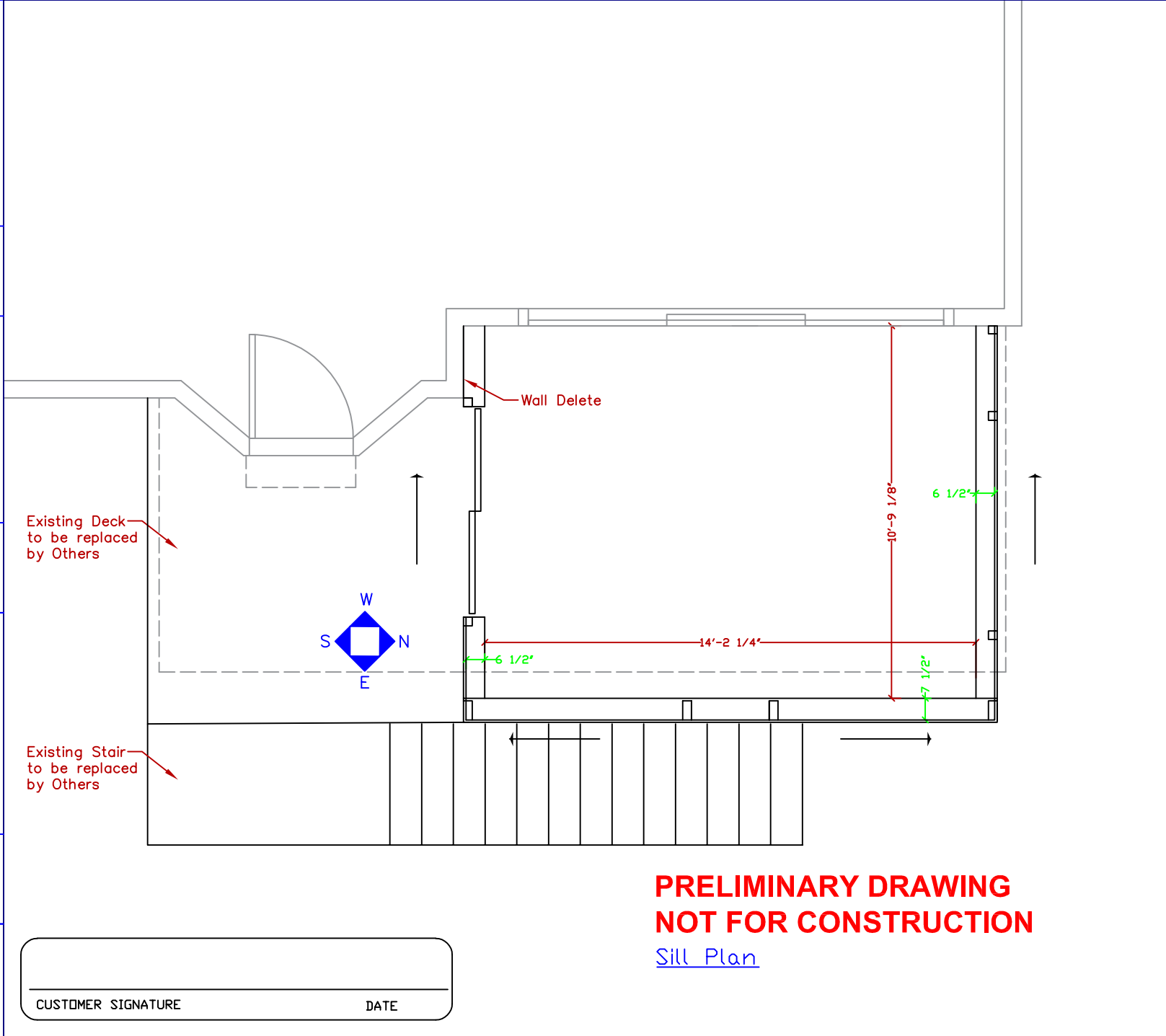
Scale: 1/4" = 1'-0"

George Bloom  
3 Windsor Road  
Lynnfield, MA 01940

Roof

Confidential, Brady-Built Inc.

Sheet 6 of 8	1-26-21	Preliminary Drawing	2-23-21	Revision 3
	2-02-21	Revision 1	3-04-21	Revision 4



**PRELIMINARY DRAWING  
NOT FOR CONSTRUCTION**

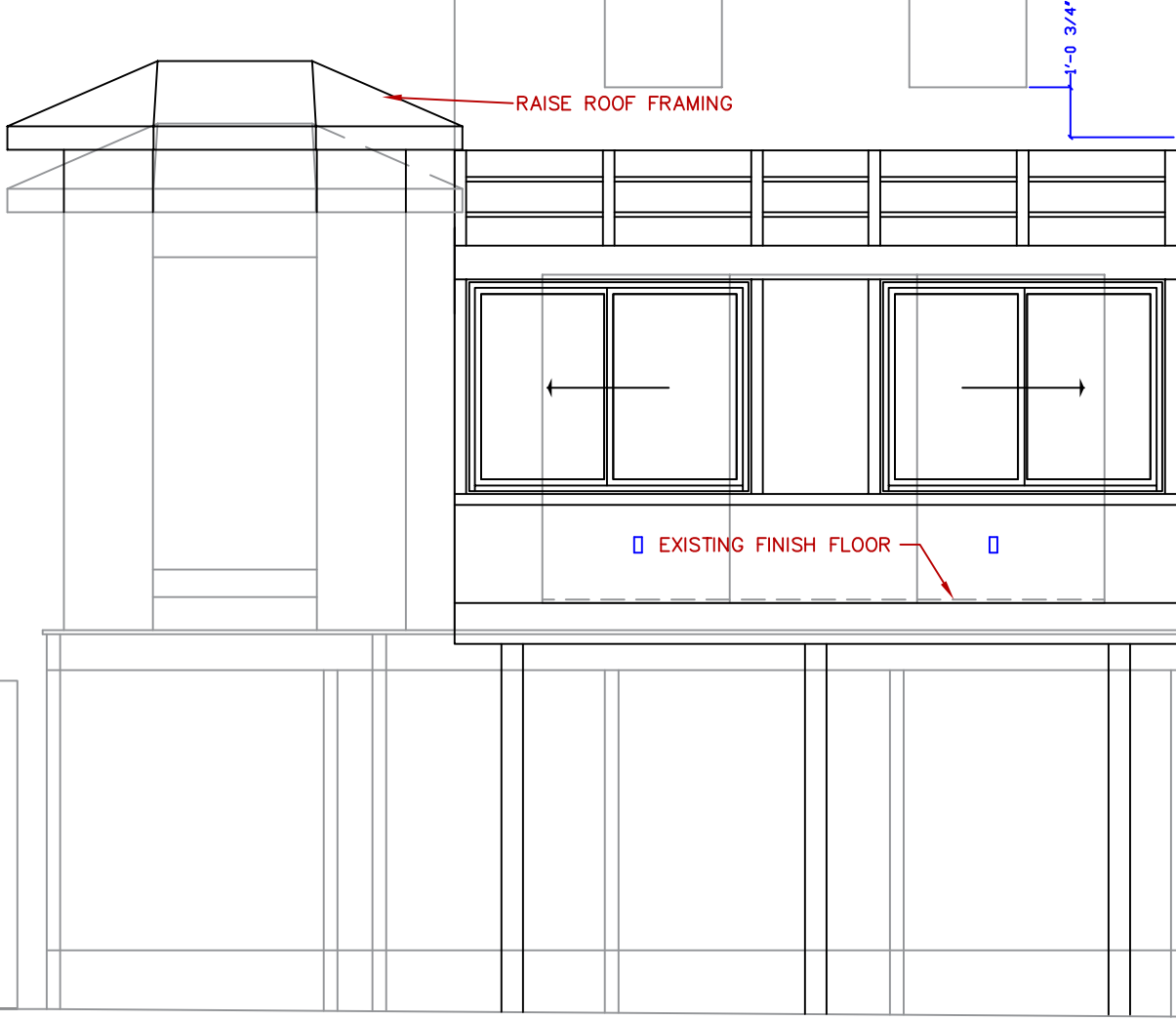
Sill Plan

CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

160 Southbridge St. Auburn, MA 01501 Tel: 508-798-2600 Fax: 508-798-3034 <a href="http://www.sunroomsbybrady.com">www.sunroomsbybrady.com</a>		Drawn: EF
		Date: 1-26-21
		Scale: 1/4" = 1'-0"
George Bloom 3 Windsor Road Lynnfield, MA 01940		Sill Confidential, Brady-Built Inc.

Sheet 7 of 8	1-26-21	Preliminary Drawing	2-23-21	Revision 3
	2-02-21	Revision 1		

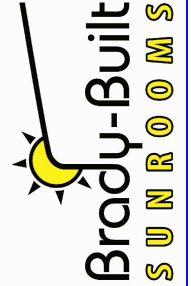
CUSTOMER SIGNATURE	DATE
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**PRELIMINARY DRAWING  
NOT FOR CONSTRUCTION**

Overlay Elevation

160 Southbridge St.  
Auburn, MA 01501  
Tel: 508-798-2600  
Fax: 508-798-3034  
[www.sunroomsbybrady.com](http://www.sunroomsbybrady.com)



Drawn: EF  
Date: 1-26-21  
Scale: 1/4" = 1'-0"  
Overlay

George Bloom  
3 Windsor Road  
Lynnfield, MA 01940

Confidential, Brady-Built Inc.

Sheet 8 of 8	1-26-21 2-02-21	Preliminary Drawing Revision 1
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GENERAL SPECIFICATIONS:

All structural frame components with mortise & tenon joinery and fastened mechanically using ½"x5' lag screws w/ washers  
 All Fixed Glass Units Dual Seal w/ 7/8" Overall thickness unless specified otherwise

Exterior Weather Cap to be Aluminum extrusion 6063 Alloy/ T5 Temper with color matched Duracron finish

Standard Flashing shapes to be Aluminum .040 with color matched Duracron finish

GLULAM BEAM SPECIFICATIONS:

Moisture Content < 16%  
 Laminations t=1/4"  
 Southern Yellow Pine 24F-V3 SP/SP (AITC Manual)  
 Fb = 2400 psi  
 Fv = 200 psi  
 E = 1,800,000 psi

Fc (perp to grain) = 650 psi  
 Fc (par to grain) = 1700 psi  
 Ft (par to grain) = 1150 psi  
 Eaxial = 1,600,000 psi  
 K = 20.6

COMPLIANCE STATEMENT:

As per R301.2.11.1: This addition is categorized as a CATEGORY IV SUNROOM (conditioned, thermally isolated.) Sunroom fenestrations conform to AAMA/NPEA/NSA 2100

OTHER NOTES & SPECIFICATIONS:

Exterior Aluminum Color: WHITE  
 Interior Wood Finish: NATURAL

Roof Solar Screen Tracks Included  
 Winter Panels to be Installed by Owner.

GLASS AND GLAZING COMPONENTS:

Front & Endwalls: Fixed Insulated Glass Clear/LowE Tempered  
 Roof: Fixed Insulated Glass Bronze/LowE Tempered

FRAMING/STRUCTURAL COMPONENTS:

Kneewall/Solid wall: 2x6 KD @ 16" OC  
 7/16" Zip System Sheathing Unfinished Interior (Insulation and Sheetrock by others)  
 Floor System: 2x10 KD @ 16" OC  
 3/4" CDX plywood sub floor  
 R-30 Faced batt Fiberglass Insulation  
 1/2" PT plywood bottom closure

DOORS:

Sliding Door 71.25"x79.5"  
 Material: TBD  
 Clear/LowE Tempered Glass  
 Screen Included

WINDOWS:

Sliding Window 71.5"x53.5"  
 Material: TBD  
 Clear/LowE Tempered Glass  
 Color Matched Frame, Sash, Hardware  
 Screen Included

ELECTRICAL COMPONENTS:

- = 14-2 Romex Wire & Duplex Box for electrical plug
- ⊕ = 14-2 Romex Wire & Exterior Box for light
- ⊕ = 14-3 Romex Wire for ceiling fan/light

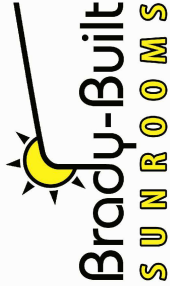
All wires with 25' whip from exit point unless specified otherwise

ALL FIXTURES & FINAL WIRING BY OTHERS

**PRELIMINARY DRAWING  
 NOT FOR CONSTRUCTION**

Existing General Notes & Legend

CUSTOMER SIGNATURE	DATE
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George Bloom 3 Windsor Road Lynnfield, MA 01940		
Drawn: EF	Date: 1-26-21	Scale: 0.029639
Notes		
		
160 Southbridge St. Auburn, MA 01501 Tel: 508-798-2600 Fax: 508-798-3034 www.sunroomsbybrady.com		
Confidential, Brady-Built Inc.		



