

22-82701
Plan

March 2, 2023

RECEIVED



Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants

MAR -2 P 3 04

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Saugus, MA 01906
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CLERKS OFFICE
LYNNFIELD, MA

Lynnfield Board of Appeals
Lynnfield Town Hall
55 Summer Street
Lynnfield, MA 01940

Re: EAI Project #:22-82701
Proposed Site Plan
922 Lynnfield Street
Lynnfield, MA

Dear Members of the Board:

On behalf of our client, the Noto Family, Engineering Alliance, Inc. is pleased to submit the following for your review:

- Sixteen copies of the executed Zoning Board of Appeals Application
 - Filing fee in the amount of \$200.
- Sixteen copies of the deed for the subject property
- Sixteen copies of the Assessors Map illustrating the subject property
- Sixteen copies of plans entitled "Proposed Site Plan 922 Lynnfield Street (Tax Map 53 Lot 2586) Lynnfield, Massachusetts prepared by Engineering Alliance, Inc. and dated December 22, 2023.
- Sixteen Copies of a report entitled "Drainage Calculations and Storm Water Management Plan" prepared by Engineering Alliance, Inc. and dated January 9, 2023.
- Sixteen copies of a conceptual floor plan and elevation prepared by HDR Architecture.

The project is located at 922 Lynnfield Street (Tax Map 53 Lot 2586) which was the former site of the "Good Luck Farms" restaurant. The subject property is comprised of 27,324 +/- s.f. and is serviced by municipal sewer through an agreement with Lynn Water and Sewer Commission and municipal water. The proposed re-development includes a proposed restaurant and a retail space to be determined along with a paved parking lot, utility connections, stormwater management system, landscaping and incidental site work.

We look forward to the opportunity to present this project at your April meeting. In the meantime, should you have any questions or require additional information, please feel free to contact me. Thank You for your consideration of this request.

Very Truly Yours,

ENGINEERING ALLIANCE, INC.

Richard A. Salvo, P.E.
Principal

Copy to: Rob Noto -- Applicant
EAI File #: 22-82701

Petition
TOWN OF LYNNFIELD
ZONING BOARD OF APPEALS

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IN CLERKS OFFICE
LYNNFIELD, MA

Name of Petitioner Noto Partners, LLC Robert Noto

Address 49 Water Street, Wakefield, MA 01880

Address of Property which is the subject of the
Petition 922 Lynnfield Street

1. Indicate and describe relief being sought by this petition:
(check appropriate box)

- A. Appeal Decision made by _____ Date _____
Bldg. Inspector, Planning Board, etc.
- B. Apply for a Variance

- C. Apply for a Special Permit

- D. Other (specify)
Site Plan Approval (Section 10.6)

2. Specify Zoning Bylaw Sections(s) from which you desire relief:

Relief cannot be granted at this hearing for any condition or bylaw not stated above

3. With respect to Land under consideration:

A. Its Area 27,324 +/- square feet, street frontage 183.45 feet

B. District Zone (see Bylaws) Limited Business

C. Deed Record: Registry of Deeds _____

Book 40742 Page 111 (see tax bill)

Or Land Court _____

Book _____ Certificate _____

Map 53 Parcel 2586

4. Ownership

A. Name, Address of Owner(s)

Noto Partners, LLC 49 Water Street, Wakefield, MA 01880

B. If applicant is not owner, check the interest in the premises, and attach evidence of such interest.

Prospective Buyer: _____

Lessee: _____

Other (explain) _____

5. The undersigned petitioner affirms the foregoing statements are true statements of fact:

Signed *Seamus J. [Signature]* Street and Number 922 LYNNFIELD ST.
Town/City LYNNFIELD State MA Phone No. 617-569-1993
Assessors Clerk _____ Date _____

6. A check payable to the Town of Lynnfield shall be delivered to the Board of Appeals, Town Hall, Lynnfield, MA 01940 for the proper amount indicated in the above fee schedule.

7. The Application and fee shall be submitted to the Town Clerk at least four (4) weeks prior to date of the hearing.

8. Public Hearings are normally scheduled for the 1st Tuesday of each month

Petitioner not to write below



Petition reviewed by Building Inspector for completeness _____

Received and Stamped by Town Clerk _____

Entered with the Board of Appeal _____

Fees actually paid \$ _____

Advertised in _____

Parties of interest mailed notices _____

Hearing Date _____