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Petition
TOWN OF LYNNFIELD
ZONING BOARD OF APPEALS

2023 SEP 15 A 9:49

TOWN MEETINGS OFFICE
LYNNFIELD, MA

Name of Petitioner Timothy J. Doyle on Behalf of Joshua Michael Allen and Colleen Kelly Allen, Trustees of the J & C Allen Realty Trust
Address 26 Main Street, MA 01940

Address of Property which is the subject of the
Petition 9 Orchard Lane

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
Reconstruction of Pool Area in a Groundwater Protection District with an impervious area over 15% of the lot area.
- D. Other (specify)

2. Specify Zoning Bylaw Sections(s) from which you desire relief: _____
9.3 Ground Water Protection District;
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 48,269 square feet, street frontage 181.79 feet
- B. District Zone (see Bylaws) Residential C
- C. Deed Record: Registry of Deeds Essex,
Book 40875 Page 178 (see tax bill)
Or Land Court _____,
Book _____ Certificate _____
Map 0016 Parcel 1527

4. Ownership

A. Name, Address of Owner(s)

Joshua Michael Allen and Colleen Kelly Allen, Trustees of the J & C Allen Realty Trust, 9 Orchard Lane, Lynnfield

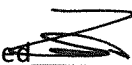
B. If applicant is not owner, check the interest in the premises, and attach evidence of such interest.

Prospective Buyer: _____

Lessee: _____

Other (explain) _____

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

Signed  Street and Number 26 Main Street
Town/City Lynnfield State MA Phone No. 781-245-1127
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 _____



QUITCLAIM DEED

We, **JOSHUA M. ALLEN, a/k/a JOSHUA MICHAEL ALLEN, and COLLEEN K. ALLEN, a/k/a COLLEEN KELLY ALLEN**, of 9 Orchard Lane, Lynnfield, Essex County Massachusetts;

for consideration paid and in full consideration of One Hundred and 00/100 (\$100.00) Dollars

grant to **JOSHUA MICHAEL ALLEN and COLLEEN KELLY ALLEN**, Trustees of the **J&C ALLEN REALTY TRUST**, u/t/d dated April 15, 2022 with a mailing address of 9 Orchard Lane, Lynnfield, Essex County, Massachusetts 01940, and recorded herewith, the property known as **9 Orchard Lane, Lynnfield, Essex County, COMMONWEALTH OF MASSACHUSETTS**, with **quitclaim covenants**:

the land and buildings in said Lynnfield being shown as Lot #1 on a plan entitled "Definitive Plan Orchard Lane Lynnfield, Mass." Owner W. E. Wilkinson, 259 Main Street, Lynnfield, MA, Engineer Hayes Engineering, Inc., 828 Lynn Fells Parkway, Melrose, Mass. Dated April 5, 1965 duly recorded with Essex South District Registry of Deeds and being more particularly bounded and described as follows:

EASTERLY: by the way shown on said Plan as Orchard Lane by two (2) lines being 115.52 feet and 66.27 feet respectively;

SOUTHEASTERLY by land now or formerly of Joseph A. & Salla A. Milo, as shown on said plan, 281.65 feet;

SOUTHWESTERLY: by land now or formerly of Sidney & Mary P. Lipman as shown on said plan, 52.64 feet;

WESTERLY: by land now or formerly of Harvey B. & Arlene W. Evans and land now or formerly of Gustave A. Jr. & Phyllis B. Bleyle, as shown on said plan, along a stone wall, 138.63 feet; and

NORTHWESTERLY: by Lot #2 as shown on said plan, 291.34 feet.

Containing 48,269 square feet of land, according to said plan.

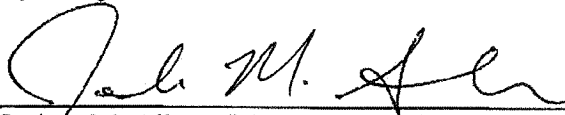
Property Address: 9 Orchard Lane, Lynnfield, MA 01940

Grantor hereby release all rights with respect to a right of way to Lowell Street referred to and reserved in a deed from Lydia N. Bryant to John Bryant recorded with Essex South District Deeds, Book 360, Page 263 and any other right of way relating to said Lot #1 herein conveyed; together with a right to use all of the streets shown on said plan, together with others lawfully entitled thereto for all purposes for which streets in the Town of Lynnfield may be used.

For our title see deed of Joseph A. Milano, Jr. and Jill E. Milano dated July 28, 2015 and recorded with said Deeds in Book 34305, at Page 428.

This deed was prepared without the benefit of a title search. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Executed as a sealed instrument this 15th day of April 2022.

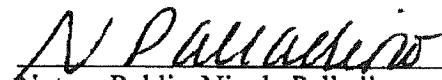

Joshua M. Allen a/k/a Joshua Michael Allen

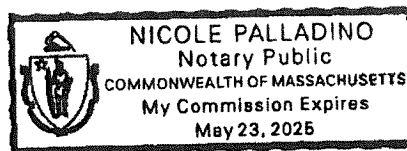

Colleen K. Allen, a/k/a Colleen Kelly Allen

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF MIDDLESEX

On this 15th day of April, 2022, before me, the undersigned notary public, personally appeared, **JOSHUA M. ALLEN and COLLEEN K. ALLEN** and proved to me through satisfactory evidence of identification, which was MA Drivers Licenses to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.


Notary Public: Nicole Palladino
Commission Expires: 05/23/25





QUITCLAIM DEED

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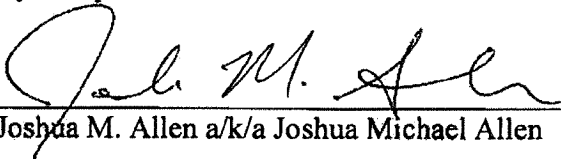
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Joshua M. Allen a/k/a Joshua Michael Allen

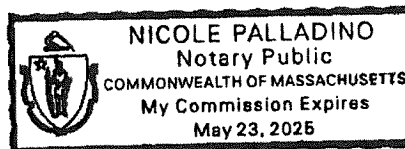

Colleen K. Allen, a/k/a Colleen Kelly Allen

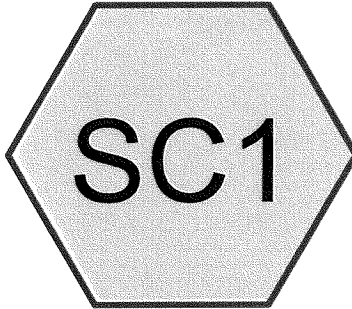
COMMONWEALTH OF MASSACHUSETTS

COUNTY OF MIDDLESEX

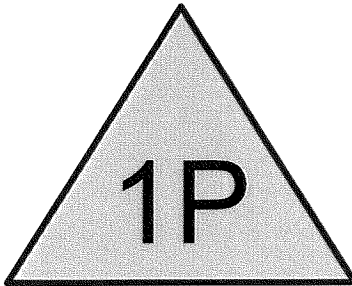
On this 15th day of April, 2022, before me, the undersigned notary public, personally appeared, **JOSHUA M. ALLEN** and **COLLEEN K. ALLEN** and proved to me through satisfactory evidence of identification, which was MA Drivers License to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.


Notary Public: Nicole Palladino
Commission Expires: 05/23/25

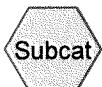




Proposed Roof Drainage



SC-160LP



Routing Diagram for 9orchard

Prepared by Hayes Engineers, Inc, Printed 9/14/2023
HydroCAD® 10.20-3c s/n 03206 © 2023 HydroCAD Software Solutions LLC

9orchard

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Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2 Year	Type III 24-hr		Default	24.00	1	3.31	2

9orchard

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
0	HSG D	
2,900	Other	SC1
2,900		TOTAL AREA

9orchard

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	1P	134.00	133.00	18.0	0.0556	0.012	0.0	6.0	0.0	

9orchard

Prepared by Hayes Engineers, Inc

HydroCAD® 10.20-3c s/n 03206 © 2023 HydroCAD Software Solutions LLC

Type III 24-hr 2 Year Rainfall=3.31"

Printed 9/14/2023

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Summary for Subcatchment SC1: Proposed Roof Drainage

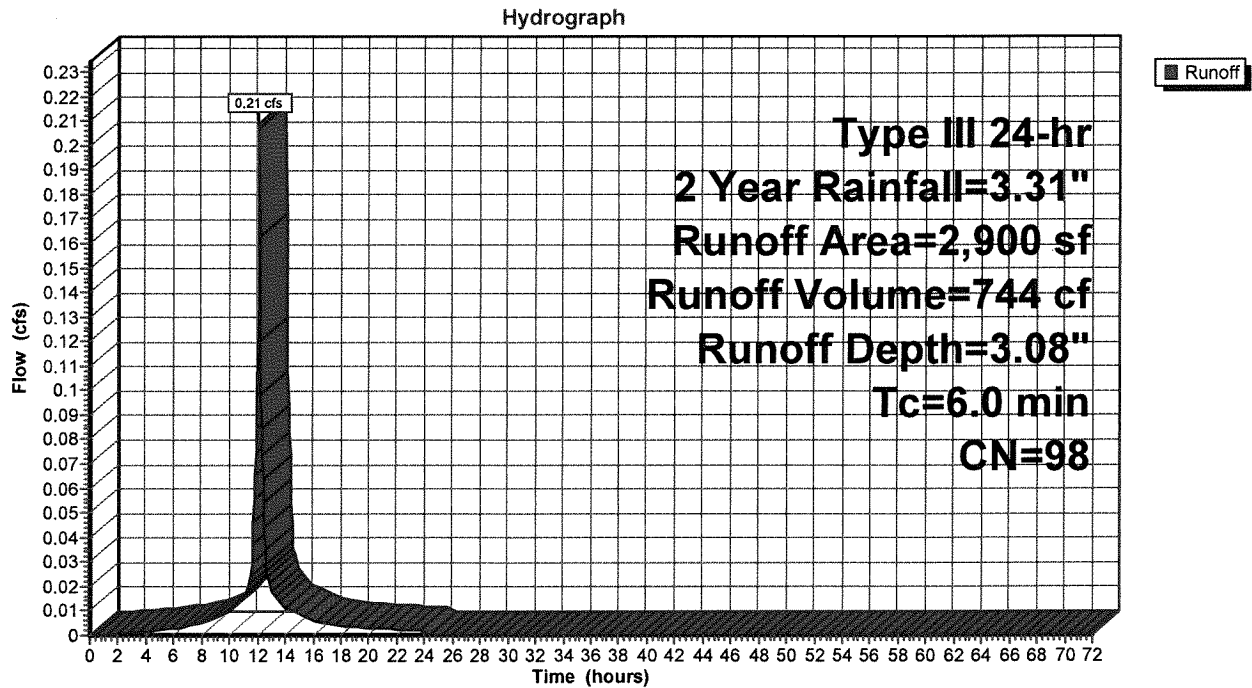
Runoff = 0.21 cfs @ 12.09 hrs, Volume= 744 cf, Depth= 3.08"
Routed to Pond 1P : SC-160LP

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.31"

Area (sf)	CN	Description
* 2,900	98	Roof
2,900		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Direct

Subcatchment SC1: Proposed Roof Drainage



Pond 1P: SC-160LP - Chamber Wizard Field A

Chamber Model = ADS_StormTech SC-160LP +Cap (ADS StormTech® SC-160LP with cap length)

Effective Size= 18.0"W x 12.0"H => 0.96 sf x 7.12'L = 6.8 cf

Overall Size= 25.0"W x 12.0"H x 7.56'L with 0.44' Overlap

9 Chambers/Row x 7.12' Long +0.23' Cap Length x 2 = 64.55' Row Length +12.0" End Stone x 2 = 66.55' Base Length

3 Rows x 25.0" Wide + 12.0" Side Stone x 2 = 8.25' Base Width

6.0" Stone Base + 12.0" Chamber Height + 6.0" Stone Cover = 2.00' Field Height

27 Chambers x 6.8 cf = 184.6 cf Chamber Storage

1,098.0 cf Field - 184.6 cf Chambers = 913.4 cf Stone x 40.0% Voids = 365.4 cf Stone Storage

Chamber Storage + Stone Storage = 550.0 cf = 0.013 af

Overall Storage Efficiency = 50.1%

Overall System Size = 66.55' x 8.25' x 2.00'

27 Chambers

40.7 cy Field

33.8 cy Stone

