



Planned Village Development District (PVDD)
Request for Minor Modification
Town of Lynnfield



To be Completed by Applicant	
1. Date of Submission: February 2, 2023	10. Owner Name: Market Street Retail South LLC Address: 33 Boylston Street, Suite 3000 Chestnut Hill, MA 02467 Telephone: 617-232-8900 Primary Contact? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
2. Type of Application (check all that apply): <input type="checkbox"/> Two-Family <input type="checkbox"/> Three-Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Retail/Restaurant <input checked="" type="checkbox"/> Office <input type="checkbox"/> Conservation <input type="checkbox"/> Recreation	11. Applicant Name: Market Street Retail South LLC Address: 33 Boylston Street, Suite 3000 Chestnut Hill, MA 02467 Telephone: 617-232-8900 Primary Contact? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
3. Existing Uses: Roadway, parking lot, sidewalk, and landscape strip.	12. Certification. <i>I hereby certify that the above information is correct and that I have submitted herewith all of the pertinent documentation required.</i> Applicant's Signature: Katherine E. Wetherbee, Senior Director Applicant is requesting approval of Minor Change to allow for a parking lot and road circulation reconfiguration which will support retail and office space in this end of property.
4. Proposed Uses: Roadway, parking lot, sidewalk, and landscape strip.	
5. Location of Project Address: Market Street Lynnfield, MA Tax Map/Lot#: Map 45, Parcel 999 Map 50, Parcel 1553	
6. PVDD Sub-District(s): Traditional Neighborhood Development (TNV)	
7. Land Area Sq. Ft.: No Change Building Area Sq. Ft.: N/A	
8. Number of Stories: N/A	
Number of Dwelling Units: N/A	
9. Wetlands Present: Y <input type="checkbox"/> N <input checked="" type="checkbox"/> Property in or near Floodplain: Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

3. Date of PB Receipt	Receipt Stamp
	App #



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Section of Design Standards	Consistent with Design Standards Yes <input type="checkbox"/> No <input type="checkbox"/>	SEE ADDITIONAL PAGES FOR DETAIL	Waiver Sought Yes <input type="checkbox"/> No <input type="checkbox"/>	PB USE ONLY	
				Finding of Consistency	Waiver Granted
5.A. Placement, Alignment, Width, and Grade of Streets and Sidewalks *	Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
5.B. Scale, Proportions, and Exterior Appearance of Buildings	Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
5.C. Location and Design of On-Site Open Space	Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
5.D. Landscaping	Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
5.E. Exterior Signs	Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
5.F. Lighting	Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
5.G. Stormwater Management	Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
5.H. Off-Street Parking	Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
5.I. Buffering in Relation to Adjacent Properties, and Protection of Significant Natural Site Features	Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Table X.	Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Permitted Uses					
- Two-Family	Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
- Three-Family	Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
- Multi-Family	Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
- Retail/Restaurant	Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
- Office	Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
- Conservation	Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
- Recreation	Yes <input type="checkbox"/> No <input type="checkbox"/>		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>

Planning Board Use Only	Architect Certification
Date of Application: _____ Date of Scheduled Public Meeting: _____ Date for Final Action: _____	Architect's Stamp: Architect's Signature:

* Waiver granted in 2011 for street configuration.