



TOWN OF LYNNFIELD

**DEPARTMENT
OF
PUBLIC WORKS**

ANDREW M. LAFFERTY
DIRECTOR

CHARLES L. RICHTER, P.E.
TOWN ENGINEER

55 SUMMER STREET

LYNNFIELD, MA 01940

TEL: 781-334-9500

FAX: 781-334-9509

WWW.TOWN.LYNNFIELD.MA.US

MEMORANDUM

DATE: August 6, 2018

TO: Zoning Board of Appeals

FROM: Charles L. Richter, P.E., Town Engineer

CC: Brian Charvile, Planning Board Chairman

Ted Regnante

Peter Ogren

Emilie Cademartori, Conservation Commission

RE: Special Permit and Site Plan Approval for 160 Moulton Drive

The Department of Public Works has reviewed the Special Permit application for 160 Moulton Drive by 160 Moulton Drive LLC. As part of the review the Department examined the site design, drainage analysis, and traffic impact analysis from Hayes Engineering to determine the project's impact.

The applicant has proposed to redevelop the Bali Hai restaurant site to an apartment building use. The current site is mostly covered with impervious surface which includes the restaurant and a paved parking lot. Stormwater runoff from the site currently flows cross country and off the property with minimal recharge.

With the addition of vegetation and the infiltration of roof runoff the proposed site appears to reduce overall stormwater runoff volume. While the proposed site will reduce runoff volume the department has concerns that applicant's engineer will need to address. The proposed site proposes to redirect a portion of the runoff from traveling cross country through the rear of the property over to the westerly side of the site onto Oak Street. Oak Street's drainage infrastructure is limited and undersized. The department fears the addition of stormwater runoff would tax an already undersized system preventing the proper treatment of runoff before it reached Suntaug Lake. The Department is also concerned by the possibility of icing occurring from this increase in runoff to Oak Street.

The department also reviewed the Traffic Impact Assessment for the site provided by Hayes Engineering. The site consists of a restaurant that is not currently operating at full capacity. Comparisons were made of the projected traffic generated if the restaurant was operating at its full potential versus a site that was redeveloped into multi-family housing. This comparison showed a marked decrease in traffic generated by multi-family housing versus a fully operating restaurant. Both of these scenarios showed significantly more traffic than the present site exhibits with the morning and evening peak hour generating 5 car trips and 6 car trips respectively. Although the analysis appears consistent with standard engineering traffic assessment it is recommended that the traffic assessment be part of a peer review.

To address the department's concerns with stormwater it recommends a peer review be performed for this site. The disturbance of greater than an acre of land on this site triggers a filing under the Stormwater bylaw. Although the applicant has argued that this project falls under an exemption in the Stormwater bylaw Town Counsel concurs that the exemption does not apply in this circumstance. A peer review of the drainage would be included as part of the Stormwater Permit review and/or Site Plan Approval process. While the department has some concerns with the runoff for this site the developer has shown a willingness to tackle the stormwater issues which the department believes can be addressed with the peer review.