



# TOWN OF LYNNFIELD

DEPARTMENT  
OF  
PUBLIC WORKS

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## MEMORANDUM

DATE: June 17, 2021

TO: Emilie Cademartori, Director of Planning and Conservation

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

CC: John Tomasz, Director of Public Works

Peter Ogren, Hayes Engineering

Jay Kimball, Developer's Attorney

RE: Vallis Way Subdivision

The Department of Public Works performed a preliminary review of the subdivision titled "Definitive Plan, Vallis Way, Lynnfield, Mass" dated April 12, 2021 for completeness.

The Department recommends that the developer's engineer address some of the more significant issues and revise the plans before a more thorough review is performed. Here are the department's initial thoughts on the plans:

1. The plans need to be updated to properly show the status of #109 Lowell Street. It appears that this property should be a part of the subdivision but it is not presented as such. This status needs to be clarified in order for the proper stormwater system to be designed to accommodate the runoff from the addition of this lot(or lots). Also, other improvements such as street trees need to be added to the plan if this property is to be added as a lot.
2. It is the understanding of the department that the stub road will not be required as part of the subdivision. This change will impact stormwater runoff, the placement of the stormwater system currently shown on Lot #2, and the configuration of Lot #2. The removal of the stub road will need to be voted on and the plans will need to be revised to show these changes.
3. The Planning Board should vote on the waiver requested by the applicant to extend the roadway beyond the 500 foot requirement to make sure it is properly drawn.
4. The developer's engineer should review the plans and stormwater report to make sure they comply with the Lynnfield Planning Board Rules and Regulations. From our initial review there are several missing items from the submission including: significant trees need to be located outside the proposed right of way; a second granite bound needs to have a benchmark; soil evaluator forms for the test pits performed need to be submitted; a detailed insert of the detention basin is missing and needs to be added to the topographic plan; the proper castings will need to be identified on the details(Hayes has been provided the model numbers several times in the past); and the sight distances are missing and need to be added to the topographic plan.
5. Where does the 18" RCP located on 19 Smith Farm Road drain to? The Town has no record of this pipe.
6. Feedback from all of the utilities needs be obtained including the Lynnfield Water District and National Grid. A contact for National Grid has been supplied to applicant.

7. More street lights need to be added. According to Chapter 375 Section 8.5.B(2)(a), street lights need to be “spaced 250 feet apart on each side of the street, with any pole being midway between the two on the opposite side”

The DPW reserves its final thoughts on the development until the subdivision is thoroughly reviewed. This review will be provided to the Board once the plans have been revised to reflect comments it has received. Please let me know if you have any questions regarding these recommendations.