

MGL CHAPTER 131, SECTION 40 NOTICE OF INTENT

TOWN OF LYNNFIELD. MA
KING RAIL RESERVE GOLF COURSE CLUBHOUSE
397 WALNUT STREET aka 1 KING RAIL DRIVE
LYNNFIELD, MA

August 31, 2023

Owner and Applicant:
Town of Lynnfield, MA
c/o Ms. Lisa DeMeo, P.E., Town Engineer
Town Hall, 55 Summer Street
Lynnfield, MA 01940

Prepared by:
LINDEN ENGINEERING PARTNERS, LLC
18 Henderson Road
Woburn, MA 01801-5919

MGL CHAPTER 131, SECTION 40, NOTICE OF INTENT
TOWN OF LYNNFIELD, MA, KING RAIL RESERVE GOLF COURSE CLUBHOUSE
397 WALNUT STREET aka 1 KING RAIL DRIVE
LYNNFIELD, MA
August 31, 2023

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Photographs

- Aerial Photo Of Site

Plans

WPA FORM 3 NOTICE OF INTENT & NOI FEE TRANSMITTAL FORM

**WITH PROJECT NARRATIVE AND STORMWATER SUMMARY, WETLAND
DELINEATION SKETCH FROM SEEKAMP ENVIRONMENTAL AND LIST OF
PLANS & DOCUMENTS**



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Town of Lynnfield, MA

City/Town

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

<u>397 Walnut Street aka 1 King Rail Drive</u>	<u>Lynnfield</u>	<u>MA</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	<u>42.51943</u>	<u>-71.03379</u>
	d. Latitude	e. Longitude
<u>45</u>	<u>999</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Lisa</u>	<u>DeMeo, P.E., Town Engineer</u>	
a. First Name	b. Last Name	
<u>Town of Lynnfield, MA</u>		
c. Organization		
<u>Town Hall, 55 Summer Street</u>		
d. Street Address		
<u>Lynnfield</u>	<u>MA</u>	<u>01940</u>
e. City/Town	f. State	g. Zip Code
<u>(781) 334-9503</u>	<u>ldemeo@town.lynnfield.ma.us</u>	
h. Phone Number	i. Fax Number	j. Email Address

3. Property owner (required if different from applicant): Check if more than one owner

<u></u>	<u></u>	
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u></u>		
d. Street Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>William</u>	<u>Jones</u>	
a. First Name	b. Last Name	
<u>Linden Engineering Partners, LLC</u>		
c. Company		
<u>18 Henderson Road</u>		
d. Street Address		
<u>Woburn</u>	<u>MA</u>	<u>01801</u>
e. City/Town	f. State	g. Zip Code
<u>(781) 933-3711</u>	<u>bjones@lindeneng.com</u>	
h. Phone Number	i. Fax Number	j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

<u>FEE EXEMPT</u>	<u>FEE EXEMPT</u>	<u>FEE EXEMPT</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

The project consists of the construction of a new golf clubhouse facility with associated grading, utilities and site improvements and the redevelopment of the existing gravel driveway, parking lot and cart storage area with associated grading, drainage infrastructure, stormwater management and site improvements. Portions of the proposed work are within the 100 year buffer zone of a Bordering Vegetated Wetland.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Commercial/Industrial
- 4. Dock/Pier
- 5. Utilities
- 6. Coastal engineering Structure
- 7. Agriculture (e.g., cranberries, forestry)
- 8. Transportation
- 9. Other (Municipal Recreation)

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

- 1. Yes No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Essex County Southern District

a. County

32117

c. Book

b. Certificate # (if registered land)

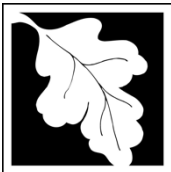
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d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1. Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: _____ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
----------------------	-------------------------------	--------------------------------------------

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	

	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	

4. Restoration/Enhancement
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

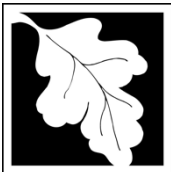
a. square feet of BVW

b. square feet of Salt Marsh

5. Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

- Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

- a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581**

ONLINE

b. Date of map _____

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

- Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage
- Assessor's Map or right-of-way plan of site

- Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **
 - (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
 - (b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

C. Other Applicable Standards and Requirements (cont'd)

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
 a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
 b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
 a. Yes No Reedy Meadow is part of the Saugus River, CLASS B, 314CMR04.
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
 a. Yes No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
 a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
 1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. A portion of the site constitutes redevelopment
 3. Proprietary BMPs are included in the Stormwater Management System.
 b. No. Check why the project is exempt:
 1. Single-family house
 2. Emergency road repair
 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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D. Additional Information (cont'd)

- 3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
- 4. List the titles and dates for all plans and other materials submitted with this NOI.

See Attached List	
a. Plan Title	_____
See Attached List	See Attached List
b. Prepared By	c. Signed and Stamped by
See Attached List	See Attached List
d. Final Revision Date	e. Scale
See Attached List	See Attached List
f. Additional Plan or Document Title	g. Date
- 5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 8. Attach NOI Wetland Fee Transmittal Form
- 9. Attach Stormwater Report, if needed.

E. Fees

- 1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

FEE EXEMPT	FEE EXEMPT
2. Municipal Check Number	3. Check date
FEE EXEMPT	FEE EXEMPT
4. State Check Number	5. Check date
FEE EXEMPT	FEE EXEMPT
6. Payor name on check: First Name	7. Payor name on check: Last Name



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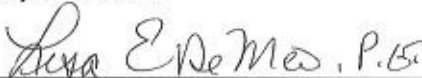

Town of Lynnfield, MA

City/Town

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

	August 31, 2023
1. Signature of Applicant	2. Date
3. Signature of Property Owner (if different)	4. Date
	August 31, 2023
5. Signature of Representative (if any)	6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

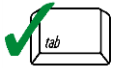
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



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NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

397 Walnut Street aka 1 King Rail Drive
 a. Street Address
 Lynnfield
 b. City/Town
 FEE EXEMPT
 c. Check number
 FEE EXEMPT
 d. Fee amount

2. Applicant Mailing Address:

Lisa
 a. First Name
 DeMeo, P.E., Town Engineer
 b. Last Name
 Town of Lynnfield, MA
 c. Organization
 Town Hall, 55 Summer Street
 d. Mailing Address
 Lynnfield MA 01940
 e. City/Town f. State g. Zip Code
 (781) 334-9513 Idemeo@town.lynnfield.ma.us
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

a. First Name
 b. Last Name
 c. Organization
 d. Mailing Address
 e. City/Town f. State g. Zip Code
 h. Phone Number i. Fax Number j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



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B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
FEE EXEMPT – MUNICIPAL			

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	<u>FEE EXEMPT</u> a. Total Fee from Step 5
State share of filing Fee:	<u>FEE EXEMPT</u> b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:	<u>FEE EXEMPT</u> c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

PROJECT NARRATIVE

The proposed project consists of the construction of a new clubhouse facility at the golf course along with associated grading, drainage, utilities and site improvements and the redevelopment of the existing gravel driveway, parking lot and cart storage area with associated grading, drainage infrastructure, stormwater management and site improvements. Portions of the proposed work are within the 100 year buffer zone of a Bordering Vegetated Wetland.

This Notice of Intent is being filed with the Town of Lynnfield Conservation Commission under the Massachusetts Wetlands Protection Act. The proposed project is for a municipal golf course and as a municipal project does not fall within the jurisdiction of the Town of Lynnfield Wetland Protection Bylaw (Chapter 240) and Town of Lynnfield Conservation Commission Regulations (Chapter 320). Separate permitting is not required under the provisions of the Town of Lynnfield Stormwater Management Bylaw (Chapter 213) as the project required a filing of a Notice of Intent with the Conservation Commission.

Wetlands on the site have been well documented since the beginning of the Market Street project in 2007. The original wetland flagging for Market Street (which included the golf course site) was extended by the issuance of various Orders of Conditions through 2015 (which expired in 2018). For this project the limits of the wetland associated with Reedy Meadow were reflagged in the field on July 12, 2023, by Patrick W. Seekamp, CWS, PWS or Seekamp Environmental Consultants. The wetland flags were located by field survey and are shown on the plans accompanying the Notice of Intent. We note that the wetland line is consistent with the prior delineations. The wetland located to the southeast of the project is shown on the plans based on the prior approved delineations. This wetland was not reflagged as the project is located more than 200 feet from this wetland which is on a different property. There is also a Stormwater Basin on the adjacent property which is not a jurisdictional wetland as it was constructed pursuant to the 2008 stormwater regulations and has an Operations and Maintenance Plan.

Work of this project which will occur within the 100 foot buffer zone is as follows:

- Regrading of previously disturbed and undisturbed areas;
- Construction of a stone trench, a drainage inlet and drainage piping;
- Regrading and resurfacing of a portion of the existing gravel parking area including restoration of portions of the existing gravel parking area and construction of a portion of the proposed subsurface infiltration structure and outlet/discharge piping;
- Construction of a portion of the new clubhouse building (located 72 feet from the wetland boundary at the closest point) including construction of a portion of the new outdoor patio and seat wall, construction of a portion of the new entry walkway and paved handicapped parking with signs and warning strips, a new sewage pump station (ejector pump) and associated wiring, piping and force main, construction of a proposed HVAC unit on a

concrete pad with associated piping and wiring and regrading and construction of a new Infiltration Basin (for roof drainage) which is >50 feet from the wetland;

- Construction of new supply and discharge piping to and from the existing irrigation pump house;

During the work erosion controls in the form of a compost filled Filtrexx Soxx will be maintained at the perimeter of the work. The project will also be covered by a Stormwater Pollution Prevention Plan and a USEPA Construction Activity permit.

It should be noted that the work of the project, in general, is located more than 50 feet from a wetland with the following exceptions:

- Construction of new supply and discharge piping to and from the existing irrigation pump house which legally exists in close proximity to the wetlands and for which a valid water withdrawal permit from MADEP exists;
- Minor grading to connect the reduced gravel area at the northern end of the redeveloped parking area to the existing gravel cart path.

The property is also the subject of a Conservation Restriction for the benefit of ??

Work in the Conservation Restriction area is as follows:

- Construction of a small portion of the discharge drainage piping from the new subsurface Infiltration Structure. This is to align the discharge with the existing stone riprap associated with the 30 inch discharge pipe from the Market Street Stormwater Basin.
- Construction of the new supply and discharge piping to and from the existing irrigation pump house;

All of this work is consistent with the use of the property for a municipal golf course which is permitted by the Conservation Restriction.

As the Commission may be aware, this property was the subject of a Notice of Intent *MA DEP File #209-0566) filed in 2015 for which an Order of Conditions permitting the project was issued by the Commission. This project was for a clubhouse and associated grading, parking, and infrastructure. That project included 15,000± s.f. of work within the 100 foot buffer zone, two drainage outlets and portions of the main work for the project were within 25 feet of the wetland.

The Commission also approved an Amendment to that Order of Conditions in 2017 for a modification to the 2015 project. The modified project included 14,500± s.f. of work within the 100 foot buffer zone, three drainage outlets and portions of the main work for the project were within 25 feet of the wetland.

By comparison, the proposed project includes 9,800± s.f. of work within the 100 foot buffer zone, one drainage outlet and portions of the main work for the project are located 50 feet of the wetland.

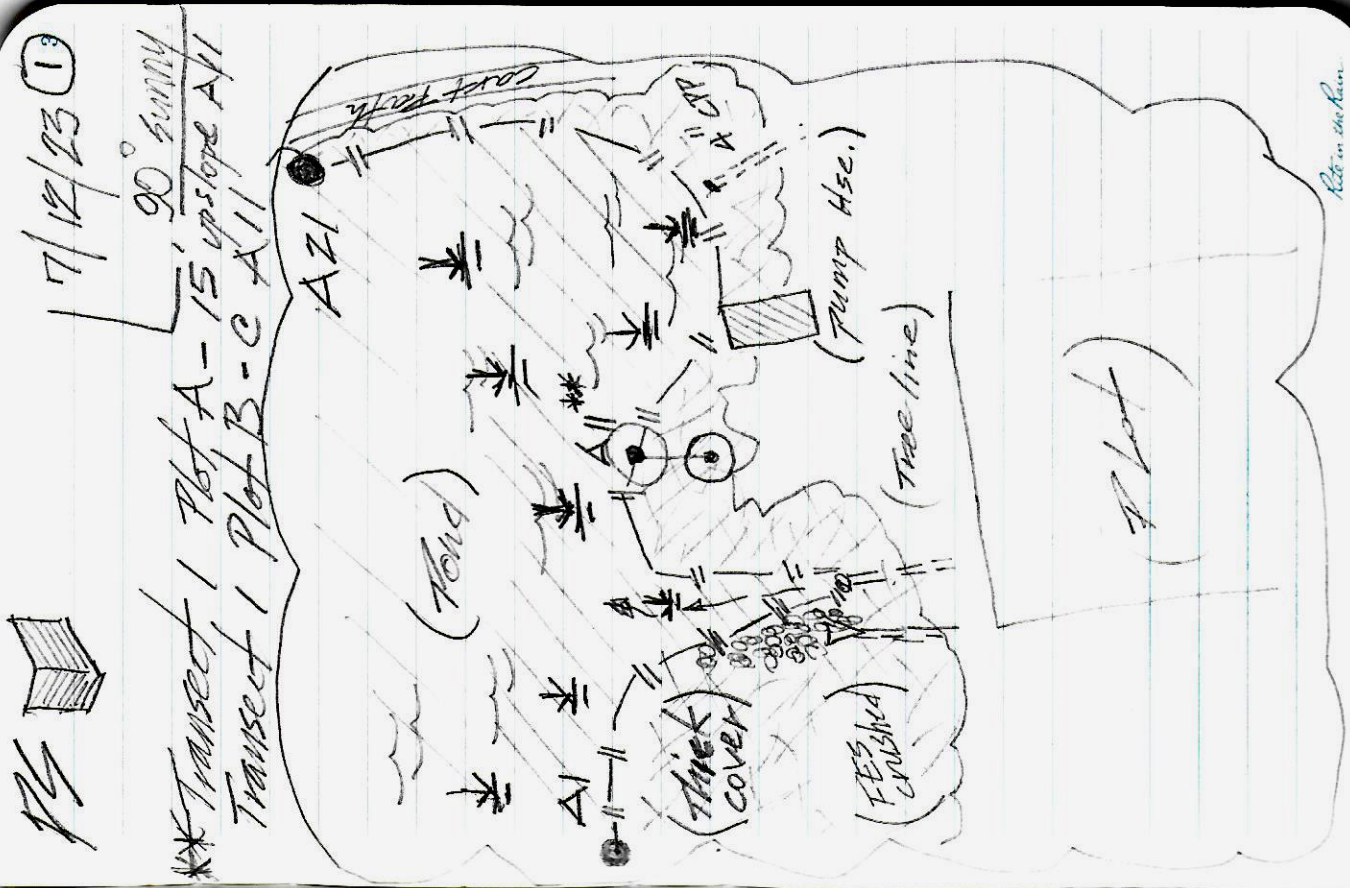
STORMWATER REPORT SUMMARY

The proposed project falls under the provisions of the Stormwater Regulations under the Massachusetts Wetlands Protection Act. The project is considered a mix of New Development and Redevelopment under those regulations and full compliance with those regulations is not required.

The proposed stormwater system for the project has been designed so that with the exception of a portion of the outdoor patio and a very small portion of the paved cart path, all of the stormwater from the project within the limit of work will be fully treated in accordance with the regulations. The proposed system provides treatment for TSS and Total Phosphorous by infiltrating 1" of runoff into the ground. This is accomplished by constructing two infiltration basins and one subsurface infiltration structure.

The net effect of the proposed stormwater measures is that the peak runoff from the project area is controlled and does not exceed the existing peak runoff, similarly the volume of the runoff from the project area is controlled and does not exceed the existing runoff volume. The Total Suspended Solids and Total Phosphorus reduction requirements of the regulations are also met by the proposed system.

SEEKAMP ENVIRONMENTAL CONSULTANTS, INC.
WETLAND DELINEATION NOTES



23039
43 Linden Eng.
Lynnfield Golf
Lynnfield, MA

[Wetland Delin.]

A1 — AZ1
@ Pond Edge end edge
BANK/BVW Pond/BVW
Bank

- * Extremely thick shrub vegetation edge of BVW/Pond
- * Many vines and entanglements steep slope to Pond edge East of pump house
- * FES 30" thickly 18" gauge pipe w/flow source
- * Several CPP's encountered on slope near pond edge in several locations

List of Plans & Documents Accompanying the
NOTICE OF INTENT FOR
KING RAIL RESERVE GOLF COURSE CLUBHOUSE
397 WALNUT STREET aka 1 KING RAIL DRIVE, LYNNFIELD, MA
Applicant: Town of Lynnfield, MA
August 31, 2023

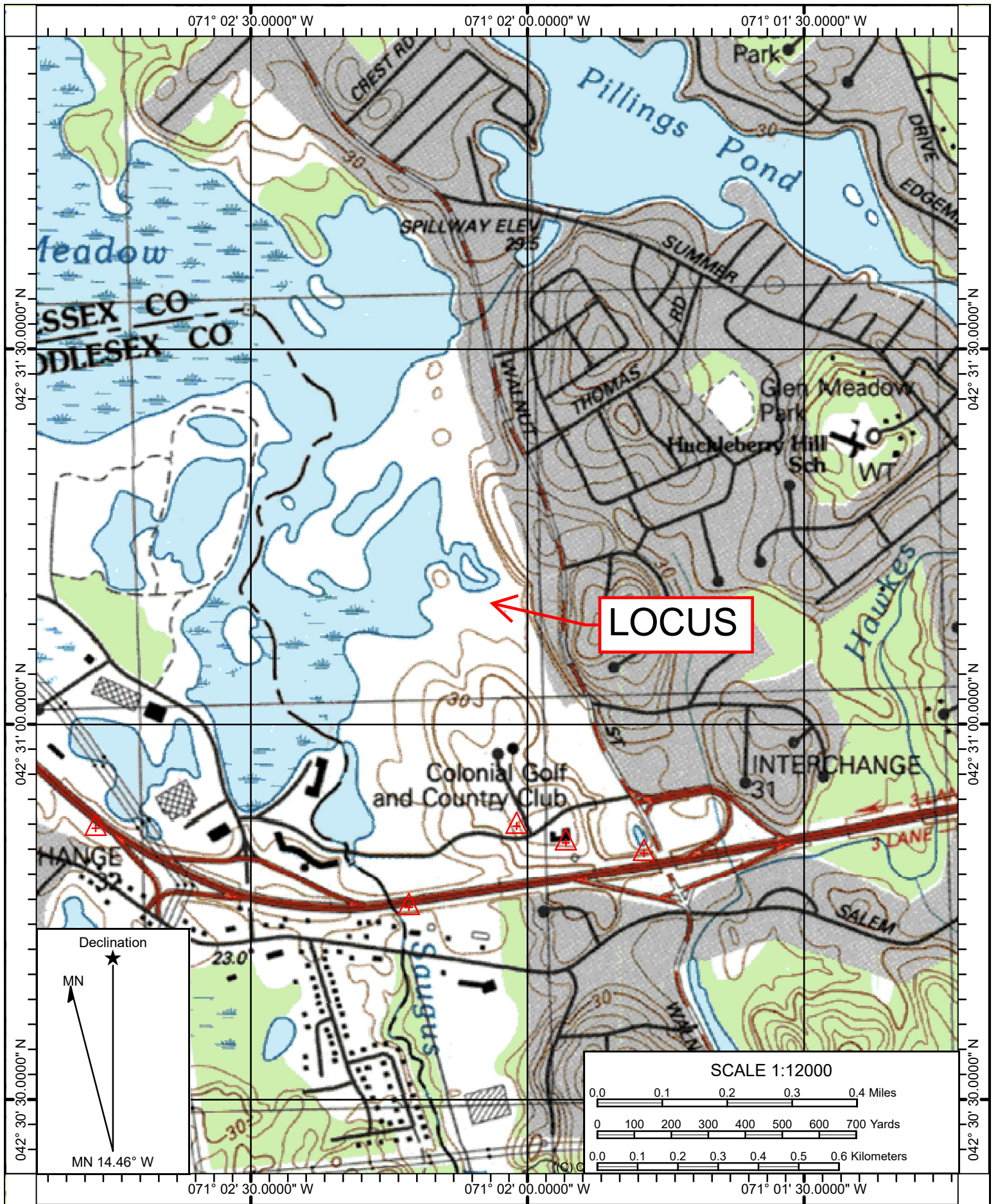
DOCUMENT NUMBER	DESCRIPTION
A	WPA Form 3 –Notice of Intent & Fee Transmittal Form with Project Narrative, Summary of Stormwater Report, List of Plans & Documents and Figures and Abutters Information
B	Stormwater Report dated August 31, 2023 prepared by Linden Engineering Partners, LLC, signed and stamped by Richard G. Cutts, P.E., Massachusetts Registered Professional Engineer #29034, dated August 31, 2023
C	Plans entitled, “KING RAIL RESERVE GOLF COURSE CLUBHOUSE 397 WALNUT STREET aka 1 KING RAIL DRIVE, LYNNFIELD, MA” prepared by Linden Engineering Partners, LLC, signed and stamped by Richard G. Cutts, P.E., Massachusetts Registered Professional Engineer #29034, dated August 31, 2023, 17 sheets, including Sheets C-1, C-2A, C-2B. C-3A, C-3B, C-4A, C-4B, C-5A, C-5B, C-6A, C-6B. C-7A, C-7B. C-7C, C-7D, C-8A and C-8B,

FIGURES

USGS LOCUS MAP

2023 NHESP HABITAT MAP

FEMA FLOOD INSURANCE RATE MAP



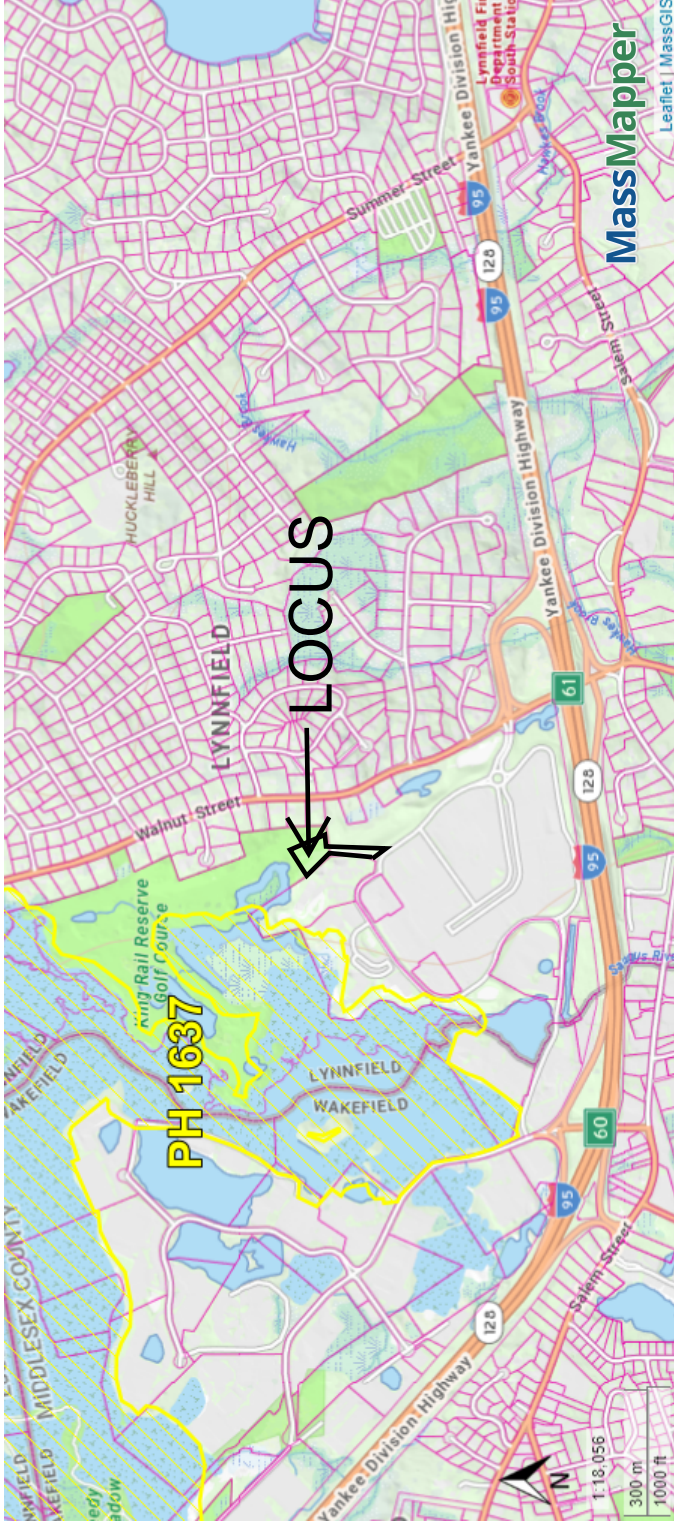
Name: READING
 Date: 8/31/23
 Scale: 1 inch = 1,000 ft.

Location: 042° 31' 09.5418" N, 071° 02' 03.3024" W
 Caption: KING RAIL GOLF CLUBHOUSE

(C) Copyright 2016, Trimble Navigation Limited

Datum: NAD27

NHESP HABITAT MAP



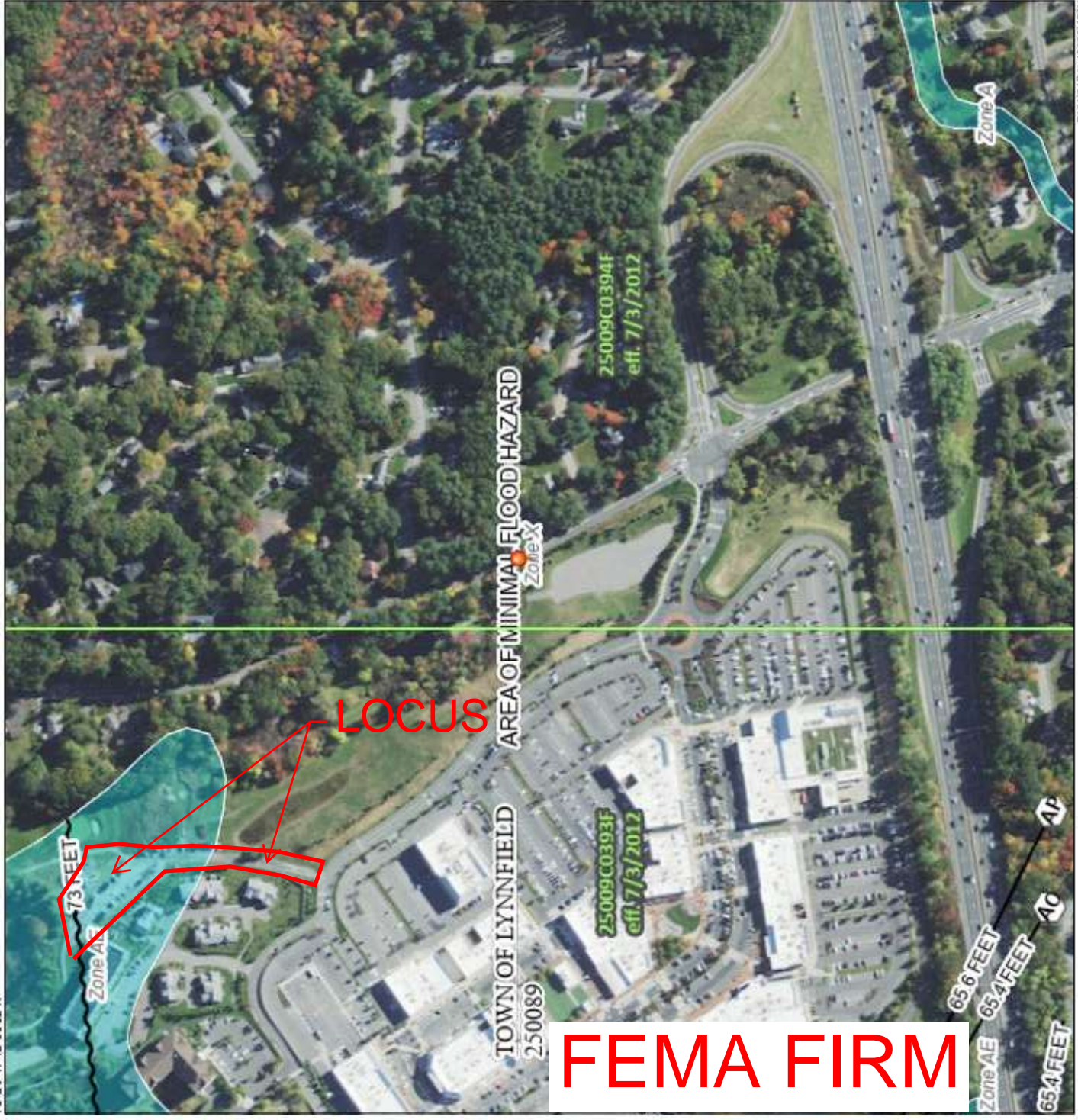
- NHESP Priority Habitats of Rare Species
- NHESP Estimated Habitats of Rare Wildlife
- NHESP Certified Vernal Pools
- Property Tax Parcels

MassMapper
Leaflet | MassGIS

National Flood Hazard Layer FIRMette



71°29'W 42°31'12"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
	With BFE or Depth <i>Zone AE, AO, AH, VE, AP</i>
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
	Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
	Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
	Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS	NO SCREEN <i>Zone X</i>
	Area of Minimal Flood Hazard <i>Zone X</i>
	Effective LOMRs <i>Zone D</i>
	Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
MAP PANELS	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/26/2023 at 9:00 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

ABUTTERS INFORMATION

LYNNFIRLD ABUTTERS LIST, WAKEFIELD ABUTTERS LIST



300 feet Abutters List Report

Lynnfield, MA
August 22, 2023

Subject Property:

Parcel Number: 0045-0000-0999
CAMA Number: 0045-0000-0999
Property Address: 397 WALNUT ST

Mailing Address: TOWN OF LYNNFIELD
55 SUMMER STREET
LYNNFIELD, MA 01940

Abutters:

Parcel Number: 0034-0000-2785
CAMA Number: 0034-0000-2785
Property Address: REEDY MEADOW

Mailing Address: LYNNFIELD TOWN OF CONSERVATION
COMM
TOWN HALL
LYNNFIELD, MA 01940

Parcel Number: 0035-0000-2227
CAMA Number: 0035-0000-2227
Property Address: 423 SUMMER ST

Mailing Address: KASDON NICHOLAS S, T/E KASDON
REBECCA, T/E
423 SUMMER STREET
LYNNFIELD, MA 01940

Parcel Number: 0035-0000-2264
CAMA Number: 0035-0000-2264
Property Address: 437 SUMMER ST

Mailing Address: WESTCOTT LEAH, T/E WESTCOTT
KEITH, T/E
437 SUMMER STREET
LYNNFIELD, MA 01940

Parcel Number: 0035-0000-2269
CAMA Number: 0035-0000-2269
Property Address: 449 SUMMER ST

Mailing Address: LAWLER KEVIN, T/E LAWLER KARA, T/E
449 SUMMER ST
LYNNFIELD, MA 01940

Parcel Number: 0035-0000-2375
CAMA Number: 0035-0000-2375
Property Address: 11 WALNUT ST

Mailing Address: PRIEDE INNA
11 WALNUT ST
LYNNFIELD, MA 01940

Parcel Number: 0041-0000-0213
CAMA Number: 0041-0000-0213
Property Address: 21 WALNUT ST

Mailing Address: ROVCANIN TARIK, J/T/R/S ROVCANIN
LEJLA, J/T/R/S
21 WALNUT STREET
LYNNFIELD, MA 01940

Parcel Number: 0041-0000-0217
CAMA Number: 0041-0000-0217
Property Address: 15 WALNUT ST

Mailing Address: SOLIMINE PAUL
15 WALNUT STREET
LYNNFIELD, MA 01940

Parcel Number: 0041-0000-0227
CAMA Number: 0041-0000-0227
Property Address: 31 WALNUT ST

Mailing Address: WIRTH AXEL, T/E WIRTH MARY
MARGARET, T/E
31 WALNUT ST
LYNNFIELD, MA 01940

Parcel Number: 0041-0000-0257
CAMA Number: 0041-0000-0257
Property Address: 45 WALNUT ST

Mailing Address: GENTILE JOCELYN GENTILE THOMAS
45 WALNUT STREET
LYNNFIELD, MA 01940

Parcel Number: 0041-0000-0263
CAMA Number: 0041-0000-0263
Property Address: 40 WALNUT ST

Mailing Address: LYNCH SHELLEY G
40 WALNUT ST
LYNNFIELD, MA 01940



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300 feet Abutters List Report

Lynnfield, MA
August 22, 2023

Parcel Number: 0041-0000-0269 CAMA Number: 0041-0000-0269 Property Address: 50 WALNUT ST	Mailing Address: DOOLEY FAMILY IRREVOCABLE TRUS TYACKE GARY R TR 50 WALNUT ST LYNNFIELD, MA 01940
Parcel Number: 0041-0000-0288 CAMA Number: 0041-0000-0288 Property Address: 59 WALNUT ST	Mailing Address: TARKINSON AARON, T/E TARKINSON ELLEN, T/E 59 WALNUT STREET LYNNFIELD, MA 01940
Parcel Number: 0041-0000-0372 CAMA Number: 0041-0000-0372 Property Address: 62 WALNUT ST	Mailing Address: LYONS LAURENCE A, T/E JAMESON- LYONS HEATHER S, T/E 62 WALNUT ST LYNNFIELD, MA 01940
Parcel Number: 0041-0000-0928 CAMA Number: 0041-0000-0928 Property Address: 77 WALNUT ST	Mailing Address: CERVONE JOHN B III CERVONE JEAN MCCARTHY 77 WALNUT STREET LYNNFIELD, MA 01940
Parcel Number: 0041-0000-0959 CAMA Number: 0041-0000-0959 Property Address: 89 WALNUT ST	Mailing Address: DELL ISOLA ANTHONY J DELL ISOLA KIMBERLY ANN 95 WALNUT ST LYNNFIELD, MA 01940
Parcel Number: 0041-0000-0994 CAMA Number: 0041-0000-0994 Property Address: 95 WALNUT ST	Mailing Address: DELL ISOLA ANTHONY J DELL ISOLA KIMBERLY ANN 95 WALNUT ST LYNNFIELD, MA 01940
Parcel Number: 0041-0000-1014 CAMA Number: 0041-0000-1014 Property Address: 70 WALNUT ST	Mailing Address: TOWN OF LYNNFIELD CONSERVATION COMMISSION 55 SUMMER STREET LYNNFIELD, MA 01940
Parcel Number: 0041-0000-1045 CAMA Number: 0041-0000-1045 Property Address: 76 WALNUT ST	Mailing Address: BUCCILLI ALFRED P T/E BUCCILLI LENA T/E 76 WALNUT ST LYNNFIELD, MA 01940
Parcel Number: 0041-0000-1071 CAMA Number: 0041-0000-1071 Property Address: 150 WALNUT ST	Mailing Address: MARY ELIZABETH DUNN LIVING TRU DUNN MARY ELIZABETH, TR 150 WALNUT ST LYNNFIELD, MA 01940
Parcel Number: 0041-0000-1634 CAMA Number: 0041-0000-1634 Property Address: 105 WALNUT ST	Mailing Address: TREMBLAY NANCY 105 WALNUT ST LYNNFIELD, MA 01940
Parcel Number: 0041-0000-1662 CAMA Number: 0041-0000-1662 Property Address: 115 WALNUT ST	Mailing Address: BACIGALUPO THOMAS LE BACIGALUPO DONNA M LE 115 WALNUT ST LYNNFIELD, MA 01940
Parcel Number: 0041-0000-1693 CAMA Number: 0041-0000-1693 Property Address: 125 WALNUT ST	Mailing Address: JOGLEKAR RAHUL B, T/E JOGLEKAR VALLARI R, T/E 125 WALNUT ST LYNNFIELD, MA 01940



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300 feet Abutters List Report

Lynnfield, MA
August 22, 2023

Parcel Number: 0041-0000-1712 CAMA Number: 0041-0000-1712 Property Address: 2 GERRY RD	Mailing Address: FEDERICO LISA A FEDERICO ANTHONY 2 GERRY RD LYNNFIELD, MA 01940
Parcel Number: 0041-0000-1719 CAMA Number: 0041-0000-1719 Property Address: 154 WALNUT ST	Mailing Address: BLAMPYE MICHAEL DAVID, T/E LIU ANNIE, T/E 566 GELLERT DR SAN FRANCISCO, CA 94132
Parcel Number: 0041-0000-1746 CAMA Number: 0041-0000-1746 Property Address: 156 WALNUT ST	Mailing Address: THE ZAVALA FAMILY REV TRUST OF ZAVALA REFUGIO S TR 156 WALNUT ST LYNNFIELD, MA 01940
Parcel Number: 0041-0000-1756 CAMA Number: 0041-0000-1756 Property Address: 7 REEDY RD	Mailing Address: BECK WHITNEY, T/E BECK MATTHEW, T/E 7 REEDY RD LYNNFIELD, MA 01940
Parcel Number: 0041-0000-1777 CAMA Number: 0041-0000-1777 Property Address: 139 WALNUT ST	Mailing Address: MAROTTA MARY F MAROTTA SALVATORE J 139 WALNUT ST LYNNFIELD, MA 01940
Parcel Number: 0041-0000-1781 CAMA Number: 0041-0000-1781 Property Address: 158 WALNUT ST	Mailing Address: REN RICHIE, T/E TAM JACLYN, T/E 158 WALNUT ST LYNNFIELD, MA 01940
Parcel Number: 0041-0000-1788 CAMA Number: 0041-0000-1788 Property Address: 160 WALNUT ST	Mailing Address: MACPHERSON GLENN W, T/E MACPHERSON ANN MARIE, T/E 160 WALNUT ST LYNNFIELD, MA 01940
Parcel Number: 0041-0000-1791 CAMA Number: 0041-0000-1791 Property Address: 5 REEDY RD	Mailing Address: DALEY JESSICA M 5 REEDY ROAD LYNNFIELD, MA 01940
Parcel Number: 0041-0000-1798 CAMA Number: 0041-0000-1798 Property Address: 3 REEDY RD	Mailing Address: GORDON MATTHEW J/T/R/S GORDON MYLA M J/T/R/S 3 REEDY RD LYNNFIELD, MA 01940
Parcel Number: 0041-0000-2423 CAMA Number: 0041-0000-2423 Property Address: 162 WALNUT ST	Mailing Address: FIORE GREGORY W 162 WALNUT ST LYNNFIELD, MA 01940
Parcel Number: 0041-0000-2429 CAMA Number: 0041-0000-2429 Property Address: 164 WALNUT ST	Mailing Address: YU MOON CHANG IRREVOCABLE TRUS BYUNG YO CHANG IRREVOCABLE TRU 164 WALNUT ST LYNNFIELD, MA 01940
Parcel Number: 0041-0000-2435 CAMA Number: 0041-0000-2435 Property Address: 33 THOMAS RD	Mailing Address: SHARKEY JOHN F T/E SHARKEY LINDA J T/E 33 THOMAS ROAD LYNNFIELD, MA 01940



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300 feet Abutters List Report

Lynnfield, MA
August 22, 2023

Parcel Number: 0041-0000-2446 CAMA Number: 0041-0000-2446 Property Address: 165 WALNUT ST	Mailing Address: DARWISH OBADA, T/E COLPITTS DAWN-MARIE, T/E 165 WALNUT ST LYNNFIELD, MA 01940
Parcel Number: 0041-0000-2468 CAMA Number: 0041-0000-2468 Property Address: 172 WALNUT ST	Mailing Address: ERICKSON ANN MARIE ERICKSON JAMES R 172 WALNUT ST LYNNFIELD, MA 01940
Parcel Number: 0041-0000-2484 CAMA Number: 0041-0000-2484 Property Address: 175 WALNUT ST	Mailing Address: SILVA MARIO A 24 BOW ST SAUGUS, MA 01906
Parcel Number: 0041-0000-2496 CAMA Number: 0041-0000-2496 Property Address: 174 WALNUT ST	Mailing Address: VIVIANI LAUREN M 174 WALNUT ST LYNNFIELD, MA 01940
Parcel Number: 0041-0000-2541 CAMA Number: 0041-0000-2541 Property Address: 2 BANCROFT ST	Mailing Address: FOULDS LILLIAN FOULDS ARTHUR E 2 BANCROFT ST LYNNFIELD, MA 01940
Parcel Number: 0045-0000-0317 CAMA Number: 0045-0000-0317 Property Address: 3 THISTLE LN	Mailing Address: SINGH JASPAL, T/E KOUR GURMEET, T/E 3 THISTLE LANE LYNNFIELD, MA 01940
Parcel Number: 0045-0000-0322 CAMA Number: 0045-0000-0322 Property Address: 199 WALNUT ST	Mailing Address: PEDICINI ROBERT L, T/E PEDICINI TERESA, T/E 199 WALNUT STREET LYNNFIELD, MA 01940
Parcel Number: 0045-0000-0353 CAMA Number: 0045-0000-0353 Property Address: 1 THISTLE LN	Mailing Address: NGUYEN VINH, T/E TRAN VIVIAN VI, T/E 1 THISTLE LANE LYNNFIELD, MA 01940
Parcel Number: 0045-0000-0376 CAMA Number: 0045-0000-0376 Property Address: 6 THISTLE LN	Mailing Address: MAUREEN ARAKELIAN 2020 REV TR ARAKELIAN MAUREEN, TR 6 THISTLE LANE LYNNFIELD, MA 01940
Parcel Number: 0045-0000-0386 CAMA Number: 0045-0000-0386 Property Address: 4 THISTLE LN	Mailing Address: TANNOUS BAKHOS, T/E TANNOUS JUHANE, T/E 4 THISTLE LANE LYNNFIELD, MA 01940
Parcel Number: 0045-0000-0395 CAMA Number: 0045-0000-0395 Property Address: 2 THISTLE LN	Mailing Address: NUNZIO ANTIDORMI IRREVOCABLE T ANTIDORMI MARK C TR 2 THISTLE LANE LYNNFIELD, MA 01940
Parcel Number: 0045-0000-0414 CAMA Number: 0045-0000-0414 Property Address: 176 WALNUT ST	Mailing Address: LEE YAN JIUN T/E FU XIAOQING T/E 176 WALNUT ST LYNNFIELD, MA 01940



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300 feet Abutters List Report

Lynnfield, MA
August 22, 2023

Parcel Number: 0045-0000-0442
CAMA Number: 0045-0000-0442
Property Address: 178 WALNUT ST

Mailing Address: CAMIER GREGORY P
178 WALNUT ST
LYNNFIELD, MA 01940

Parcel Number: 0045-0000-0473
CAMA Number: 0045-0000-0473
Property Address: 180 WALNUT ST

Mailing Address: MCKELVEY MICHAEL, T/E IVERSON-
MCKELVEY COURTNEY M, T
180 WALNUT STREET
LYNNFIELD, MA 01940

Parcel Number: 0045-0000-0487
CAMA Number: 0045-0000-0487
Property Address: 236 WALNUT ST

Mailing Address: 236 WALNUT STREET REALTY TRUST
COFFILL RUTH K TR
236 WALNUT ST
LYNNFIELD, MA 01940

Parcel Number: 0045-0000-1032
CAMA Number: 0045-0000-1032
Property Address: 235 WALNUT ST

Mailing Address: LUONGO EDWARD
235 WALNUT ST
LYNNFIELD, MA 01940

Parcel Number: 0045-0000-1063
CAMA Number: 0045-0000-1063
Property Address: 253 WALNUT ST

Mailing Address: WINSTANLEY ALAN A, T/E WINSTANLEY
RACHEL A, T/E
253 WALNUT ST
LYNNFIELD, MA 01940

Parcel Number: 0045-0000-1093
CAMA Number: 0045-0000-1093
Property Address: 265 WALNUT ST

Mailing Address: CARUSO DIANE T CARUSO FRANCIS J
III
265 WALNUT ST
LYNNFIELD, MA 01940

Parcel Number: 0045-0000-1099
CAMA Number: 0045-0000-1099
Property Address: 275 WALNUT ST

Mailing Address: Contact Town For Info

Parcel Number: 0045-0000-1124
CAMA Number: 0045-0000-1124
Property Address: 246 WALNUT ST

Mailing Address: DONG WEIHUA ZHENG YING
246 WALNUT STREET
LYNNFIELD, MA 01940

Parcel Number: 0045-0000-1157
CAMA Number: 0045-0000-1157
Property Address: 250 WALNUT ST

Mailing Address: MEYERS JAY A, T/E TEAGUE SARA M,
T/E
250 WALNUT ST
LYNNFIELD, MA 01940

Parcel Number: 0045-0000-1525
CAMA Number: 0045-0000-1525
Property Address: 423 WALNUT ST 1000

Mailing Address: ARBORPOINT AT MARKET STREET LL
150 KING RAIL DRIVE
LYNNFIELD, MA 01940

Parcel Number: 0045-0000-1665
CAMA Number: 0045-0000-1665
Property Address: 399 WALNUT ST 900

Mailing Address: LYNNFIELD INITIATIVES FOR ELDERS
INC
101 ESSEX STREET
LYNNFIELD, MA 01940

Parcel Number: 0045-0000-1739
CAMA Number: 0045-0000-1739
Property Address: 285 WALNUT ST

Mailing Address: ZULALIAN-MOYNIHAN LIA, T/E
MOYNIHAN DAVID K, T/E
285 WALNUT ST
LYNNFIELD, MA 01940



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300 feet Abutters List Report

Lynnfield, MA
August 22, 2023

Parcel Number: 0045-0000-1821
CAMA Number: 0045-0000-1821
Property Address: 260 WALNUT ST

Mailing Address: SAWIN CYNTHIA A
1 FERN LN
LYNNFIELD, MA 01940

Parcel Number: 0045-0000-1851
CAMA Number: 0045-0000-1851
Property Address: 270 WALNUT ST

Mailing Address: LI SHAN LIU, T/E LI SIDUN, T/E
270 WALNUT STREET
LYNNFIELD, MA 01940

Parcel Number: 0045-0000-1874
CAMA Number: 0045-0000-1874
Property Address: 299 WALNUT ST

Mailing Address: ROACH SUSAN A
299 WALNUT ST
LYNNFIELD, MA 01940

Parcel Number: 0045-0000-1882
CAMA Number: 0045-0000-1882
Property Address: 3 STONEWAY EXT

Mailing Address: CONNELL JOSEPH R, T/E CONNELL
CATHERINE A, T/E
3 STONEWAY EXT
LYNNFIELD, MA 01940

Parcel Number: 0050-0000-0126
CAMA Number: 0050-0000-0126
Property Address: 427 WALNUT ST Phase III

Mailing Address: MARKET STREET RETAIL SOUTH LLC
C/O WS ASSET MANAGEMENT INC
33 BOYLSTON SUITE 3000
CHESTNUT HILL, MA 02467

Parcel Number: 0050-0000-0395
CAMA Number: 0050-0000-0395
Property Address: 427 WALNUT ST 100

Mailing Address: MARKET STREET RETAIL SOUTH LLC
C/O WS ASSET MANAGEMENT INC
33 BOYLSTON ST SUITE 3000
CHESTNUT HILL, MA 02467



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William Jones

From: Emilie Cademartori <ecademartori@town.lynnfield.ma.us>
Sent: Tuesday, August 22, 2023 2:35 PM
To: William Jones
Subject: Fwd: 397 WALNUT ST
Attachments: 397 WALNUT ST LABELS.pdf; 397 WALNUT ST LIST.pdf

Here is the 100 ' ft abutters list for King Rail. The one correction is noted in the email.

----- Forwarded message -----

From: **Victor Santaniello** <vsantaniello@town.lynnfield.ma.us>
Date: Tue, Aug 22, 2023 at 9:21 AM
Subject: 397 WALNUT ST
To: Emilie Cademartori <ecademartori@town.lynnfield.ma.us>

Ownership for 275 Walnut St

TOPPING MICHAEL J J/T/R/S

ROMANO ANNE M J/T/R/S

275 WALNUT ST

LYNNFIELD, MA 01940-0000

Sent from [Mail](#) for Windows

--

Emilie Cademartori
Director of Planning and Conservation
Town of Lynnfield
(781) 334 9495
ecademartori@town.lynnfield.ma.us

ABUTTERS TO THE GOLF COURSE PROPERTY ACROSS THE SAUGUS RIVER
FROM THE TOWN OF WAKEFIELD ASSESSOR'S RECORDS

Site Address 401 EDGEWATER DR Property ID 36W-35-045 Owner 401 EDGEWATER LLC c/o HOBBS BROOK MGMT LLC-AP PO BOX 19479 JOHNSTON, RI 02919	Site Address 301 EDGEWATER DR Property ID 36W-34-51B Owner 401 EDGEWATER LLC c/o HOBBS BROOK MGMT LLC-AP PO BOX 19479 JOHNSTON, RI 02919
Site Address 201 EDGEWATER DR Property ID 36W-33-042 Owner 101 EDGEWATER LLC c/o HOBBS BROOK MGMT LLC-AP PO BOX 19479 JOHNSTON, RI 02919	Site Address 0 EDGEWATER DR Property ID 36W-38-52A Owner TOWN OF WAKEFIELD FCL 1 LAFAYETTE ST WAKEFIELD, MA 01880
Site Address 7 -9-11 AUDUBON RD Property ID 36W-030-007 Owner IRG WAKEFIELD LIMITED PART P O BOX 380828 CAMBRIDGE, MA 02238	

PHOTOGRAPHS

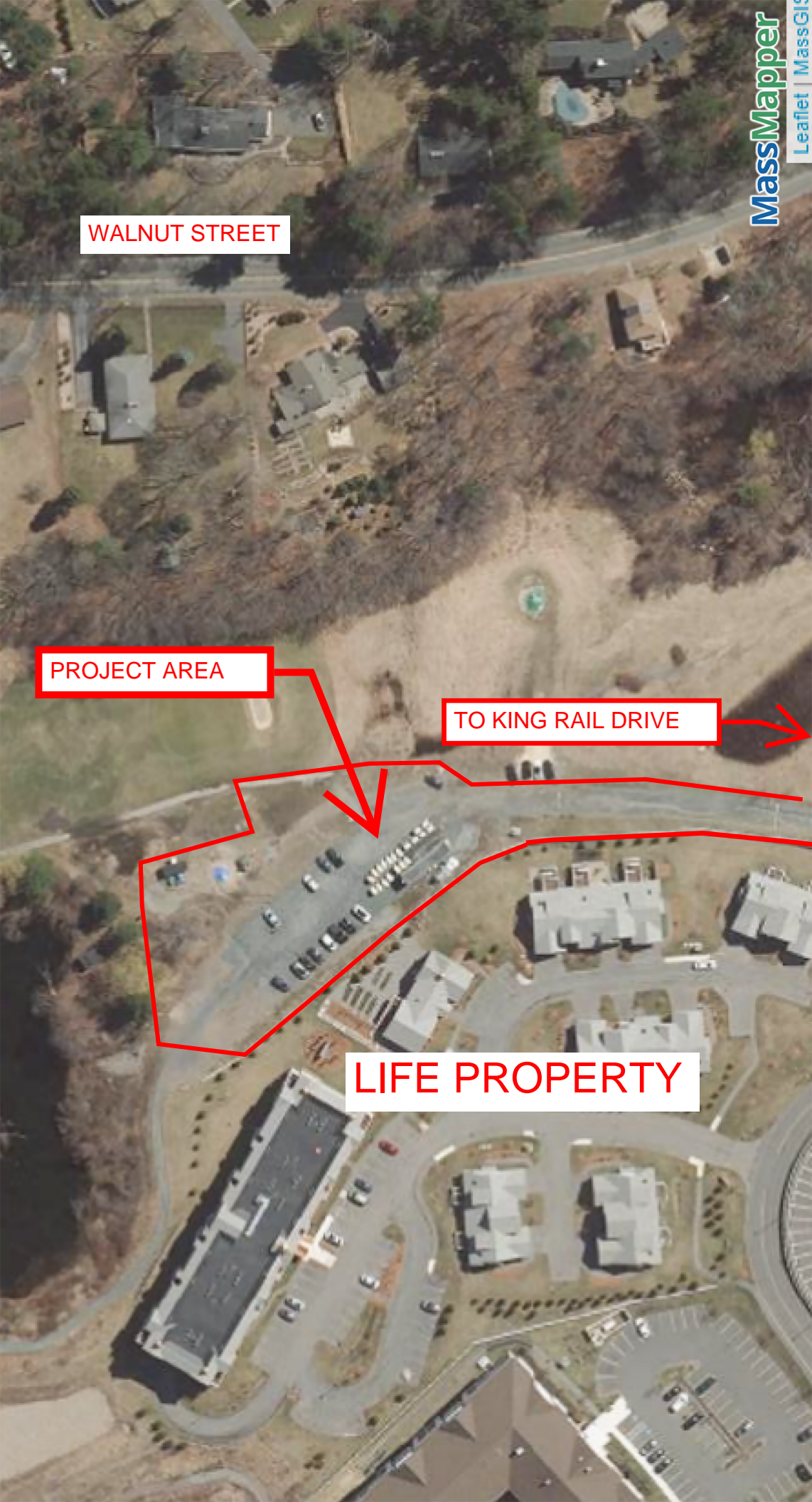
AERIAL PHOTO OF SITE

WALNUT STREET

PROJECT AREA

TO KING RAIL DRIVE

LIFE PROPERTY



PLANS