

Christopher and Rennee Lammi
495 Chestnut St.
Lynnfield, MA 01940
978-877-1410

September 1, 2022

Lynnfield Conservation Commission
55 Summer St.
Lynnfield, MA 01940

RE: Curb Cut Request for New Driveway at 495 Chestnut St.

To Whom It May Concern:

As part of the renovation of our house at 495 Chestnut St. we are requesting to add a curb cut to the property to facilitate a new front door location and access to our home. The old driveway will remain in its current location, will be resurfaced, and given a paver "skirt" at the street.

A plan for the new driveway and curb cut, superimposed over our latest certified plot plan, is shown below. This document is also provided as supplemental material. The driveway will be 15' wide, opening to approximately 20' at the curb cut. Appropriate offsets from our neighbors and trees close to property line are shown. Following initial discussions with the Town on this matter, and with approval, we removed a street tree which was on Town property. We are intending to replant 3 trees as guided by the Tree Warden. The driveway will be appropriately sloped for safe ingress and egress onto Chestnut St. and will require a retaining wall.

It is our full intention to beautify the property while retaining as much of the existing trees and stone wall as possible. In order to preserve as much of the existing grade and stonewall as possible, we wish to build a retaining wall. This build is indicated with blue lines in the provided plot plan. We intend to use a similar wall construction for the driveway as other retaining walls being installed on the property. An example of one of these walls, under construction East of house at 495 Chestnut St. is shown below. We will be using landscaping to assure access to the top of the wall is prevented. It is our intent to keep the remaining sections of the existing stone wall and will be adding landscaping to prevent access to the steep slopes near the street.



Thank you for your support. If you have any questions, please reach out to Chris Lammi at 978-877-1410. We are looking forward to your positive response.

Kind regards,

Christopher and Rennee Lammi