

May 3, 2024

Email (ecademartori@town.lynnfield.ma.us)

Lynnfield Conservation Commission
Temporary Office Location
590 Main Street
Lynnfield, MA 01940

Re: DEP File No. 209-0677
Emergency Access Alternatives
The Regency at Lynnfield Senior Housing Development
1301 Main Street (Map 13, Parcel 1000)
Lynnfield, Massachusetts

[LEC File #: TBI\21-566.02]

Dear Members of the Conservation Commission:

As a follow-up to our emergency access discussions during the April 9, 2024 Public Hearing, our project team has prepared the following information to elaborate on three emergency access alternatives: Boulevard Entrance, access through the Sagamore Golf Course, and access from Catherine Drive in Peabody.

Alternative 1: Boulevard Entrance

Alternative 1 provides the layout for a boulevard entrance off Main Street into the project site (Attachment A). This alternative provides a 30-foot wide median dividing the entrance into two separate 20-foot wide entrance and exit drive aisles. These two drive aisles merge into a single 24-foot wide travel lane 325± feet into the project site, just before the clubhouse parking lot entrance. As discussed during the April 9, 2024 public hearing, this alternative, or any alternative providing a second means of access/egress along the property’s Main Street frontage, does not provide the separate and distinct emergency access requested by the Fire Chief. Therefore, Alternative 1 does not provide viable alternative emergency access.

Alternative 2: Sagamore Golf Course

While the Applicant was amenable to assessing this emergency access alternative, the golf course is not owned or controlled by the Applicant. Golf course management is adamant that golf course ownership will not support any emergency access route through the golf course. Furthermore, this alternative does not provide the separate and distinct emergency access requested by the Fire Chief. Therefore, Alternative 2 does not provide viable alternative emergency access.

Alternative 3: Catherine Drive, Peabody

Alternative 3 explores extending an emergency access connection to Catherine Drive in Peabody, MA (Attachment B). The simplest solution would be to extend a 20-foot wide emergency access road via an easement through either 60 or 62 Catherine Drive, both of which are located within the Peabody Single-Residence (SR) Zoning District. Per zoning, the emergency access road would be considered part of the same use as the multi-family, senior housing. This use is strictly prohibited in the Peabody SR District; therefore, the emergency access road would require a Variance. However, a Variance cannot be granted, as stated in the Peabody Code, Section 15.6.2.B: “no variance may authorize a use or activity not otherwise permitted in the district in which the land or structure is located.”

Since a Variance for a multi-family, senior housing use is not allowed, the only other option would be to construct a subdivision road, accepted by Peabody as a public road, and then use the public road for access. Creation of a public road would require acquisition of two house lots, which are currently occupied and not for sale. Due to the Subdivision Rules and Regulations, the road could only be placed directly across from Manor Drive (Access Location #1) or 200 feet north of Manor Drive (Access Location #2). Access Location #2 would require a Variance from the 25-foot No Disturb Zone and the 50-foot No Build Zone under the *Lynnfield Wetland Bylaw and Regulations*.

Both access locations also would require Waivers under the Peabody Subdivision Regulations because none of the parcels are deep enough for the road to fit within the parcels (see crossed hatched portion of the cul-de-sac extending beyond the property boundary and into Lynnfield.). However, granting such Waivers requires a benefit to the public, specifically a benefit to the City of Peabody. Construction of either road would result in the loss of two single-family housing units and the loss of associated tax revenue, and as a public road, maintenance and plowing would be required resulting in an added tax burden to the City of Peabody. As a result, the public benefit standard cannot be met. Therefore, Alternative 3 does not provide viable alternative emergency access.

We request that the Commission review these alternatives and concur that the only viable emergency access is the connection from the project site to Friendship Lane.

Should you have any questions, please do not hesitate to contact me in our Wakefield Office at 781-245-2500 or at amarton@lecenvironmental.com.

Sincerely,

LEC Environmental Consultants, Inc.



Ann M. Marton, President
Director of Ecological Services

cc: Toll Brothers, Inc.; The Morin-Cameron Group, Inc.

Attachment A

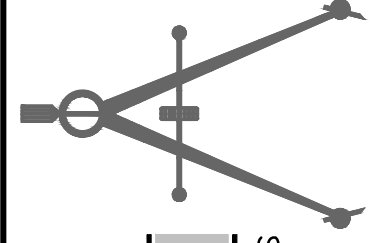
Alternative 1

Site Entrance Concept Sketch

Prepared by The Morin-Cameron Group, Inc.

Dated May 2, 2024




The Morin-Cameron GROUP, INC.
 CIVIL ENGINEERS ENVIRONMENTAL CONSULTANTS
 LAND SURVEYORS LAND USE PLANNERS
 66 ELM STREET, DANVERS, MASSACHUSETTS 01923
 P. 978-777-8586, W. WWW.MORINCAMERON.COM

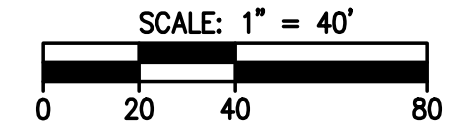
FIELD SURVEY BY: ESE
 DRAFTED BY: DJP
 CHECKED BY: SPC
 APPROVED BY: SPC
 SCALE: 1" = 40'
 DATE: MAY 2, 2024

REVISIONS	
NO.	DESCRIPTION

SITE ENTRANCE CONCEPT SKETCH
(ALTERNATE 1)
 IN
LYNNFIELD, MASSACHUSETTS
1301 MAIN STREET
 PREPARED FOR:
TOLL BROS., INC.

PROJ. NO. #4171
 SHEET NO. 1 OF 1

PLAN
 SCALE: 1" = 40'



Attachment B

Alternative 3

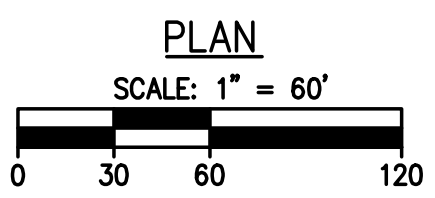
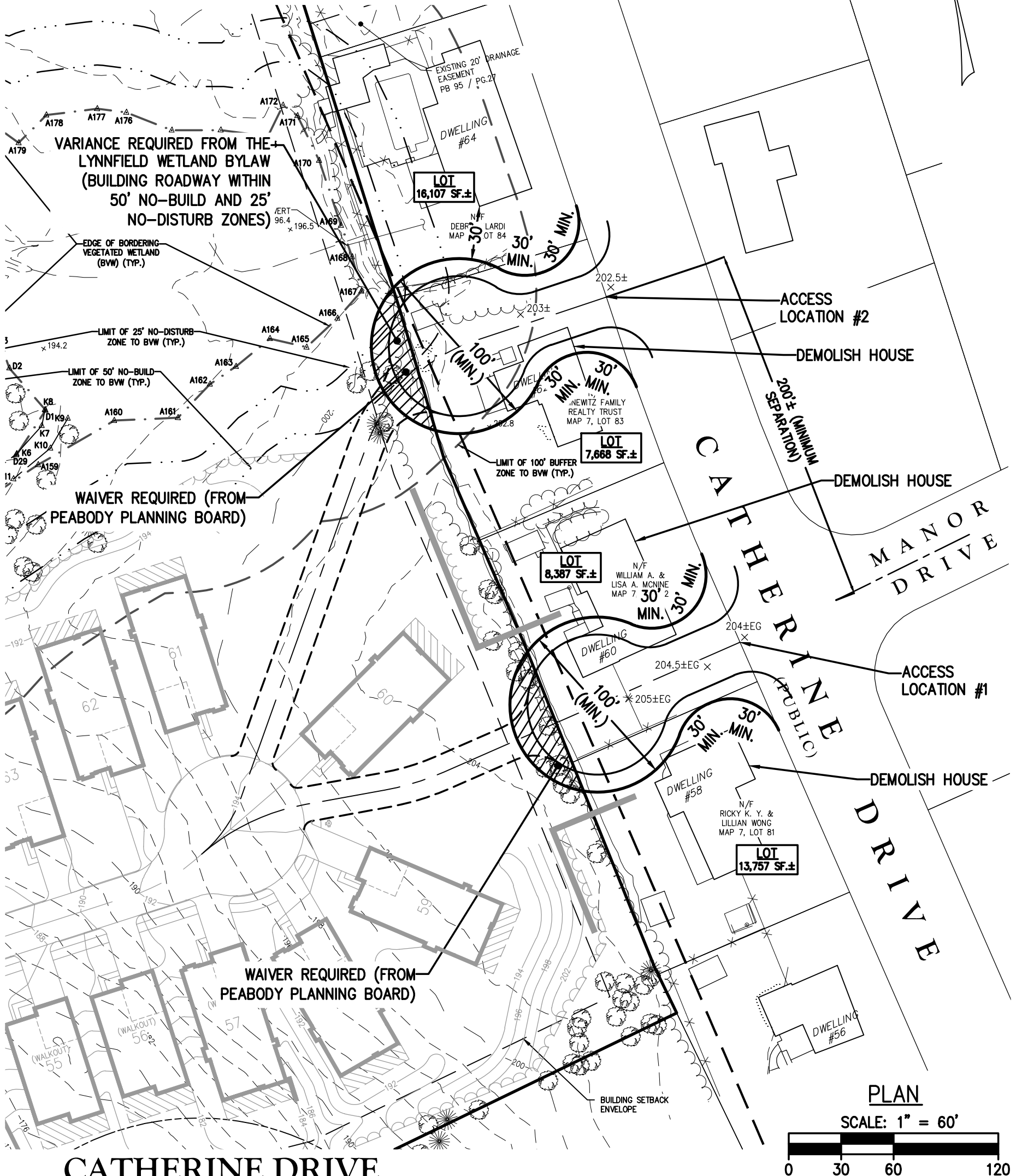
Catherine Drive Access Exhibit

Prepared by The Morin-Cameron Group, Inc.

Dated May 2, 2024

NOTE:

MULTIFAMILY AND SENIOR HOUSING DEVELOPMENTS ARE PROHIBITED USES IN THE R-1 SINGLE FAMILY RESIDENCE ZONING DISTRICT. NO VARIANCE MAY AUTHORIZE A USE NOT OTHERWISE PERMITTED IN THE DISTRICT WHERE THE LAND IS LOCATED (PEABODY ZONING ORDINANCE SECTION 15.6.2.B.).



**CATHERINE DRIVE
ACCESS EXHIBIT
(ALTERNATE 3)
LOCATED AT
1301 MAIN STREET
LYNNFIELD, MASSACHUSETTS
PREPARED FOR:
TOLL BROS., INC.**

DATE: MAY 2, 2024 SCALE: 1" = 60'

**The
Morin-Cameron
GROUP, INC.**

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