



Notice of Intent Application

**14 Magnolia Drive
Lynnfield, Massachusetts**

Submitted to:
Lynnfield Conservation Commission
Town Hall
55 Summer Street
Lynnfield, MA 01940

Prepared for:
Michael Weiss.
14 Magnolia Drive
Lynnfield, MA 01940

Prepared by:
Epsilon Associates, Inc.
3 Mill & Main Place, Suite 250
Maynard, MA 01754



7182/14 Magnolia Drive/NOI

October 31, 2023

Lynnfield Conservation Commission
Lynnfield Town Hall
55 Summer Street
Lynnfield, MA 01940

Subject: Notice of Intent – 14 Magnolia Drive, Lynnfield, MA 01940

Dear Commissioners:

On behalf of Michael Weiss (the "Applicant"), Epsilon Associates, Inc. ("Epsilon") is pleased to submit this Notice of Intent ("NOI") to the Lynnfield Conservation Commission for proposed restoration of Bordering Vegetated Wetlands and Bordering Land Subject to Flooding at 14 Magnolia Drive in Lynnfield, Massachusetts (the "Project"). As described in further detail in the attached NOI, the Project proposes to restore jurisdictional wetland resource areas that were altered without prior authorization.

The enclosed NOI has been prepared in accordance with the Massachusetts Wetlands Protection Act ("WPA") (MGL c.131 §40) and regulations (310 CMR 10.00). We have enclosed eight copies of the NOI along with eight full size plan sets. We understand that the Commission will publish the public notice in The Lynnfield Villager at least five days prior to the hearing date.

This NOI is being submitted for the Commission's review at the **November 21, 2023**, public hearing. If the Commission would like to conduct a site walk prior to that date or has any questions regarding this NOI, please do not hesitate to contact me at (978) 461-6218 or via email at ghochmuth@epsilonassociates.com.

Sincerely,

EPSILON ASSOCIATES, INC.

A handwritten signature in black ink that reads "Greg Hochmuth". The signature is written in a cursive, flowing style.

Greg J. Hochmuth, PWS, CWS, RS
Senior Scientist

cc: Michael Weiss
Glenn A. Wood, Rubin and Rudman LLP

Table of Contents

TABLE OF CONTENTS

WPA FORM 3 – NOTICE OF INTENT

ATTACHMENT A – PROJECT NARRATIVE	1
1.0 Introduction	1
1.1 Purpose and Need	1
1.2 Need for an Order of Conditions	1
2.0 Existing Conditions	1
2.1 Delineated Wetland Resource Area	2
3.0 Proposed Activities	3
3.1 Restoration of Bordering Vegetated Wetlands	3
3.2 Restoration of Bordering Land Subject to Flooding	3
4.0 Mitigation Measures	4
4.1 Erosion and Sedimentation Controls	5
5.0 Conclusion	5

LIST OF ATTACHMENTS

ATTACHMENT B – FIGURES

ATTACHMENT C – PERMIT DRAWINGS

ATTACHMENT D – ABUTTER NOTIFICATION INFORMATION

WPA Form 3

Notice of Intent



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

Lynnfield

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>14 Magnolia Drive</u>	<u>Lynnfield</u>	<u>01940</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>36</u>	<u>42.53181</u>	<u>-71.01787</u>
f. Assessors Map/Plat Number	d. Latitude	e. Longitude
	<u>1216</u>	
	g. Parcel /Lot Number	

2. Applicant:

<u>Michael & Lindsay</u>		<u>Weiss</u>
a. First Name		b. Last Name
c. Organization		
<u>14 Magnolia Drive</u>		
d. Street Address		
<u>Lynnfield</u>	<u>MA</u>	<u>01940</u>
e. City/Town	f. State	g. Zip Code
<u>617-851-7399</u>	<u>mike@movetechnology.com</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	
c. Organization		
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>Greg J.</u>	<u>Hochmuth</u>	
a. First Name	b. Last Name	
<u>Epsilon Associates, Inc.</u>		
c. Company		
<u>3 Mill & Main Place, Suite 250</u>		
d. Street Address		
<u>Maynard</u>	<u>MA</u>	<u>01754</u>
e. City/Town	f. State	g. Zip Code
<u>978-897-7100</u>	<u>ghochmuth@epsilonassociates.com</u>	
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$500.00</u>	<u>\$237.50</u>	<u>\$262.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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 Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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Lynnfield

City/Town

A. General Information (continued)

6. General Project Description:

To restore Bordering Vegetated Wetlands & Bordering Land Subject to Flooding.

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

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.

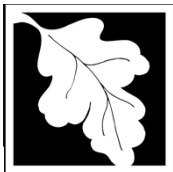
8. Property recorded at the Registry of Deeds for:

<u>Essex</u>	_____
a. County	b. Certificate # (if registered land)
<u>36587</u>	<u>400</u>
c. Book	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.



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

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MassDEP File Number

Document Transaction Number

Lynnfield
City/Town

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 checked="" type="checkbox"/> Bordering Vegetated Wetland	2,030 +/- 1. square feet	2,030 +/- 2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding	3,000 +/- 1. square feet 240 +/- 3. cubic feet of flood storage lost	3,000 +/- 2. square feet 240 +/- 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. 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.



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

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Document Transaction Number

Lynnfield

City/Town

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. <input type="checkbox"/> 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. <input type="checkbox"/> Project Involves Stream Crossings		
	_____	_____
	a. number of new stream crossings	b. number of replacement stream crossings



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

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Document Transaction Number

Lynnfield

City/Town

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**

- August 2021
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.



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

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MassDEP File Number

Document Transaction Number

Lynnfield

City/Town

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

(c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).
 Make check payable to “Commonwealth of Massachusetts - NHESP” and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

(d) Vegetation cover type map of site

(e) Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1. Project is exempt from MESA review.
 Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

3. Separate MESA review completed.
 Include copy of NHESP “no Take” determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a. Not applicable – project is in inland resource area only b. Yes No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
 Southeast Marine Fisheries Station
 Attn: Environmental Reviewer
 836 South Rodney French Blvd.
 New Bedford, MA 02744
 Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
 North Shore Office
 Attn: Environmental Reviewer
 30 Emerson Avenue
 Gloucester, MA 01930
 Email: dmf.envreview-north@mass.gov

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP’s Boston Office. For coastal towns in the Southeast Region, please contact MassDEP’s Southeast Regional Office.

c. Is this an aquaculture project? d. Yes No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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

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Document Transaction Number

Lynnfield

City/Town

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
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.

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



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

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Lynnfield

City/Town

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.

Site Redevelopment Plan

a. Plan Title

The Morin-Cameron Group, Inc.

John M. Morin, PE

b. Prepared By

c. Signed and Stamped by

October 26, 2023

1" = 20'

d. Final Revision Date

e. Scale

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:

2778

2. Municipal Check Number

10-27-2023

3. Check date

2777

4. State Check Number

10-27-2023

5. Check date

Michael

6. Payor name on check: First Name

Weiss

7. Payor name on check: Last Name

Bank of America

MICHAEL WEISS
PO BOX 659
LYNNFIELD, MA 01940-0659

2778
53-13/110 MA
26770

10-27-03
Date

Pay to the order of Town of Lynnfield \$ 262.50
Two Hundred Sixty Two and 50/100 Dollars

Harland Clarke



Bank of America

ACH R/T 011000138

Michael Weiss

Memo



Bank of America

MICHAEL WEISS
PO BOX 659
LYNNFIELD, MA 01940-0659

2777
53-13/110 MA
26770

10-27-03
Date

Pay to the order of Commonwealth of MA \$ 237.50
Two Hundred Thirty Seven and 50/100 Dollars

Harland Clarke



Bank of America

ACH R/T 011000138

Michael Weiss

Memo





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

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Lynnfield


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.



1. Signature of Applicant


2. Date

3. Signature of Property Owner (if different)

4. Date


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.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
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:

14 Magnolia Drive
 a. Street Address
 2777
 c. Check number
 Lynnfield
 b. City/Town
 \$237.50
 d. Fee amount

2. Applicant Mailing Address:

Michael & Lindsay
 a. First Name
 Weiss
 b. Last Name
 c. Organization
 14 Magnolia Drive
 d. Mailing Address
 Lynnfield
 e. City/Town
 MA
 f. State
 01940
 g. Zip Code
 617-851-7399
 h. Phone Number
 i. Fax Number
 mike@movetechnology.com
 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).



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 2 j.	1	\$500.00	\$500.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			\$500.00
Step 6/Fee Payments:			
Total Project Fee:			\$500.00
State share of filing Fee:			\$237.50
City/Town share of filing Fee:			\$262.50
			a. Total Fee from Step 5
			b. 1/2 Total Fee less \$12.50
			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.)

Attachment A

Project Narrative

ATTACHMENT A – PROJECT NARRATIVE

1.0 Introduction

On behalf of Michael Weiss (the Applicant), Epsilon Associates, Inc. (Epsilon) is pleased to submit this Notice of Intent (NOI) to the Lynnfield Conservation Commission (LCC) for the proposed restoration of Bordering Vegetated Wetlands (BVW) and Bordering Land Subject to Flooding (BLSF) at 14 Magnolia Drive in Lynnfield (the Project). This NOI was prepared in accordance with the Massachusetts Wetlands Protection Act (MGL c.131 s.40) and implementing Regulations (310 CMR 10.00) (WPA)

The applicant is proposing to restore BVW and BLSF that were altered without prior approval in the rear of the dwelling.

1.1 Purpose and Need

In the summer of 2019, jurisdictional wetland resource areas were altered without prior approval, more specifically, the filling of BVW and BLSF.

1.2 Need for an Order of Conditions

The activities include restoring BVW and BLSF, both of which are jurisdictional wetland resource areas under the WPA.

2.0 Existing Conditions

14 Magnolia Drive is approximately 9 acres in size and is currently developed with a single-family dwelling, that according to the Lynnfield Assessors department was constructed in 1987. BVW's exist in the rear of the parcel that border on an intermittent stream that enters the northwest corner of the property and flows in an easterly direction behind the dwelling. The rear of the dwelling contains a maintained lawn area that extends to a boulder/rip-rap slope that slopes down to the BVW.

According to the Federal Emergency Management Agency – Flood insurance Rate Map (FEMA-FIRM) (community panel number 25009C0392F effective 07/3/2012), the Study Area contains a Zone A mapped 100-year floodplain (See Attachment B, Figure 5). It is important to note that Zone A FEMA floodplains do not have an elevation associated with them, and as a result, the graphic depiction of the mapped boundary was used. The graphic depiction is what is represented on the permit site plan.

According to the NRCS Web Soil Survey, the upland portions of the property are mapped as 242B, Hinckley gravelly fine sandy loam, 3 to 8 percent slopes & 254B, Merrimac fine sandy loam, 3 to 8 percent slopes, and the wetland portions of the property are mapped as 52A, Freetown muck, 0 to 1 percent slopes, (See Attachment B, Figure 6).

According to the Natural Heritage and Endangered Species Program (NHESP) August 1, 2022, Atlas), there are no mapped Priority or Estimated Habitats within or near the Study Area, nor are there any certified or potential vernal pools.

2.1 Delineated Wetland Resource Area

Wetland resource areas within the Study Area were delineated by Epsilon on August 22, 2023. Both sides of the BVW (A1 – A22 & B1 – B21) within the Study Area were delineated in accordance with the U.S Army Corps of Engineers Wetland Delineation Manual (USACE, 1987) the “Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northeast Region, Version 2.0 (2012), the Massachusetts Wetland Protection Act and implementing regulations (310 CMR 10.00), and the Massachusetts Department of Environmental Protection’s, Massachusetts Handbook for Delineation of Bordering Vegetated Wetlands, Second Edition, September 2022. The state and federal delineation methodologies generally prescribe a multi-parameter approach, where hydrophytic vegetation and hydrology (including hydric soils) are reviewed in conjunction with one another when delineating a wetland edge. The boundaries of the wetland resource areas were delineated in the field by tying brightly colored survey ribbons to woody vegetation or other relatively permanent vegetation/structures. Colored ribbons were placed sufficiently close together to clearly identify wetland/resource area edges and to allow survey crews to see adjacent flags from one another. Flags were labeled successively using alpha numeric identifiers.

DESCRIPTION OF DELINEATED WETLAND RESOURCE AREA

The A-Series BVW (A1 – A22) is located on the south side of the BVW system. Except for a small area of the front driveway, the entire developed/maintained portion of the property is within the 100-foot buffer zone to the A-Series BVW. Maintained lawn & landscaped features extend to the BVW boundary in many locations; however, the area between BVW flags A12 & A22 contains a variable width vegetated buffer zone.

A small wooden bridge is located in between BVW flags A1 & A2 that provides access to a wooded upland area on the north side of the BVW. Wetland flags B1 -B21 delineate the north side of the BVW. Except for a path and wooden zip line platform, the 100-foot buffer zone from the B-Series BVW is wooded.

Delineated resource areas are described in more detail below:

A-Series BVW (flags WF-A1 through WF-A22)

This series delineates the southern boundary of a freshwater emergent wetland (PEM1/SS1C) located behind and to the east of the existing dwelling. Dominant wetland vegetation included: red maple (*Acer rubrum*), buttonbush (*Cephalanthus occidentalis*), and common reed (*Phragmites*). The section of BVW delineated is part of an extensive wetland system that extends into the Broad Meadows Conservation Area. Unfortunately, a large portion of the BVW system is a monoculture of *Phragmites*. Epsilon observed evidence of beaver activity during the delineation in the form of chewed shrubs along the BVW boundary.

The boundary of the BVW is abrupt and for the most part, a toe-of-slope wetland. There is an obvious change in vegetation and soils along the BVW boundary.

B-Series BVW (flags WF-B1 through WF-B21)

This series delineates the Northern boundary of a freshwater emergent wetland (PEM1/SS1C) located on the north side of the BVW behind the dwelling. Dominant wetland vegetation included: red maple (*Acer rubrum*), buttonbush (*Cephalanthus occidentalis*), and common reed (*Phragmites*). The section of BVW is the opposite of the A-Series BVW and part of the same extensive wetland system that extends into the Broad Meadows Conservation Area.

The west side of the BVW is abrupt and for the most part, a toe-of-slope wetland; however, the area between B13 & B21 has more of a broad transition zone.

3.0 Proposed Activities

To restore BVW and BLSF:

- Restore BVW's in between BVW flags A4 – A12 and small section of BVW in between BVW flags A19 & A21
- Restore BLSF in between BVW flags A4 – A12 and small section of BVW in between BVW flags A19 & A21

3.1 Restoration of BVW

It appears that BVW's were altered during a lawn expansion project during the summer of 2019. Based on a review of aerial photos, a current existing conditions plan, and a conservation as-built plan prepared by Hayes Engineering, Inc., dated May 29, 1990, provided by the Lynnfield Conservation Department, it appears that Approximately 2,030 s.f. of BVW's were altered.

The small section of BVW proposed to be restored in the vicinity of wetland flags A19 & A21 appears to be the result of a landscape debris pile placed by the former owner of the property.

BVW's are proposed to be restored in accordance with the Proposed Wetland/Bordering Land Subject to Flooding Restoration Area Construction Methodology below:

Proposed Wetland/Bordering Land Subject to Flooding Restoration Area Construction Methodology:

1. Silt fence shall be trenched along the edge of the resource areas below the proposed restoration areas. The silt fence will protect the adjacent resource areas during the restoration effort. Silt fence is proposed to remain in place until all areas are stabilized and permission is granted for their removal by the LCC and or it's agent.

2. The wetland/floodplain restoration areas shall be excavated to a depth of at least one (1) foot below the proposed finish grade under the direction of a Professional Wetland Scientist or Certified Soil Evaluator. Note: It may be necessary to excavate to a depth to ensure that proper hydrology is achieved.
3. Soil amendments shall be added to the replication areas. A mixture of equal volumes of organic and mineral materials shall be deposited into the replication areas until the proper finish grade is achieved. The soil amendments shall be uncontaminated and should not include any woodchips. Clean leaf compost is the preferred soil amendment to achieve this standard. Mineral materials shall be predominantly in the loam, loamy sand to silt loam texture range, with minimal quantities of gravel or rock. To ensure proper hydrology is achieved, this work shall be done under the direction of a Professional Wetland Scientist or Certified Soil Evaluator.
4. Once proper hydrology is achieved, and the soil amendments have been placed, the area shall be seeded with New England Wetmix, or approved equal, under the direction of a Professional Wetland Scientist. The Seed mix shall be broadcast according to the manufacturer's recommendation of 2500 Sq Ft/Lb.
5. Following the seeding effort, at least 75% of the surface of the restoration area shall be re-established with plant species within two (2) complete growing seasons. Monitoring shall occur during this period and if at the end of the second complete growing season proper coverage is not achieved, monitoring shall continue until proper coverage is achieved. Note: adjacent wetland areas are predominantly inhabited by Phragmites. It is highly likely that Phragmites will be the dominant species within the restoration areas at the end of the second complete growing season.

Construction equipment is proposed to access the area from the driveway on the east side of the dwelling.

3.2 Restoration of BLSF

It appears that BLSF was altered during a lawn expansion project during the summer of 2019. Based on a review of aerial photos, a current existing conditions plan, and a conservation as-built plan prepared by Hayes Engineering, Inc., dated May 29, 1990, provided by the Lynnfield Conservation Department, it appears that BLSF was altered during the lawn expansion project.

BLSF is proposed to be restored during the BVW restoration effort. Fill material removed during the BVW restoration effort will restore the BLSF that was lost during the lawn expansion project in 2019.

4.0 Mitigation Measures

During construction, site appropriate BMPs in the form of a trenched silt fence will be implemented to avoid and/or minimize potential impacts to the surrounding resource areas.

The following sections provide details regarding BMPs and other proposed mitigation measures for the Project.

4.1 Erosion and Sedimentation Controls

Sediment control barriers in the form of a trenched silt fence will be installed between the limits of work and adjacent wetland resource areas, as necessary. Where installed, erosion and sediment control barriers will also serve the function of demarcating the limits of work. The locations of these barriers are shown on the permit site plan.

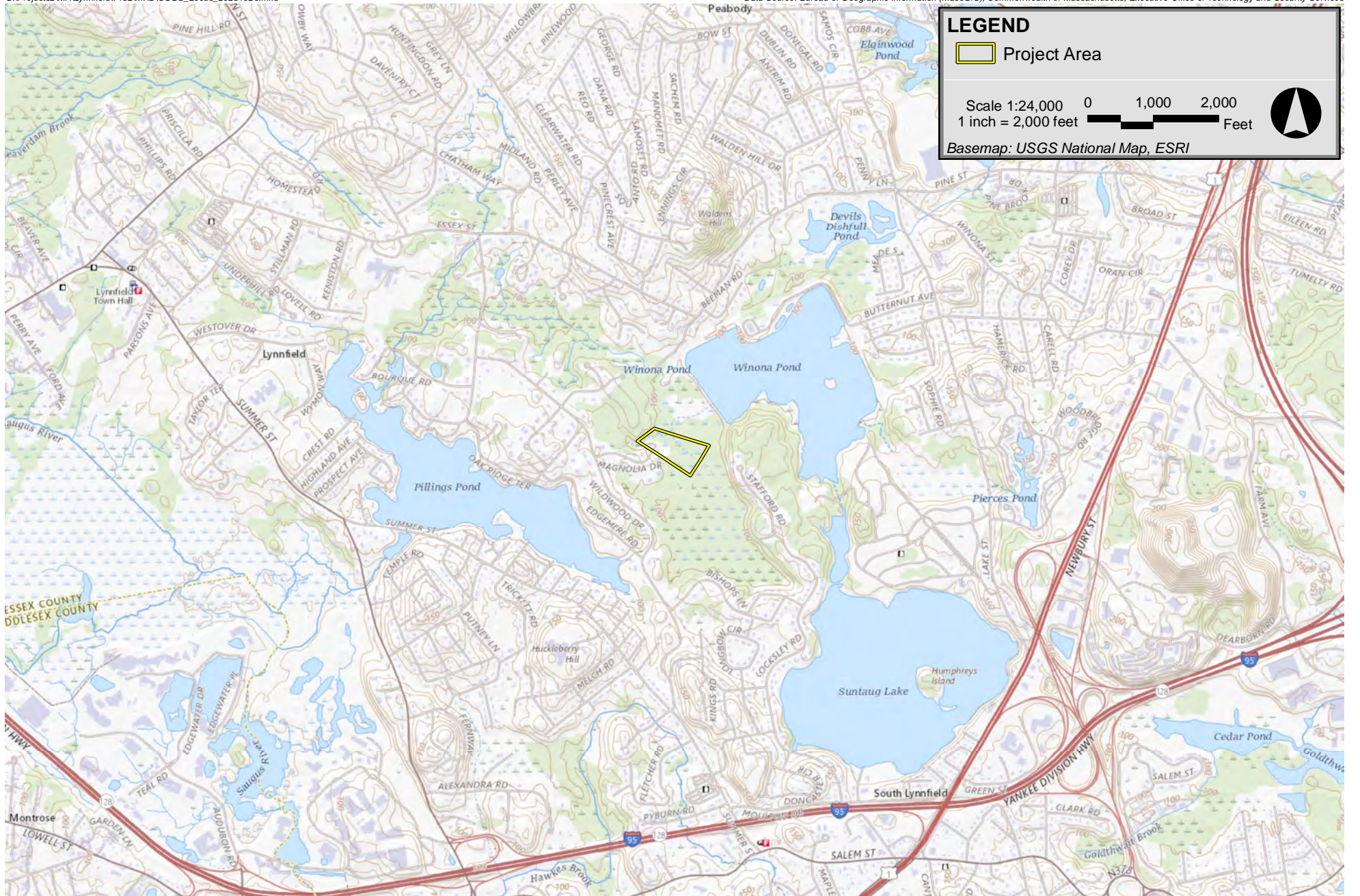
- The Contractor will be required to maintain a reserve supply of erosion and sediment controls to make repairs, as necessary.
- Erosion and sediment controls will be inspected prior to and after significant precipitation events and repaired as necessary.
- Following completion of the work, disturbed areas will be restored; and
- Erosion and sediment controls will be maintained until their removal is authorized by the Holliston Conservation Commission.

5.0 Conclusion

The information contained in this NOI describes the Project Area, unauthorized activities, and proposed restoration of altered resource areas. As described above, appropriate sedimentation and erosion control measures will be employed by the contractor to avoid altering wetland resource areas during the restoration effort. Therefore, the Applicant, respectfully requests that the Commission issue an Order of Conditions approving the Project with appropriate conditions to protect the interests identified in the WPA.

Attachment B

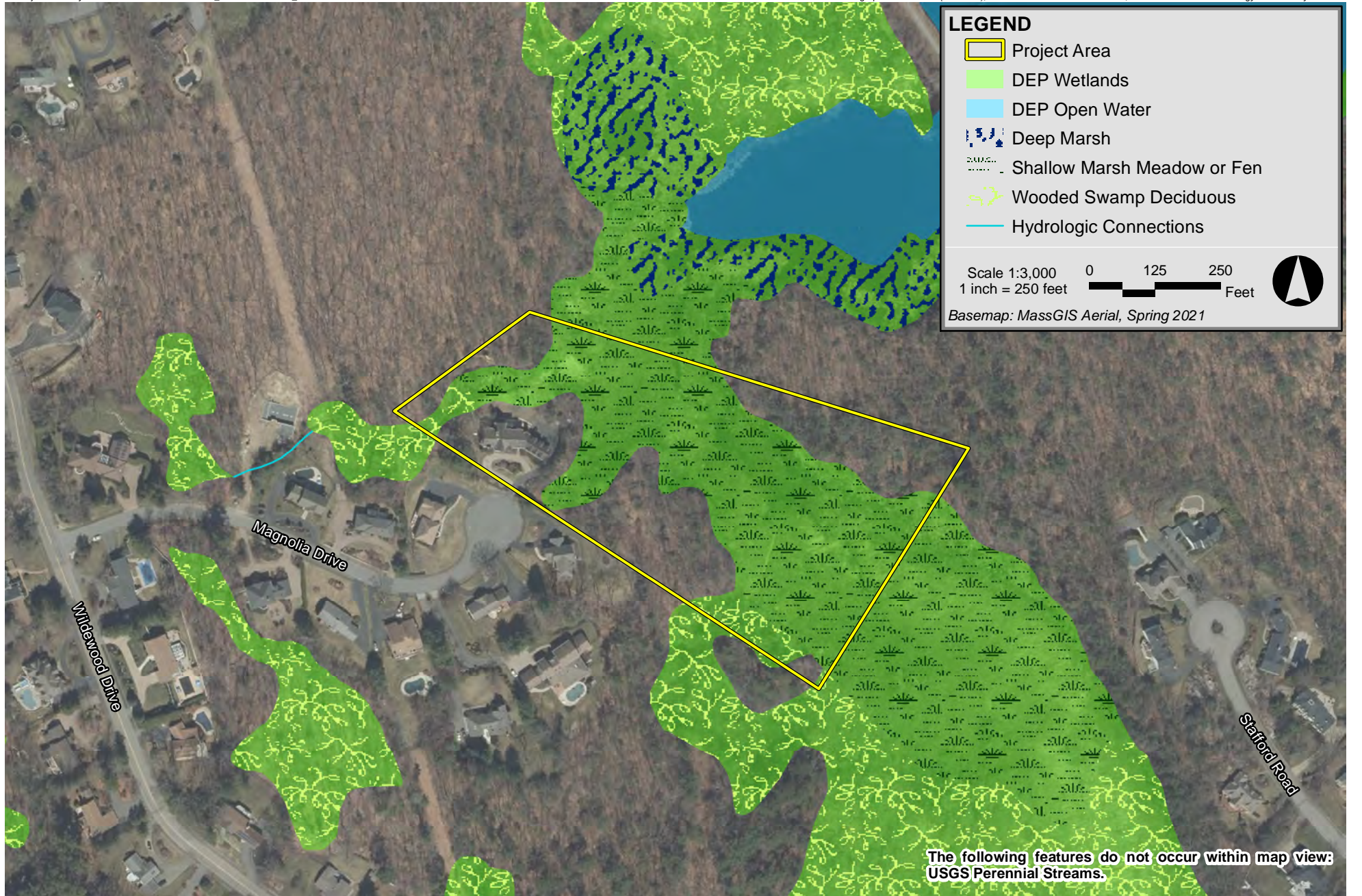
Figures



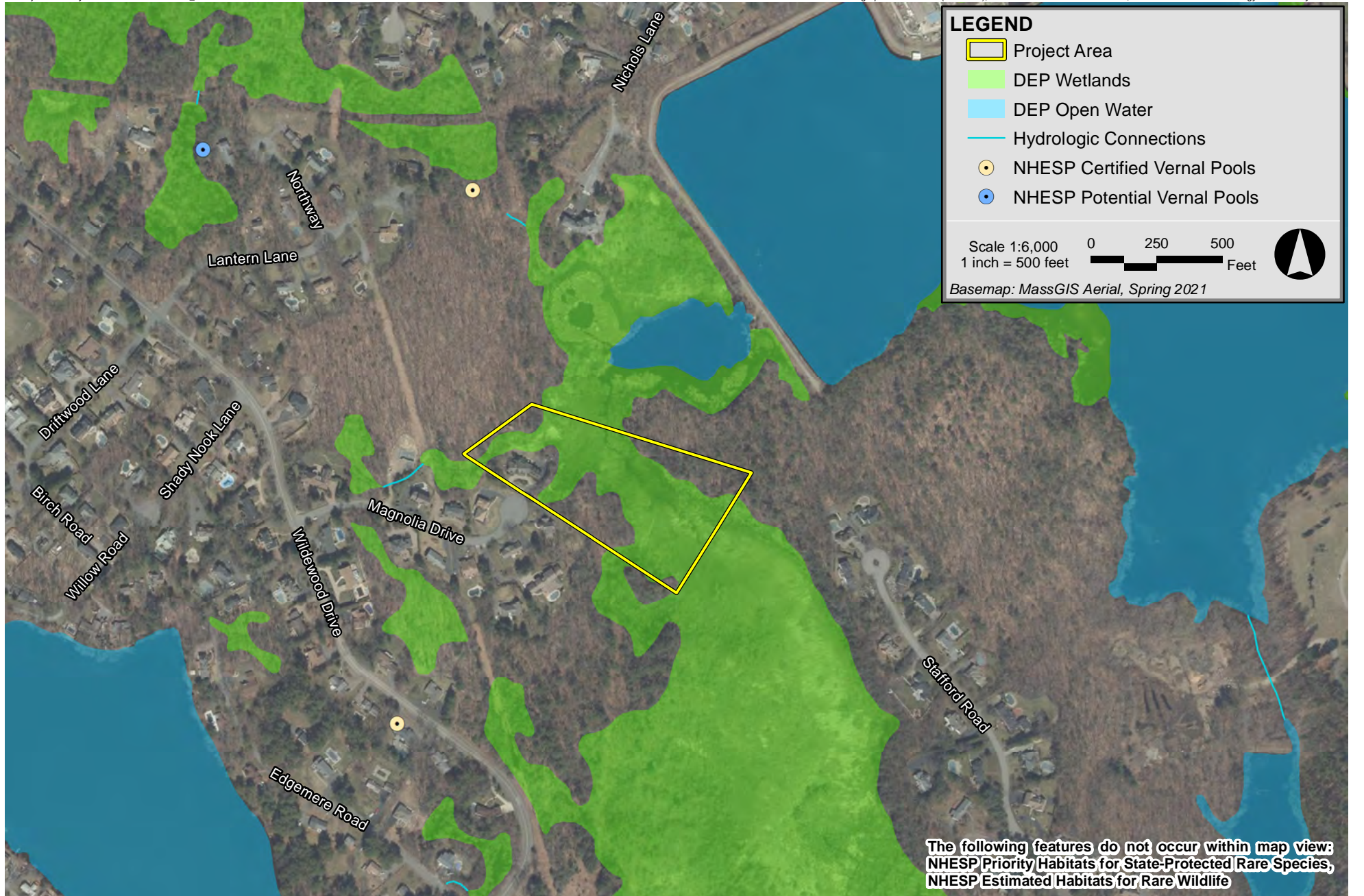
14 Magnolia Drive Lynnfield, Massachusetts



14 Magnolia Drive Lynnfield, Massachusetts



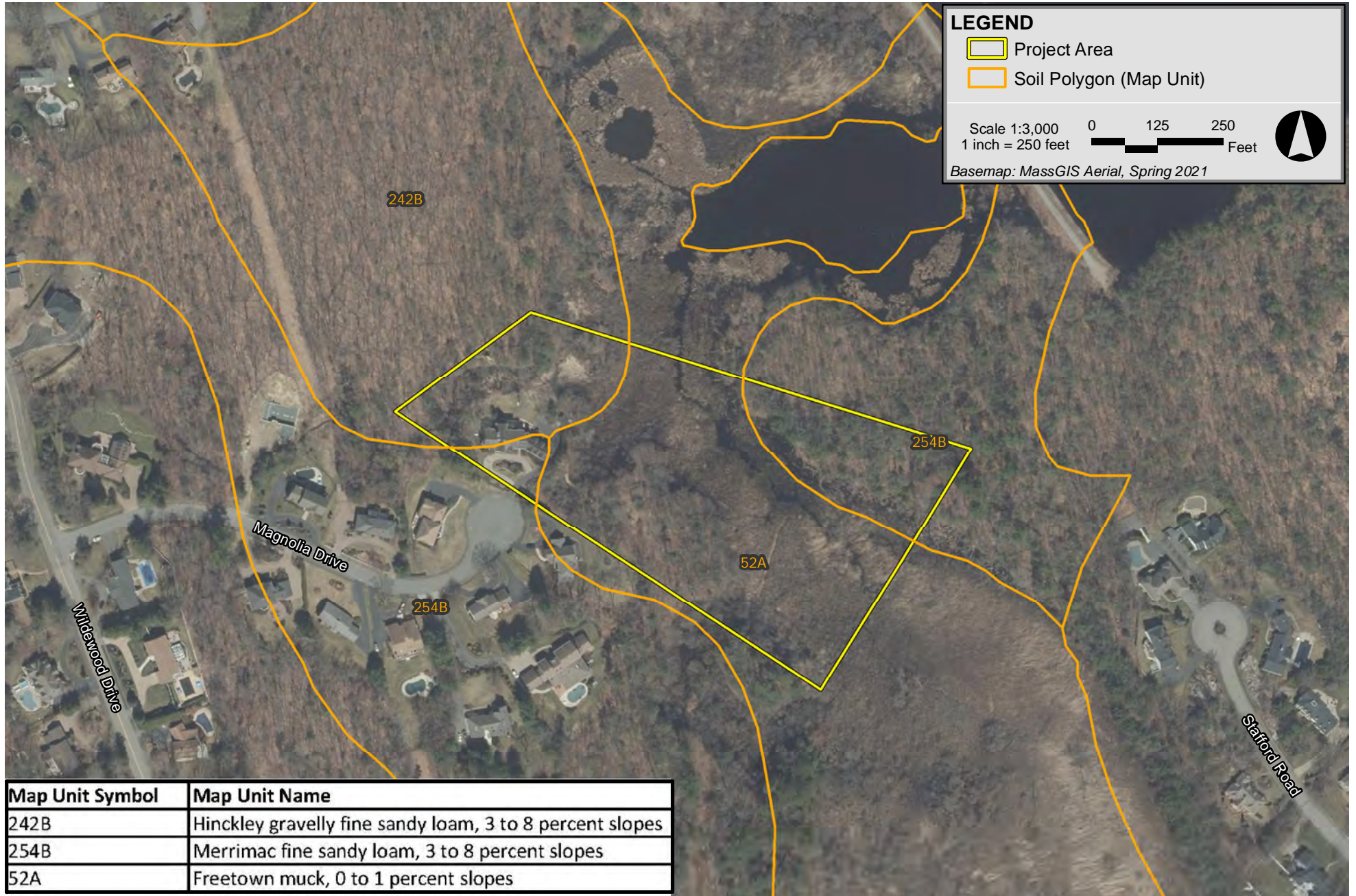
14 Magnolia Drive Lynnfield, Massachusetts



14 Magnolia Drive Lynnfield, Massachusetts



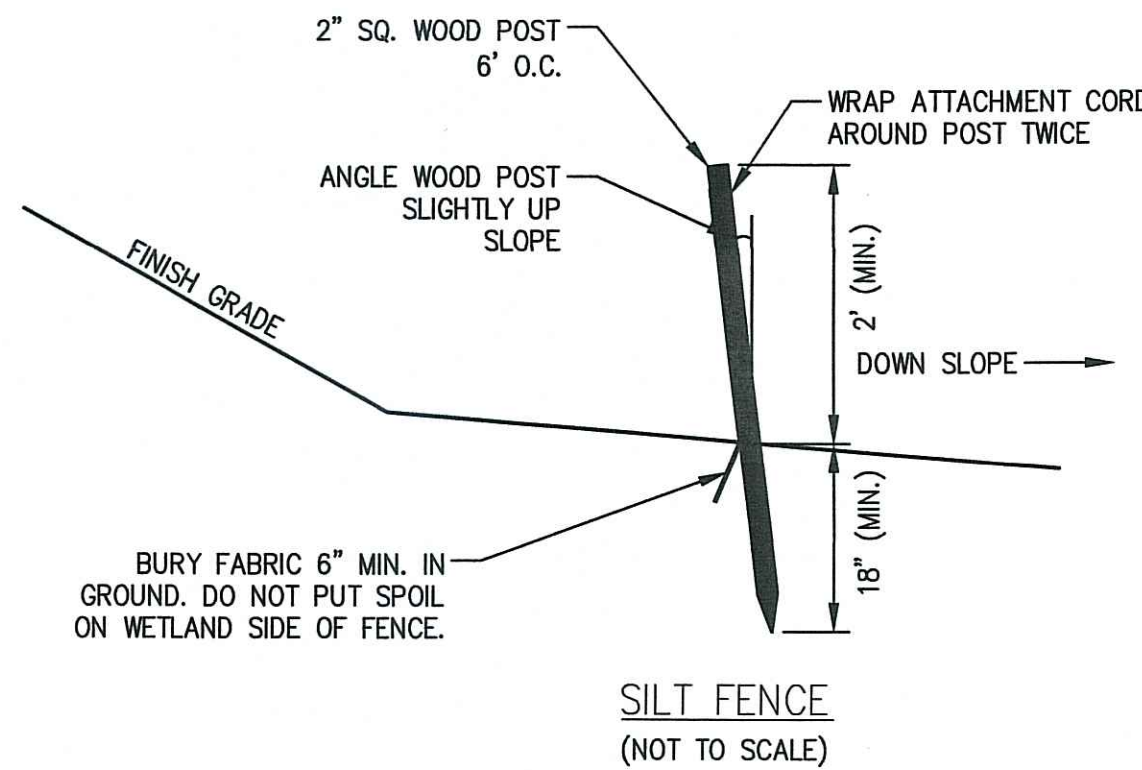
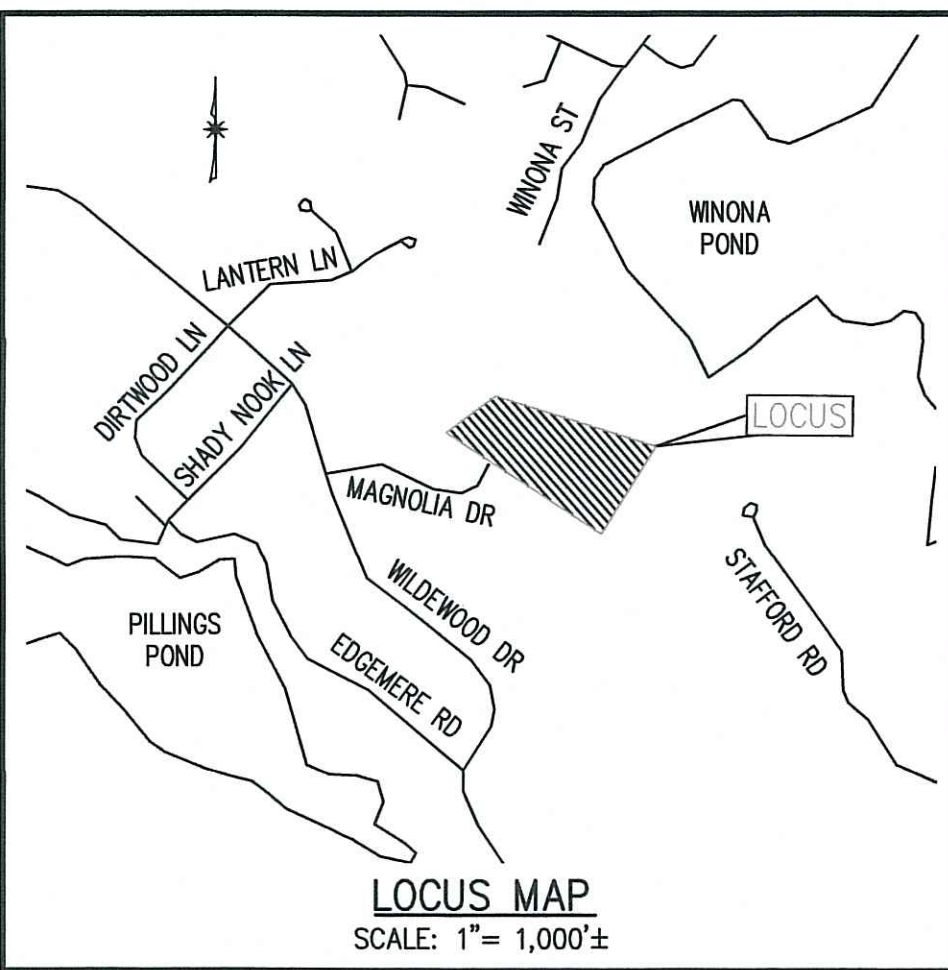
14 Magnolia Drive Lynnfield, Massachusetts



14 Magnolia Drive Lynnfield, Massachusetts

Attachment C

Permit Drawings



LEGEND:

---10---	MAJOR CONTOURS
---11---	MINOR CONTOURS
—OHW—	OVERHEAD ELECTRIC
—W—	WATER LINE
—DS—	DOWNSPOUT
△ A1	WETLAND FLAG
---	LIMIT OF BORDERING VEGETATED WETLAND
---	RECORD LIMIT OF BORDERING VEGETATED WETLAND (1990)
---	25' SETBACK FROM WETLAND
---	50' SETBACK FROM WETLAND
---	100' BUFFER ZONE
---	LIMIT OF FEMA FLOODPLAIN
---	TREELINE

GENERAL NOTES:

- THE EXISTING CONDITION DEPICTED HEREON IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY THE MORIN-CAMERON GROUP, INC. IN AUGUST 2023.
- THE LOCATIONS OF ALL UNDERGROUND UTILITY INFORMATION AND LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON A COMBINATION OF FIELD LOCATIONS AND COMPILED INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. LOCATIONS OF ALL UTILITIES SHOULD BE CONFIRMED WITH THE UTILITY PROVIDER PRIOR TO THE COMMENCEMENT OF ANY SITE WORK. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

FLOOD NOTE:

- A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE FEMA ZONE A AREA WITH 1% ANNUAL CHANCE OF FLOODING AS ILLUSTRATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 25009C0392F, WHICH HAS AN EFFECTIVE DATE OF JULY 3, 2012.

RECORD OWNER:

- MICHAEL & LINDSAY WEISS
14 MAGNOLIA DRIVE
LYNNFIELD, MA 01940
ASSESSORS MAP 36, LOT 1216
BOOK 36587, PAGE 400

WETLAND NOTE:

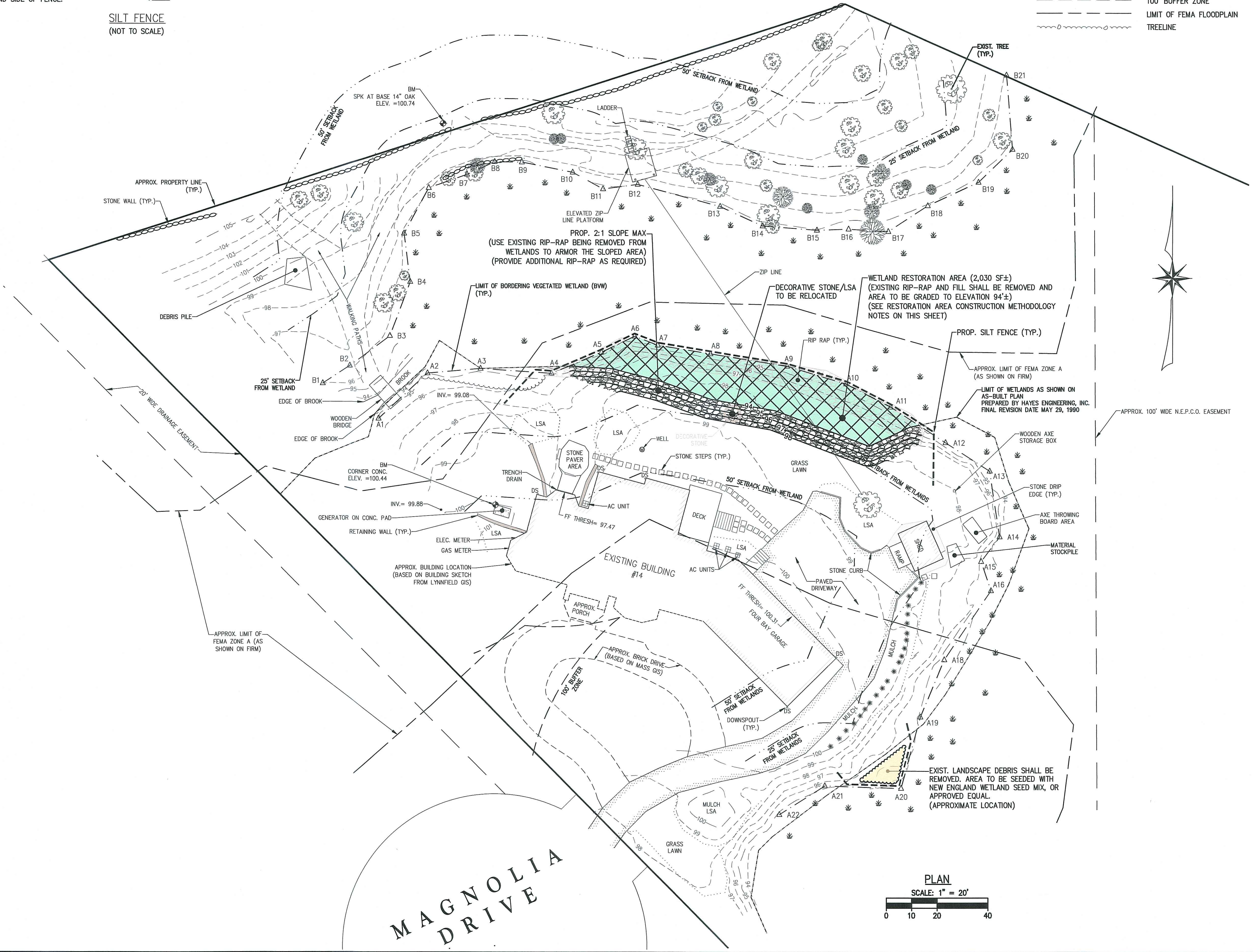
- WETLAND RESOURCE AREA DELINEATED ON AUGUST 29, 2023 BY EPSILON ASSOCIATES, INC., 3 MILL & MAIN PLACE, SUITE 250, MAYNARD, MA 01754 (978-897-7100).

DATUM:

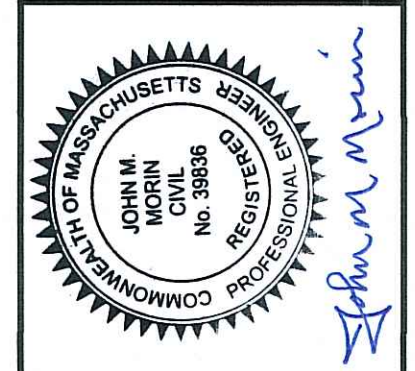
- ELEVATIONS HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD 88).

Proposed Wetland/Bordering Land Subject to Flooding Restoration Area Construction Methodology:

- SILT FENCE SHALL BE TRENCHED ALONG THE EDGE OF THE RESOURCE AREAS BELOW THE PROPOSED RESTORATION AREAS.
- THE WETLAND/FLOODPLAIN RESTORATION AREAS SHALL BE EXCAVATED TO A DEPTH OF AT LEAST ONE (1) FOOT BELOW THE PROPOSED FINISH GRADE UNDER THE DIRECTION OF A PROFESSIONAL WETLAND SCIENTIST OR CERTIFIED SOIL EVALUATOR. NOTE: IT MAY BE NECESSARY TO EXCAVATE TO A DEEPER DEPTH TO ENSURE THAT PROPER HYDROLOGY IS ACHIEVED.
- SOIL AMENDMENTS SHALL BE ADDED TO THE REPLICATION AREAS. A MIXTURE OF EQUAL VOLUMES OF ORGANIC AND MINERAL MATERIALS SHALL BE DEPOSITED INTO THE REPLICATION AREA UNTIL THE PROPOSED FINISH GRADE IS ACHIEVED. THE SOIL AMENDMENTS SHALL BE UNCONTAMINATED AND SHOULD NOT INCLUDE ANY WOODCHIPS. CLEAN LEAF COMPOST IS THE PREFERRED SOIL AMENDMENT TO ACHIEVE THIS STANDARD. MINERAL MATERIALS SHOULD BE PREDOMINANTLY IN THE LOAM, LOAMY SAND TO SILT LOAM TEXTURE RANGE, WITH MINIMAL QUANTITIES OF GRAVEL OR ROCK. TO ENSURE PROPER HYDROLOGY IS ACHIEVED, THIS WORK SHALL BE DONE UNDER THE DIRECTION OF A PROFESSIONAL WETLAND SCIENTIST OR CERTIFIED SOIL EVALUATOR.
- ONCE PROPER HYDROLOGY IS ACHIEVED, AND THE SOIL AMENDMENTS HAVE BEEN PLACED, THE AREA SHALL BE SEEDED WITH NEW ENGLAND WETMIX, OR APPROVED EQUAL, UNDER THE DIRECTION OF A PROFESSIONAL WETLAND SCIENTIST. THE SEED MIX SHALL BE BROADCAST ACCORDING TO THE MANUFACTURERS RECOMMENDATION OF 2500 SQ FT/LB.
- FOLLOWING THE SEEDING EFFORT, AT LEAST 75% OF THE SURFACE OF THE RESTORATION AREA SHALL BE RE-ESTABLISHED WITH PLANT SPECIES WITHIN TWO (2) COMPLETE GROWING SEASONS. MONITORING WILL OCCUR DURING THIS PERIOD AND IF AT THE END OF THE SECOND COMPLETE GROWING SEASON PROPER COVERAGE IS NOT ACHIEVED, MONITORING SHALL CONTINUE UNTIL PROPER COVERAGE IS ACHIEVED. NOTE: ADJACENT WETLAND AREAS ARE PREDOMINANTLY INHABITED WITH PHARAGMITES. IT IS HIGHLY LIKELY THAT PHARAGMITES WILL BE THE DOMINANT SPECIES WITHIN THE RESTORATION AREAS AT THE END OF THE SECOND COMPLETE GROWING SEASON.



The Morin-Cameron GROUP, INC.
 CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
 LAND SURVEYORS | LAND USE PLANNERS
 66 ELM STREET, DANVERS, MASSACHUSETTS 01923
 P: 978-777-8686, F: 978-777-8688, W: WWW.MORIN-CAMERON.COM



REVISIONS

NO.	DATE	DESCRIPTION

APPROVED FOR: MIKE WEISS
 PREPARED FOR: (ASSESSOR'S MAP 36, LOT 1216)
 LYNFIELD, MASSACHUSETTS
 14 MAGNOLIA DRIVE

SITE REDEVELOPMENT PLAN
 SDP
 DRAWING NO. 1 OF 1
 PROJ. #4241
 DRAWING: 4241_SDP.dwg

Attachment D

Abutter Notification Information

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

I, Greg J. Hochmuth, of Epsilon Associates, Inc., hereby give notice under pains and penalties of perjury that on November 3, 2023, I gave notice to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP Guide to Abutter Notification, in connection with the following matter:

A Notice of Intent was filed under the Massachusetts Wetlands Protection Act by Michael Weiss with the Town of Lynnfield Conservation Commission on November 3, 2023, for the property located at 14 Magnolia Drive. The form of the notification. The list of abutters to whom it was given, and their addresses, are attached to this Affidavit of Service. Proof of notification will be submitted at or before the first public hearing.



signature

November 1, 2023
date

Greg J. Hochmuth
printed name

Notice to Abutters

Massachusetts Wetlands Protection Act

Notice of Intent (NOI) and/or Abbreviated Notice of Resource Area Delineation (ANRAD) Filings

As required by M.G.L. c 131, s. 40 (“The Massachusetts Wetlands Protection Act”), an **APPLICANT** shall provide notification to all abutters and any property owner within 100 feet of the property line of the land where the activity is proposed, including if separated from that land by a public or private street.

The following applicant has filed a Notice of Intent with the Lynnfield Conservation Commission. A public hearing will be held as stated below.

Michael Weiss
NAME OF APPLICANT

14 Magnolia Drive
ADDRESS OF APPLICANT

14 Magnolia Drive
PROJECT ADDRESS

ASSESSOR’S MAP# 36 PARCEL# 1216

PROJECT DESCRIPTION: To restore bordering vegetated wetlands and bordering land subject to flooding.

November 21, 2023 @ 6:30 PM
DATE AND TIME OF PUBLIC HEARING, AT TOWN HALL. (Subject to change. Please check website for updated information.)

The public hearing is advertised in *The Lynnfield Villager*.

Copies of the Notice of Intent & plans may be examined in the Conservation Commission Office on the lower level at Town Hall on Mondays-Thursdays from 9:00 A.M. – 4:00 P.M, however, an appointment made in advance is encouraged. Please call Emilie Cademartori, Director of Planning & Conservation at (781) 334-9495 to make an appointment, or for any other questions.



TOWN OF LYNNFIELD

ASSESSORS OFFICE

55 Summer Street, Lynnfield, MA 01940

781-334-9450

www.town.lynnfield.ma.us

REQUEST FOR CERTIFIED ABUTTERS LIST

****CERTIFIED LIST WILL BE PROVIDED WITHIN TEN WORKING DAYS ****

PROPERTY LOCATION: 14 Magnolia Drive ASSESSORS MAP#: 36 LOT #: 1216

OWNER NAME: Michael & Lindsay Weiss

REASON FOR ABUTTERS LIST: Conservation Filing

FEE: \$15.00 for first five pages, \$1.00 after each consecutive page.

CONSERVATION COMMISSION
Within 100 ft.

PLANNING BOARD
Within 300 ft.

BOARD OF APPEALS
Within 300 ft.

BOARD OF HEALTH
Immediate abutter and directly across the street

LIQUOR LICENCE
Direct Abutters & Any School,
Church or Hospital within 500 ft.

HISTORICAL COMMISSION
Within 300 ft.

Requested By: Greg Hochmuth Date: 10/11/2023

Phone Number: 978-590-6416 email: _____

ghochmuth@epsilonassociates.com

-----Assessors Use Only-----

CERTIFIED BY: *Theresa C. [Signature]* DATE: 10.11.23

DATE PAID: _____ CASH \$/Amt: _____ CHECK #/Amt. _____

DELIVERY METHOD: EMAIL US MAIL PICK UP

Rev. 10/21/21



100 feet Abutters List Report

Lynnfield, MA
October 11, 2023

Subject Property:

Parcel Number: 0036-0000-1216
CAMA Number: 0036-0000-1216
Property Address: 14 MAGNOLIA DR

Mailing Address: WEISS MICHAEL, T/E WEISS LINDSAY,
T/E
14 MAGNOLIA DR
LYNNFIELD, MA 01940

Abutters:

Parcel Number: 0031-0000-2571
CAMA Number: 0031-0000-2571
Property Address: REAR MAGNOLIA DR

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

Parcel Number: 0036-0000-0567
CAMA Number: 0036-0000-0567
Property Address: BROAD MEADOWS

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

Parcel Number: 0036-0000-1031
CAMA Number: 0036-0000-1031
Property Address: 4 MAGNOLIA DR

Mailing Address: COVA HOLDINGS LIMITED LLC
151 BEACHSIDE DR
ORCHID, FL 32963-9576

Parcel Number: 0036-0000-1038
CAMA Number: 0036-0000-1038
Property Address: 6 MAGNOLIA DR

Mailing Address: ROSELANDO JAMES J, T/E ROSELANDO
VINCENZA, T/E
6 MAGNOLIA DRIVE
LYNNFIELD, MA 01940

Parcel Number: 0036-0000-1141
CAMA Number: 0036-0000-1141
Property Address: 8 MAGNOLIA DR

Mailing Address: PINTO JOSE A, T/E PINTO AMARILIS,
T/E
8 MAGNOLIA DRIVE
LYNNFIELD, MA 01940

Parcel Number: 0036-0000-1143
CAMA Number: 0036-0000-1143
Property Address: 10 MAGNOLIA DR

Mailing Address: PAUL FAMILY TRUST TALYA PAUL
TRUSTEE
10 MAGNOLIA DR
LYNNFIELD, MA 01940

Parcel Number: 0036-0000-1168
CAMA Number: 0036-0000-1168
Property Address: 17 MAGNOLIA DR

Mailing Address: TSATSKIS ALEXANDER, J/T/R/S POPPE
MANDY LYNN, J/T/R/S
17 MAGNOLIA DR
LYNNFIELD, MA 01940

Parcel Number: 0036-0000-1895
CAMA Number: 0036-0000-1895
Property Address: 1 MAGNOLIA DR

Mailing Address: WILDEWOOD GREENBELT CORP
PO BOX 334
LYNNFIELD, MA 01940

Parcel Number: 0036-0000-1955
CAMA Number: 0036-0000-1955
Property Address: REAR MAIN ST

Mailing Address: NEW ENGLAND POWER COMPANY
PROPERTY TAX DEPT
40 SYLVAN ROAD
WALTHAM, MA 02451

Parcel Number: 0036-0000-1955
CAMA Number: 0036-0000-1955
Property Address: 1 REAR BROAD WAY

Mailing Address: NEW ENGLAND POWER COMPANY
LARSON SHANNON
40 SYLVAN ROAD
WALTHAM, MA 02451



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



100 feet Abutters List Report

Lynnfield, MA
October 11, 2023

Parcel Number: 0036-0000-1955
CAMA Number: 0036-0000-1955
Property Address: REAR MAIN ST

Mailing Address: NEW ENGLAND POWER COMPANY
PROPERTY TAX DEPT
40 SYLVAN ROAD
WALTHAM, MA 02451

Parcel Number: 0036-0000-1955
CAMA Number: 0036-0000-1955
Property Address: 1 REAR BROAD WAY

Mailing Address: NEW ENGLAND POWER COMPANY
LARSON SHANNON
40 SYLVAN ROAD
WALTHAM, MA 02451

Parcel Number: 0036-0000-2055
CAMA Number: 0036-0000-2055
Property Address: 182 REAR LOCKSLEY RD

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



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10/11/2023

Page 2 of 2