

NOTICE OF INTENT

19 Ryan Road
Lynnfield, Massachusetts

May 19, 2021

Owner/Applicant:

Deborah Croke
19 Ryan Road
Lynnfield, MA 01940

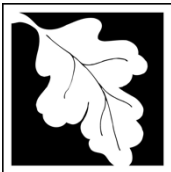
Prepared By:

Williams & Sparages, LLC
189 North Main Street, Suite 101
Middleton, MA 01949
Ph: 978-539-8088
Fax: 978-539-8200
www.wsengineers.com

W&S Project No:

LYNF-0125





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>19 Ryan Road</u> a. Street Address	<u>Lynnfield</u> b. City/Town	<u>01940</u> c. Zip Code
Latitude and Longitude:		
<u>30</u> f. Assessors Map/Plat Number	<u>42.533279 N</u> d. Latitude	<u>-71.033562 W</u> e. Longitude
	<u>2478</u> g. Parcel /Lot Number	

2. Applicant:

<u>Deborah</u> a. First Name	<u>Croke</u> b. Last Name	
<u></u> c. Organization		
<u>19 Ryan Road</u> d. Street Address		
<u>Lynnfield</u> e. City/Town	<u>MA</u> f. State	<u>01940</u> g. Zip Code
<u>781-608-3865</u> h. Phone Number	<u></u> i. Fax Number	<u>dacroke@gmail.com</u> j. Email Address

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

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

4. Representative (if any):

<u>Thorsen</u> a. First Name	<u>Akerley</u> b. Last Name	
<u>Williams & Sparages LLC</u> c. Company		
<u>189 North Main Street</u> d. Street Address		
<u>Middleton</u> e.	<u>MA</u> f. State	<u>01949</u> g. Zip Code
<u>978-539-8088</u> h. Phone Number	<u>978-539-8200</u> i. Fax Number	<u>takerley@wsengineers.com</u> j. Email address

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

<u>\$110.00</u> a. Total Fee Paid	<u>\$42.50</u> b. State Fee Paid	<u>\$67.50</u> c. City/Town Fee Paid
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A. General Information (continued)

6. General Project Description:

Proposed installation of a repair leaching facility and pump chamber within jurisdictional areas of the Wetlands Protection Act.

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:

Essex South

a. County

09099

c. Book

b. Certificate # (if registered land)

0461

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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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 3. cubic yards dredged	2. square feet

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 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 checked="" type="checkbox"/> Riverfront Area	Bates Brook - Inland (grandfathered for septic repair)	
	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: 9,562.2 square feet

4. Proposed alteration of the Riverfront Area:

3,097.4 (exempt - restored to lawn area) 0 b. square feet within 100 ft. 3,097.4 (exempt - restored to lawn area)

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.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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

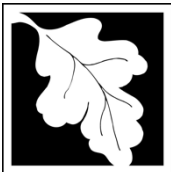
	Size of Proposed Alteration	Proposed Replacement (if any)
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/>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

- 8/2017
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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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:

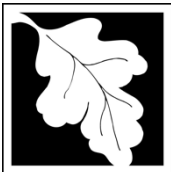
Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

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).



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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.



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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.

Sanitary Disposal System Repair Plan

a. Plan Title

Williams & Sparages LLC

Thorsen A. Akerley, R.S.

b. Prepared By

c. Signed and Stamped by

5/26/2021

1"=10'

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:

4577

2. Municipal Check Number

4/27/2021

3. Check date

4576

4. State Check Number

4/27/2021

5. Check date

Deborah

6. Payor name on check: First Name

Croke

7. Payor name on check: Last Name

DEBORAH A. CROKE
19 RYAN ROAD
LYNNFIELD, MA 01940

53-7136/2113

4577

DATE 4/27/2021



PAY TO Town of Lynnfield | \$ 67.50
THE ORDER OF
Sixty seven dollars + 50/100 DOLLARS Security Features Included. Details on Back.



The Savings Bank
Wakefield, MA 01880

MEMO NOI

Deborah A. Croke MP

⑆ 211371366⑆ 2300668019⑈ 04577

SPECIALTY GRAY

DEBORAH A. CROKE
19 RYAN ROAD
LYNNFIELD, MA 01940

53-7136/2113

4576

DATE 4/27/2021



PAY TO Commonwealth of Massachusetts | \$ 42.50
THE ORDER OF
Forty two dollars + 50/100 DOLLARS Security Features Included. Details on Back.



The Savings Bank
Wakefield, MA 01880

MEMO State NOI

Deborah A. Croke MP

⑆ 211371366⑆ 2300668019⑈ 04576

SPECIALTY GRAY



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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.

Deborah C. Groke
1. Signature of Applicant

4/27/2021
2. Date

3. Signature of Property Owner (if different)

Thorsen Akerley
5. Signature of Representative (if any)

4. Date

5/25/2021
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:

19 Ryan Road
 a. Street Address
 4576
 c. Check number
 Lynnfield
 b. City/Town
 \$42.50
 d. Fee amount

2. Applicant Mailing Address:

Deborah
 a. First Name
 Croke
 b. Last Name
 c. Organization
 19 Ryan Road
 d. Mailing Address
 Lynnfield
 e. City/Town
 781-608-3865
 h. Phone Number
 MA
 f. State
 01940
 g. Zip Code
 dacroke@gmail.com
 j. Email Address
 i. Fax Number

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

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

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.



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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
1,a	1	\$110.00	\$110.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			\$110.00
Step 6/Fee Payments:			
Total Project Fee:			\$110.00
State share of filing Fee:			\$42.50
City/Town share of filing Fee:			\$67.50
			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.)

Introduction:

The subject parcel is located roughly a quarter mile south of the Lynnfield High School on the southwestern portion of Ryan Road. The subject parcel (Map 30, Lot 2478) totals approximately 13,720 S.F. in area and is currently developed with a 2-story single family home, stone driveway and wooden deck off the rear of the dwelling. According to the Lynnfield Assessor’s Department, the dwelling was constructed in 1928. The subject parcel is bounded to the north by Ryan Road, to the east by residential homes along Pillings Pond Road, to the west and south by Pillings Pond. The subject parcel is located within the RB zoning district.

The site is primarily comprised of lawn along Ryan Road. The front of the house faces Pillings Pond and is largely comprised of additional lawn area and landscaped area which gradually slopes towards the Pond. There is a thin fringe of Bordering Vegetated Wetland (BVW) along the pond. According to the NRCS Web Soil Survey, soils on the property are mapped as 306B, Paxton fine sandy loam. According to the most recent Natural Heritage and Endangered Species Program, (NHESP), Atlas the parcel is not mapped as Priority Habitat of Rare Species or Estimated Habitat of Rare Wildlife by the Division of Fisheries and Wildlife NHESP. In addition, the area is not mapped as an Area of Critical Environmental Concern. The property lies within a Zone A to a public water supply. Pillings Pond is considered a tributary to a public water supply, and more specifically, is a tributary to Hawkes Pond.

The current homeowner of 19 Ryan Road is in the process of seeking approval for a septic system repair plan for her property. Although the system did not fail an official Title 5 inspection, it was determined at a regular pumpout that the existing subsurface sanitary disposal system was no longer functioning properly. Since that time, the homeowner was granted the emergency use of a tight tank by the Lynnfield Board of Health, with the eventual plan of installing an associated leaching facility. A 2,500 gallon tight tank was installed at the property in late 2019 to help avoid any public health or environmental impact to Pillings Pond and subsequently the Lynn water supply (Hawkes Pond). At this time, the associated Septic System Repair Plan has been approved by the Lynnfield Board of Health, and is undergoing review by the MassDEP Wastewater program.

Proposed Project:

The project proposes to repair the existing substandard onsite wastewater treatment system and install a new 423 S.F. Presby Advanced Enviro-Septic leaching facility and pump chamber. To that end, the homeowner is proposing to install the aforementioned leaching facility and pump chamber within the 100’ buffer zone to the Inland Bank and 100’ buffer zone to BVW along the Pond. Specific setbacks to each resource area are



shown on the accompanying plan. All work associated with the repair leaching facility and pump chamber is located further than 25' from the edge of Inland Bank and BVW, and is located within existing lawn.

Due to the layout and size of the lots, it is not feasible to site the repair leaching facility further away from the aforementioned resource areas. In the current layout, the leaching facility is proposed directly along the property line, and adheres to the 10' property line setback. The pump chamber has also been proposed on the upland side of the yard as far as practicable from the existing tight tank. An impermeable HDPE barrier is also proposed to surround the entire proposed leaching facility.

Due to a relatively high groundwater table at the site, the proposed leaching facility does need to be elevated slightly to maintain a 4' separation between the bottom of the leaching facility and estimated seasonally high groundwater. As a result, the grade surrounding the leaching facility needs to be elevated by approximately 3'. Thus, some grading is required along the perimeter of the leaching facility and towards Pillings Pond. The associated disturbed lawn area will be loamed, seeded and permanently stabilized prior to the removal of erosion controls. Ultimately, the proposed subsurface onsite wastewater system will result in a substantial improvement of wastewater treatment compared to what was previously existing at the project site.

Bordering Vegetated Wetlands (BVW):

The BVW on the subject parcel was delineated by Thorsen Akerley on November 14, 2019. The BVW was delineated as the "A-series" on the accompanying Sanitary Disposal System Repair Plan.

The BVW contains only a small fringe along the edge of Pillings Pond. There is a clear embankment along the Pond, which hasn't allowed the formation of a significant BVW.

Inland Bank:

The bank, or edge of Pillings Pond, was located in the field and is shown on the accompanying plan as well. The bank is located a few feet towards Pillings Pond compared to the edge of BVW.

No work is proposed on or within 30' of Inland Bank.



Bordering Land Subject to Flooding (Zone AE):

There is a 100 year FEMA Zone AE, (Elevation 98 - NAVD88), which extends onto the subject property according to Community Panel 25009C0391F, dated July 3, 2012.

No work is proposed within Bordering Land Subject to Flooding.

Riverfront Area:

According to the most recent USGS maps of the area, there is a mapped perennial stream to the north of the subject parcel. On MassGIS, portions of this area are shown as Pillings Pond. Because of this, a conservative approach to demarcating the edge of the River was used and is shown from the edge of where the perennial stream, as shown on the most recent USGS maps, connects into Pillings Pond. As this area is well off of the subject property, the associated 200' Riverfront Area is shown as approximate from MassGIS. At its closest point, the proposed leaching facility is 129.5' from the edge of the stream.

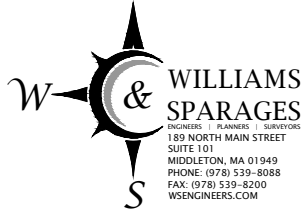
In accordance with 310 CMR 10.58(6)(d), the repair of septic systems in existence of August 7, 1996 are grandfathered and therefore exempt from the Riverfront Area regulations. As discussed above, the alternatives to siting the system elsewhere on the property, or connecting into a municipal sewer system are non-existent.

Erosion Controls:

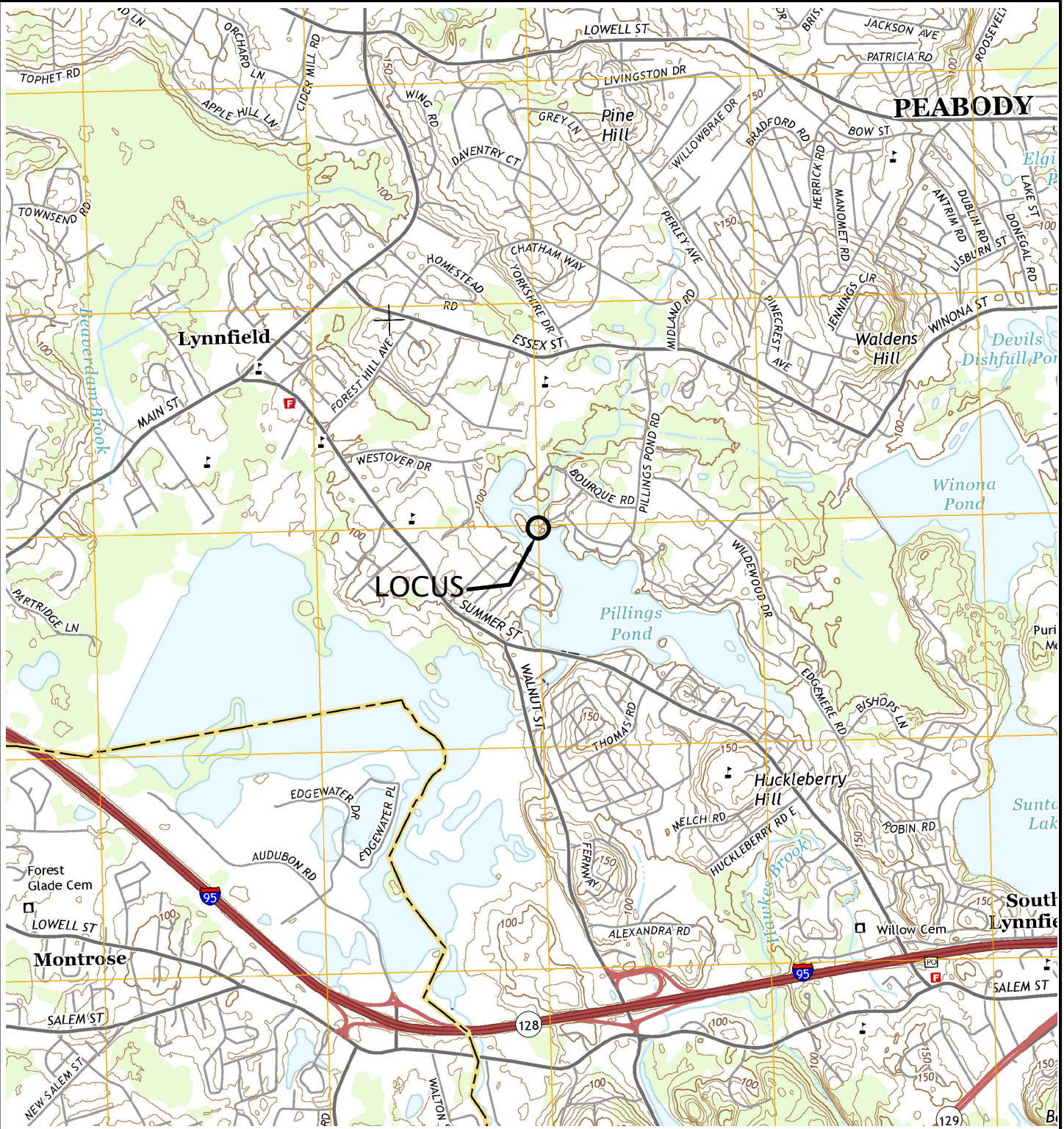
Erosion Controls in the form of a 6" mulch sock is proposed to be installed prior to construction and will remain in place until all work on site is stable. The location of the proposed erosion controls are shown on the accompanying plan.



WILLIAMS & SPARAGES
CIVIL ENGINEERING &
LAND SURVEYORS



189 NORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200



UNITED STATES GEOLOGIC SURVEY MAP
READING, MASS QUAD
SCALE: 1:24,000 (metric contours)

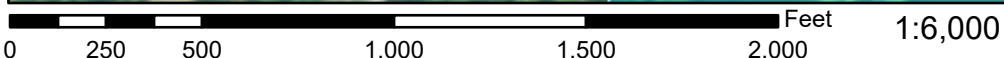
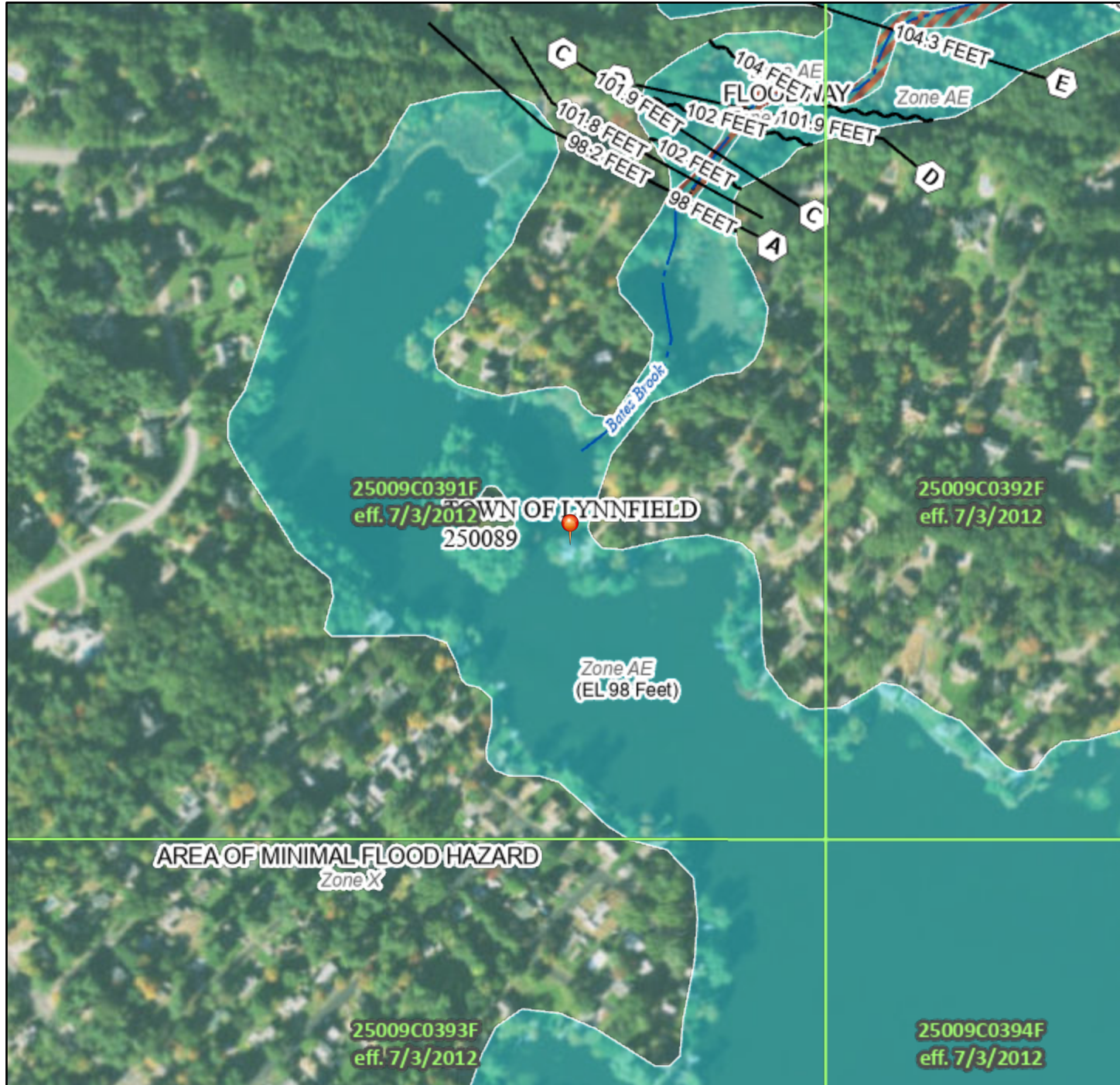
LOCUS MAP
#19 RYAN ROAD
LYNNFIELD, MA 01940



National Flood Hazard Layer FIRMMette



71°2'20"W 42°32'13"N



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		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 Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		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 **5/25/2021 at 3:31 PM** 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.



AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act and Lynnfield Wetlands Protection Bylaw and Regulations

(To be submitted to the Massachusetts Department of Environmental Protection and the Conservation Commission when filing a Notice of Intent)

I, Thorsen Akerley, hereby certify under the pains and penalties of perjury that on May 27, 2021 I gave notification to abutters in compliance with the second paragraph of Massachusetts General Law Chapter 131, Section 40, Lynnfield Wetlands Protection Bylaw and Regulations, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

A Notice of Intent was filed under Massachusetts Wetlands Protection Act by Deborah Croke with the Town of Lynnfield Conservation Commission on May 27, 2021 for property located at 19 Ryan Road.

The form of the notification, and a list of the abutters to whom it was given and their addresses, are attached to this Affidavit of Service.

Thorsen Akerley
Name

5/27/2021
Date



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.

Deborah Croke
NAME OF APPLICANT

19 Ryan Road, Lynnfield, MA
ADDRESS OF APPLICANT

19 Ryan Road, Lynnfield, MA
PROJECT ADDRESS

ASSESSOR’S MAP# 30 PARCEL# 2478

PROJECT DESCRIPTION: Proposed installation of a repair leaching facility and pump chamber within jurisdictional areas of the Wetlands Protection Act and Lynnfield Wetlands Protection Bylaw and Regulations.

June 15th @ 6:30pm

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.

RECEIVED

MAR 22 2021

LYNNFIELD
BOARD OF ASSESSORS

TOWN OF LYNNFIELD
BOARD OF ASSESSORS
55 Summer Street
Lynnfield, MA 01940
Ph:781-334-9450 Fax:781-334-9419

REQUEST FOR CERTIFICATION OF ABUTTER'S LIST

To be submitted to (check one)

- Board of Appeals
- Board of Health
- Conservation Commission
- Planning Board
- Other _____

If this form is not complete it will be returned.

Fee: \$5.00 for first five pages \$1.00 each consecutive page

Property owner of record: Deborah CROKE

✓ Address of Property: 19 Ryan Road

Assessor's Map # 30 Parcel # 2478

Name of Applicant (print) Thor Akerley

Applicant Address 189 North Main Street

Middleton, Ma 01949
(No. & Street)

Applicant's Telephone 978-539-8588
(City/Town & State)

CERTIFIED LIST WILL BE PROVIDED WITHIN SEVEN TO TEN WORKING DAYS

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

Certified by: Donna Peary

\$ 5.00 owes

Date: 3/25/21



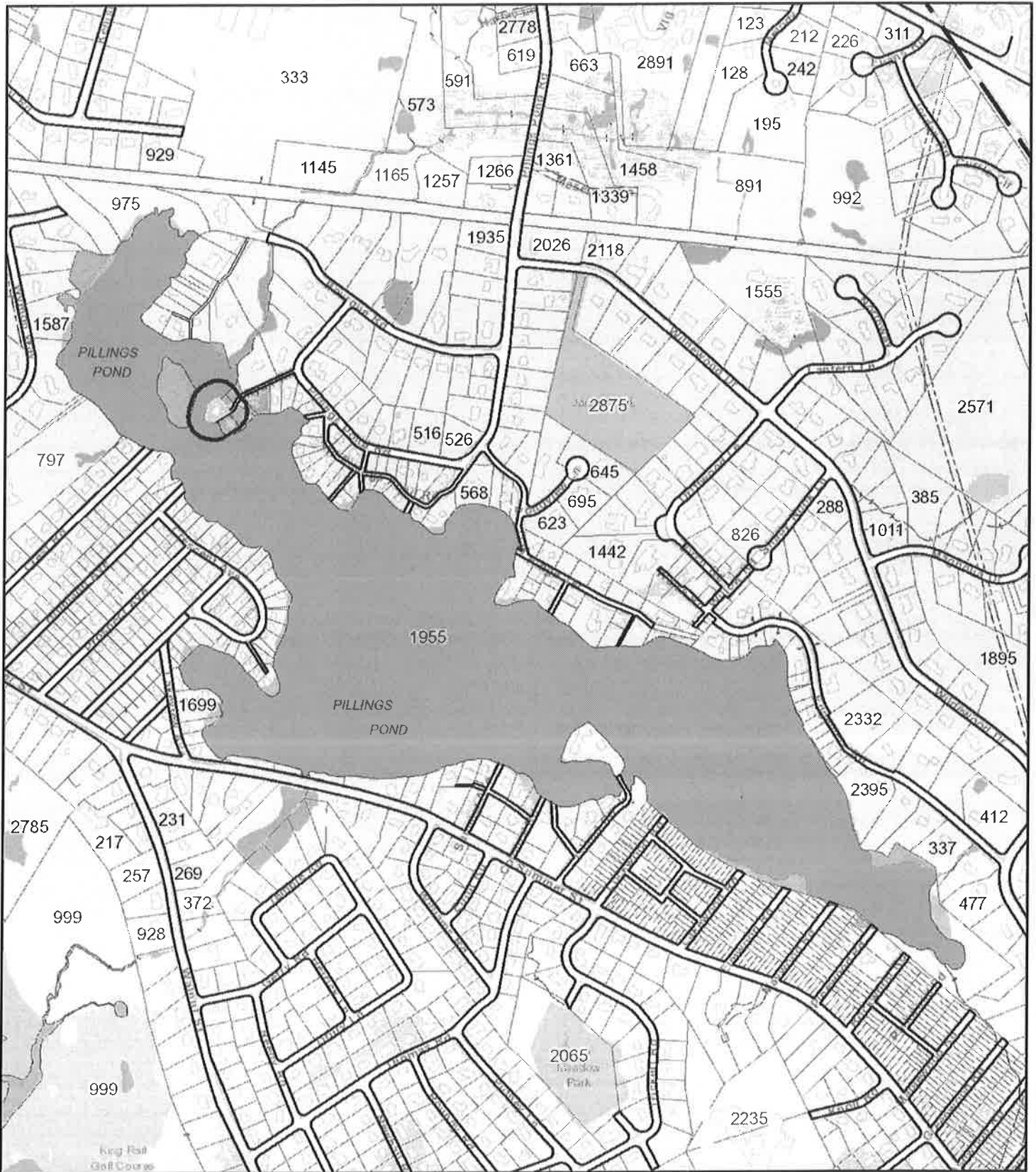
19 rYAN-100 ft

Lynnfield, MA

1 inch = 700 Feet



March 25, 2021



Data shown on this map 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 map.



100 foot Abutters List Report

Lynnfield, MA
March 25, 2021

Subject Property:

Parcel Number: 0030-0000-2478
CAMA Number: 0030-0000-2478
Property Address: 19 RYAN RD

Mailing Address: CROKE DEBORAH A
19 RYAN RD
LYNNFIELD, MA 01940

Abutters:

Parcel Number: 0030-0000-2391
CAMA Number: 0030-0000-2391
Property Address: BELLEVUE ISLAND

Mailing Address: WILLIAMSON NICHOLAS S
487 LOCUST STREET
DANVERS, MA 01923

Parcel Number: 0030-0000-2486
CAMA Number: 0030-0000-2486
Property Address: 10 RYAN RD

Mailing Address: MAIETTA MICHAEL, T/E MAIETTA
FELICIA RAVOTTI, T/E
10 RYAN RD
LYNNFIELD, MA 01940

Parcel Number: 0030-0000-2487
CAMA Number: 0030-0000-2487
Property Address: 14 RYAN RD

Mailing Address: MANSFIELD KIRK P
14 RYAN ROAD
LYNNFIELD, MA 01940

Parcel Number: 0035-0000-0313
CAMA Number: 0035-0000-0313
Property Address: 16 RYAN RD

Mailing Address: ARMISTEAD SY, T/E ARMISTEAD
RICHARD, T/E
16 RYAN RD
LYNNFIELD, MA 01940

Parcel Number: 0035-0000-1955
CAMA Number: 0035-0000-1955
Property Address: PILLINGS POND RD

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



www.cal-tech.com

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