

NOTICE OF INTENT

385 Summer Street
Lynnfield, Massachusetts

November 3, 2023

Owner:

DJNAN, LLC
Mary Zynsky
161 Chestnut Street
Providence RI, 02903

Applicant:

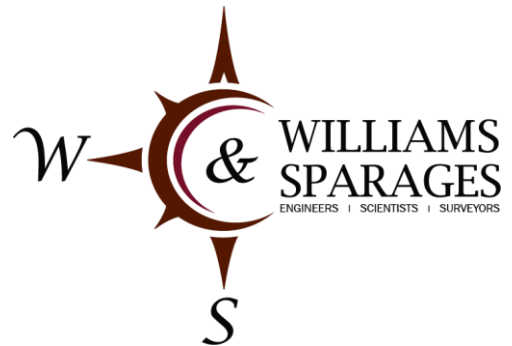
Stephen D. Fantone
340 Summer Street
Lynnfield, MA 01940

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-0155





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):

385 Summer Street
a. Street Address

Lynnfield
b. City/Town

01940
c. Zip Code

Latitude and Longitude:
42.528443 N
d. Latitude

-71.040369 W
e. Longitude

34
f. Assessors Map/Plat Number

2187, 2785, and 2885
g. Parcel /Lot Number

2. Applicant:

Stephen D.
a. First Name

Fantone
b. Last Name

c. Organization

340 Summer Street
d. Street Address

Lynnfield
e. City/Town

MA
f. State

01940
g. Zip Code

617-719-8893
h. Phone Number

i. Fax Number

sdfantone@optikos.com
j. Email Address

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

Mary
a. First Name

Zynsky
b. Last Name

DJNAN, LLC
c. Organization

161 Chestnut Street
d. Street Address

Providence
e. City/Town

RI
f. State

02903
g. Zip Code

401-331-6900
h. Phone Number

i. Fax Number

zynskystudio@tootszynsky.com
j. Email address

4. Representative (if any):

Thorsen
a. First Name

Akerley
b. Last Name

Williams & Sparages LLC
c. Company

189 North Main Street
d. Street Address

Middleton
e. City/Town

MA
f. State

01949
g. Zip Code

978-539-8088
h. Phone Number

978-539-8200
i. Fax Number

takerley@wsengineers.com
j. Email address

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

\$220.00
a. Total Fee Paid

\$97.50
b. State Fee Paid

\$122.50
c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Proposed construction of an addition, deck, driveway replacement, covered entry porch and septic system repair within the 100' buffer zone to Bordering Vegetated Wetlands.

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	b. Certificate # (if registered land)
25047	216
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.



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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced

- f. 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. squarefeet between 100 ft. and 200 ft.

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

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

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

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



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

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

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

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

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

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

	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	
4. <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



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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

1. 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**

8/2021

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*

1. Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage
 2. Assessor's Map or right-of-way plan of site
2. 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.

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



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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.

Septic System Repair Design Plan - 385 Summer Street

a. Plan Title

Williams & Sparages LLC

Peter M. Blaisdell, P.E., P.L.S.

b. Prepared By

c. Signed and Stamped by

10/27/2023

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:

4003

10/31/2023

2. Municipal Check Number

3. Check date

4002

10/31/2023

4. State Check Number

5. Check date

Stephen D.

Fantone

6. Payor name on check: First Name

7. Payor name on check: Last Name

ELIZABETH A W FANTONE
STEPHEN D FANTONE
340 SUMMER ST
LYNNFIELD, MA 01940-1830

4002

53-13/110 MA
220

10/31/2023
Date

Pay To The Order Of Commonwealth of Massachusetts | \$ 97.50

Ninety seven and 50/100 Dollars



BANK OF AMERICA

ACH R/T 011000138

For State portion of filing fee Elizabeth Fantone NP

⑆0⑆1⑆000⑆38⑆0000⑆0⑆69763⑆4002

Harland Clarke

ELIZABETH A W FANTONE
STEPHEN D FANTONE
340 SUMMER ST
LYNNFIELD, MA 01940-1830

10/31/2023
Date

4004
53-13/110 MA
Z20

Pay To The Order Of The Lynnfield Villager \$ 50.00

Fifty and 00/100
BANK OF AMERICA
Dollars



ACH R/T 011000138

For Legal Ad Fee Elizabeth Fantone

⑆011000138⑆ 000010169763⑆4004

Handed Over

ELIZABETH A W FANTONE
STEPHEN D FANTONE
340 SUMMER ST
LYNNFIELD, MA 01940-1830

10/31/2023
Date

4003
53-13/110 MA
Z20

Pay To The Order Of Town of Lynnfield \$ 122.50

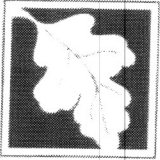
One hundred twenty two and 50/100
BANK OF AMERICA
Dollars



ACH R/T 011000138

For Town portion of filing fee Elizabeth Fantone

⑆011000138⑆ 000010169763⑆4003



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

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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.

1. Signature of Applicant *Steph D. Fenton*

3. Signature of Property Owner (if different) *Mary Ann Zygmunt*

5. Signature of Representative (if any) *Thorsen Akerley*

2. Date October 31, 2023

4. Date 10/31/2023

6. Date 11/2/2023

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:

385 Summer Street
 a. Street Address
 4002
 c. Check number
 Lynnfield
 b. City/Town
 \$97.50
 d. Fee amount

2. Applicant Mailing Address:

Stephen D.
 a. First Name
 Fantone
 b. Last Name
 c. Organization
 340 Summer Street
 d. Mailing Address
 Lynnfield MA 01940
 e. City/Town f. State g. Zip Code
 617-719-8893 sdfantone@optikos.com
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

Mary Zynsky
 a. First Name b. Last Name
 DJNAN, LLC
 c. Organization
 161 Chestnut Street
 d. Mailing Address
 Providence RI 02903
 e. City/Town f. State g. Zip Code
 401-331-6900 zynskystudio@tootszynsky.com
 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.

Introduction:

The subject property is located in southcentral Lynnfield just north of King Rail Golf Course. The property abuts Reedy Meadow to the south and is otherwise bordered by residential properties along Summer Street. The 26,000 s.f. parcel is currently improved by a single-family home, that according to the Lynnfield Assessor's database was constructed in 1951. Topographically, the site generally slopes north to south towards Reedy Meadow. The property is located within the Residential (RA) zoning district.

According to the NRCS Web Soil Survey, soils within the subject lot are mapped as 52A, Freetown muck and 622C, Paxton urban land complex. No work is proposed within areas mapped as Priority Habitat of Rare or Endangered Species by the Natural Heritage and Endangered Species Program. The subject parcel is not located within an Area of Critical Environmental Concern. The parcel is also not mapped as an Outstanding Resource Water, however the wetland system associated with Reedy Meadow does border on a tributary to a surface water supply.

An Abbreviated Notice of Resource Area Delineation (ANRAD) was filed with the Lynnfield Conservation Commission on February 23, 2022, at the above property for the review and approval of the resource areas identified below and on the adjacent parcel. An Order of Resource Area Delineation was issued by the Lynnfield Conservation Commission confirmed the resource area boundaries shown on the accompanying plan in March of 2022.

Proposed Project:

The applicant is proposing to construct an addition with garage space underneath, a wooden deck with stairs, driveway replacement, a covered entry porch and a repair septic system within the 100' buffer zone to Bordering Vegetated Wetlands (BVW).

The existing septic system is comprised of a leaching pit that is in substandard condition. With the property under contract to sell and the existing system unlikely to pass a Title 5 inspection, the applicant is proposing to install a new septic tank and leaching field to serve the existing dwelling. There is no increase in design flow proposed. Soil testing was performed in existing lawn areas to the west of the existing driveway. Given the location of the existing dwelling and driveway, this was a logical location to site the leaching facility while maintaining at least a 50' setback to the edge of BVW. Due to the slope of the yard and requirements of 310 CMR 15.000, some grading is proposing towards the edge of BVW to comply with side slope requirements adjacent to the proposed leaching field. A HDPE impervious barrier is proposed to aid in reducing the amount of grading needed within the buffer zone.



A 24' x 26' addition with a garage under is proposed to connect to the existing dwelling. The addition is proposed entirely within a portion of the existing dwelling, lawn area, existing concrete, and existing outbuilding/shed. A 16' x 26' wood deck with stairs is proposed alongside the addition. Due to the location of the proposed addition and leaching field, the existing paved driveway is proposed to be reconfigured. The entirety of the proposed driveway is shown within the existing paved driveway or within existing lawn adjacent to the existing dwelling and greater than 50' from BVW. A 6' x 17' covered entry porch with steps is also proposed along the front of the house and is along the outskirts of the 100' buffer zone to BVW. This proposed work lies within existing lawn area and within the existing concrete walkway along the existing driveway.

Although the subject parcel is not subject to the Lynnfield Wetland Protection Bylaw, solely the wood deck and stairs are proposed within 50' of BVW. At its closest point, the deck is proposed 36.1' to the edge of BVW and is proposed entirely within existing lawn. Additionally, no work is proposed within 25' of BVW.

Bordering Vegetated Wetlands (BVW):

A-series:

This resource area was delineated in the field and is shown on the accompanying plan as the "A-series". Wetland flags A1-A10 delineate this resource area. This resource area is an extension of the BVW associated with Reedy Meadow and extends towards the backyard of 385 Summer Street. Much of this BVW occurs within existing maintained lawn, thus the delineation was primarily based on the presence of hydric soils.

No work is proposed within BVW.

Bordering Land Subject to Flooding (Zone AE):

There is a 100-year FEMA Zone AE, (Elevation 73 - NAVD88), which extends onto the subject property according to Community Panel 25009C0393F, dated July 3, 2012. The resource area is shown on the accompanying plan at its corresponding elevation on the subject property.

No work is proposed within Bordering Land Subject to Flooding.



Erosion Controls:

Erosion controls in the form of silt fence and 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.



Attachment A

“Temporary Seeding Guidance Document”

Maintenance

Inspect seeded areas for failure and make necessary repairs and reseed immediately. Conduct or follow-up survey after one year and replace failed plants where necessary.

If vegetative cover is inadequate to prevent rill erosion, overseed and fertilize in accordance with soil test results.

If a stand has less than 40% cover, reevaluate choice of plant materials and quantities of lime and fertilizer. Re-establish the stand following seedbed preparation and seeding recommendations, omitting lime and fertilizer in the absence of soil test results. If the season prevents resowing, mulch or jute netting is an effective temporary cover.

Seeded areas should be fertilized during the second growing season. Lime and fertilize thereafter at periodic intervals, as needed.

References

North Carolina Department of Environment, Health, and Natural Resources, *Erosion and Sediment Control Field Manual*, Raleigh, NC, February 1991.

Personal communication, Richard J. DeVergilio, USDA, Natural Resources Conservation Service, Amherst, MA.

U.S. Environmental Protection Agency, *Storm Water Management For Construction Activities*, EPA-832-R-92-005, Washington, DC, September, 1992.

Washington State Department of Ecology, *Stormwater Management Manual for the Puget Sound Basin*, Olympia, WA, February, 1992.

Seeding, Temporary

Planting rapid-growing annual grasses, small grains, or legumes to provide initial, temporary cover for erosion control on disturbed areas.

Purpose

To temporarily stabilize areas that will not be brought to final grade for a period of more than 30 working days.

To stabilize disturbed areas before final grading or in a season not suitable for permanent seeding.

Temporary seeding controls runoff and erosion until permanent vegetation or other erosion control measures can be established.

Root systems hold down the soils so that they are less apt to be carried offsite by storm water runoff or wind.

Temporary seeding also reduces the problems associated with mud and dust from bare soil surfaces during construction.

Where Practice Applies

On any cleared, unvegetated, or sparsely vegetated soil surface where vegetative cover is needed for less than one year. Applications of this practice include diversions, dams, temporary sediment basins, temporary road banks, and topsoil stockpiles.

Where permanent structures are to be installed or extensive re-grading of the area will occur prior to the establishment of permanent vegetation.

Areas which will not be subjected to heavy wear by construction traffic.

Areas sloping up to 10% for 100 feet or less, where temporary seeding is the only practice used.

Advantages

This is a relatively inexpensive form of erosion control but should only be used on sites awaiting permanent planting or grading. Those sites should have permanent measures used.

Vegetation will not only prevent erosion from occurring, but will also trap sediment in runoff from other parts of the site.

Temporary seeding offers fairly rapid protection to exposed areas.

Disadvantages/Problems

Temporary seeding is only viable when there is a sufficient window in time for plants to grow and establish cover. It depends heavily on the season and rainfall rate for success.

If sown on subsoil, growth will be poor unless heavily fertilized and limed. Because overfertilization can cause pollution of stormwater runoff, other practices such as mulching alone may be more appropriate. The potential for over-fertilization is an even worse problem in or near aquatic systems.

Once seeded, areas should not be travelled over.

Irrigation may be needed for successful growth. Regular irrigation is not encouraged because of the expense and the potential for erosion in areas that are not regularly inspected.

Planning Considerations

Temporary seedings provide protective cover for less than one year. Areas must be reseeded annual or planted with perennial vegetation.

Temporary seeding is used to protect earthen sediment control practices and to stabilize denuded areas that will not be brought into final grade for several weeks or months. Temporary seeding can provide a nurse crop for permanent vegetation, provide residue for soil protection and seedbed preparation, and help prevent dust production during construction.

Use low-maintenance native species wherever possible.

Planting should be timed to minimize the need for irrigation.

Sheet erosion, caused by the impact of rain on bare soil, is the source of most fine particles in sediment. To reduce this sediment load in runoff, the soil surface itself should be protected. The most efficient and economical means of controlling sheet and rill erosion is to establish vegetative cover. Annual plants which sprout rapidly and survive for only one growing season are suitable for establishing temporary vegetative cover. Temporary seeding is effective when combined with construction phasing so bare areas of the site are minimized at all times.

Temporary seeding may prevent costly maintenance operations on other erosion control systems. For example, sediment basin clean-outs will be reduced if the drainage area of the basin is seeded where grading and construction are not taking place. Perimeter dikes will be more effective if not choked with sediment.

Proper seedbed preparation and the use of quality seed are important in this practice just as in permanent seeding. Failure to carefully follow sound agronomic recommendations will often result in an inadequate stand of vegetation that provides little or no erosion control.

Soil that has been compacted by heavy traffic or machinery may need to be loosened. Successful growth usually requires that the soil be tilled before the seed is applied. Topsoiling is not necessary for temporary seeding; however, it may improve the chances of establishing temporary vegetation in an area.

Planting Procedures

Time of Planting

Planting should preferably be done between April 1 and June 30, and September 1 through September 30. If planting is done in the months of July and August, irrigation may be required. If planting is done between October 1 and March 31, mulching should be applied immediately after planting. If seeding is done during the summer months, irrigation of some sort will probably be necessary.

Site Preparation

Before seeding, install needed surface runoff control measures such as gradient terraces, interceptor dike/swales, level spreaders, and sediment basins.

Seedbed Preparation

The seedbed should be firm with a fairly fine surface.

Perform all cultural operations across or at right angles to the slope. See **Topsoiling** and **Surface Roughening** for more information on seedbed preparation. A minimum of 2 to 4 inches of tilled topsoil is required.

Liming and Fertilization

Apply uniformly 2 tons of ground limestone per acre (100 lbs. per 1,000 Sq. Ft.) or according to soil test.

Apply uniformly 10-10-10 analysis fertilizer at the rate of 400 lbs. per acre (14 lbs. per 1,000 Sq. Ft.) or as indicated by soil test. Forty percent of the nitrogen should be in organic form.

Work in lime and fertilizer to a depth of 4 inches using any suitable equipment.

<i>Species</i>	Seedings for Temporary Cover		<i>Recommended Seeding Dates</i>
	<i>Seeding Rates lbs/sq.ft.</i> <u>1,000 Sq.Ft.</u>	<u>Acre</u>	
Annual Ryegrass	1	40	April 1 to June 1 Aug. 15 to Sept. 15
Foxtall Millet	0.7	30	May 1 to June 30
Oats	2	80	April 1 to July 1 August 15 to Sept. 15
Winter Rye	3	120	Aug. 15 to Oct. 15

"Hydro-seeding" applications with appropriate seed-mulch-fertilizer mixtures may also be used.

Seeding

Select adapted species from the accompanying table.

Apply seed uniformly according to the rate indicated in the table by broadcasting, drilling or hydraulic application.

Cover seeds with suitable equipment as follows:

- ↻ Rye grass ¼ inch
- ↻ Millet ½ to ¾ inch
- ↻ Oats 1 to 1-1/2 inches
- ↻ Winter rye 1 to 1-1/2 inches.

Mulch

Use an effective mulch, such as clean grain straw; tacked and/or tied down with netting to protect seedbed and encourage plant growth.

Common Trouble Points

Lime and fertilizer not incorporated to at least 4 inches

May be lost to runoff or remain concentrated near the surface where they may inhibit germination.

Mulch rate inadequate or straw mulch not tacked down

Results in poor germination or failure, and erosion damage. Repair damaged areas, reseed and mulch.

Annual ryegrass used for temporary seeding

Ryegrass reseeds itself and makes it difficult to establish a good cover of permanent vegetation.

Seed not broadcast evenly or rate too low

Results in patchy growth and erosion.

Maintenance

Inspect within 6 weeks of planting to see if stands are adequate. Check for damage after heavy rains. Stands should be uniform and dense. Fertilize, reseed, and mulch damaged and sparse areas immediately. Tack or tie down mulch as necessary.

Seeds should be supplied with adequate moisture. Furnish water as needed, especially in abnormally hot or dry weather or on adverse sites. Water application rates should be controlled to prevent runoff.

References

Massachusetts Department of Environmental Protection, Office of Watershed Management, Nonpoint Source Program, Massachusetts ***Nonpoint Source Management Manual***, Boston, Massachusetts, June, 1993.

North Carolina Department of Environment, Health, and Natural Resources, ***Erosion and Sediment Control Field Manual***, Raleigh, NC, February 1991.

U.S. Environmental Protection Agency, ***Storm Water Management For Construction Activities***, EPA-832-R-92-005, Washington, DC, September, 1992.

Washington State Department of Ecology, ***Stormwater Management Manual for the Puget Sound Basin***, Olympia, WA, February, 1992.

Silt Curtain

A temporary sediment barrier installed parallel to the bank of a stream or lake. Used to contain the sediment produced by construction operations on the bank of a stream or lake and allow for its removal.

Where Practice Applies

The silt curtain is used along the banks of streams or lakes where sediment could pollute or degrade the stream or lake.

Maintenance

The effective life of a sediment trap depends upon adequate maintenance. The trap should be readily accessible for periodic maintenance and sediment removal.

Set a stake at one-half the design depth. This will be the “cleanout level.” Remove sediment when it has accumulated to one-half the design depth.

Inspect sediment traps after each significant rainfall event. Repair any erosion and piping holes immediately.

Clean or replace spillway gravel facing if clogged.

Promptly replace any displaced riprap, being careful that no stones in the spillway are above design grade.

Inspect vegetation; reseed and remulch if necessary.

Check spillway depth periodically to ensure minimum of 1.5 ft depth from lowest point of the settled embankment to highest point of spillway crest. Fill any low areas of the embankment to maintain design elevation.

After all sediment-producing areas have been stabilized, inspected, and approved, remove the structure and all unstable sediment. Smooth site to blend with adjoining areas and stabilize in accordance with vegetation plan.

References

Minnick, E. L., and H. T. Marshall, *Stormwater Management and Erosion Control for Urban and Developing Areas in New Hampshire*, Rockingham County Conservation District, August 1992.

North Carolina Department of Environment, Health, and Natural Resources, *Erosion and Sediment Control Field Manual*, Raleigh, NC, February 1991.

U.S. Environmental Protection Agency, *Storm Water Management For Construction Activities*, EPA-832-R-92-005, Washington, DC, September, 1992.

Washington State Department of Ecology, *Stormwater Management Manual for the Puget Sound Basin*, Olympia, WA, February, 1992.

Seeding, Permanent

The establishment of perennial vegetative cover on disturbed areas.

Purpose

Permanent seeding of grass and planting trees and shrubs provides stabilization to the soil by holding soil particles in place.

Vegetation reduces sediments and runoff to downstream areas by slowing the velocity of runoff and permitting greater infiltration of the runoff.

Vegetation also filters sediments, helps the soil absorb water, improves wildlife habitats, and enhances the aesthetics of a site.

Where Practice Applies

- ∞ Permanent seeding and planting is appropriate for any graded or cleared area where long-lived plant cover is needed to stabilize the soil.
- ∞ Areas which will not be brought to final grade for a year or more.
- ∞ Some areas where permanent seeding is especially important are filter strips, buffer areas, vegetated swales, steep slopes, and stream banks.
- ∞ This practice is effective on areas where soils are unstable because of their texture or structure, high water table, winds, or steep slope.

Advantages

Advantages of seeding over other means of establishing plants include the small initial establishment cost, the wide variety of grasses and legumes available, low labor requirement, and ease of establishment in difficult areas.

Seeding is usually the most economical way to stabilize large areas.

Well established grass and ground covers can give an aesthetically pleasing, finished look to a development.

Once established, the vegetation will serve to prevent erosion and retard the velocity of runoff.

Disadvantages/Problems

Disadvantages which must be dealt with are the potential for erosion during the establishment stage, a need to reseed areas that fail to establish, limited periods during the year suitable for seeding, and a need for water and appropriate climatic conditions during germination. Vegetation and mulch cannot prevent soil slippage and erosion if soil is not inherently stable.

Coarse, high grasses that are not mowed can create a fire hazard in some locales. Very short mowed grass, however, provides less stability and sediment filtering capacity.

Grass planted to the edge of a watercourse may encourage fertilizing and mowing near the water's edge and increase nutrient and pesticide contamination.

Depends initially on climate and weather for success.

May require regular irrigation to establish and maintain.

Planning considerations

Selection of the right plant materials for the site, good seedbed preparation, timing, and conscientious maintenance are important. Whenever possible, native species of plants should be used for landscaping. These plants are already adapted to the locale and

survivability should be higher than with “introduced” species.

Native species are also less likely to require irrigation, which can be a large maintenance burden and is neither cost-effective nor ecologically sound.

If non-native plant species are used, they should be tolerant of a large range of growing conditions, as low-maintenance as possible, and not invasive.

Consider the microclimate within the development area. Low areas may be frost pockets and require hardier vegetation since cold air tends to sink and flow towards low spots. South-facing slopes may be more difficult to re-vegetate because they tend to be sunnier and drier.

Divert as much surface water as possible from the area to be planted.

Remove seepage water that would continue to have adverse effects on soil stability or the protecting vegetation. Subsurface drainage or other engineering practices may be needed. In this situation, a permit may be needed from the local Conservation Commission: check ahead of time to avoid construction delays.

Provide protection from equipment, trampling and other destructive agents.

Vegetation cannot be expected to supply an erosion control cover and prevent slippage on a soil that is not stable due to its texture, structure, water movement, or excessive slope.

Seeding Grasses and Legumes

Install needed surface runoff control measures such as gradient terraces, berms, dikes, level spreaders, waterways, and sediment basins prior to seeding or planting.

Seedbed Preparation

If infertile or coarse-textured subsoil will be exposed during land shaping, it is best to stockpile topsoil and respread it over the finished slope at a minimum 2- to 6-inch depth and roll it to provide a firm seedbed. If construction fill operations have left soil exposed with a loose, rough, or irregular surface, smooth with blade and roll.

Loosen the soil to a depth of 3-5 inches with suitable agricultural or construction equipment.

Areas not to receive top soil shall be treated to firm the seedbed after incorporation of the lime and fertilizer so that it is depressed no more than $\frac{1}{2}$ - 1 inch when stepped on with a shoe. Areas to receive topsoil shall not be firmed until after topsoiling and lime and fertilizer is applied and incorporated, at which time it shall be treated to firm the seedbed as described above. This can be done by rolling or cultipacking.

Cool Season Grasses

Cool Season Grasses grow rapidly in the cool weather of spring and fall,

and set seed in June and July. Cool season grasses become dormant when summer temperatures persist above 85 degrees and moisture is scarce.

Lime and Fertilizer

Apply lime and fertilizer according to soil test and current Extension Service recommendations. In absence of a soil test, apply lime (a pH of 5.5 - 6.0 is desired) at a rate of 2.5 tons per acre and 10-20-20 analysis fertilizer at a rate of 500 pounds per acre (40 % of N to be in an organic or slow release form). Incorporate lime and fertilizer into the top 2-3 inches of soil.

Seeding Dates

Seeding operations should be performed within one of the following periods:

- ☛ April 1 - May 31,
- ☛ August 1 - September 10,
- ☛ November 1 - December 15 as a dormant seeding (seeding rates shall be increased by 50% for dormant seedings).

Seeding Methods

Seeding should be performed by one of the following methods. Seed should be planted to a depth of $\frac{1}{4}$ to $\frac{1}{2}$ inches.

- ☛ Drill seedings,
- ☛ Broadcast and rolled, cultipacked or tracked with a small track piece of construction equipment,
- ☛ Hydroseeding, with subsequent tracking.

Mulch

Mulch the seedings with straw applied at the rate of $\frac{1}{2}$ tons per acre. Anchor the mulch with erosion control netting or fabric on sloping areas.

Warm Season Grasses

Warm Season Grasses begin growth slowly in the spring, grow rapidly in the hot summer months and set seed in the fall. Many warm season grasses are sensitive to frost in the fall, and the top growth may die back. Growth begins from the plant base the following spring.

Lime and Fertilizer

Lime to attain a pH of at least 5.5. Apply a 0-10-10 analysis fertilizer at the rate of 600 lbs./acre.

Incorporate both into the top 2-3 inches of soil. (30 lbs. of slow release nitrogen should be applied after emergence of grass in the late spring.)

Attachment B

“Permanent Seeding Guidance Document”

Seeding Dates

Seeding operations should be performed as an early spring seeding (April 1-May 15) with the use of cold treated seed. A late fall early winter dormant seeding (November 1 - December 15) can also be made, however the seeding rate will need to be increased by 50%.

Seeding Methods

Seeding should be performed by one of the following methods:

- Drill seedings (de-awned or de-bearded seed should be used unless the drill is equipped with special features to accept awned seed).
- Broadcast seeding with subsequent rolling, cultipacking or tracking the seeding with small track construction equipment. Tracking should be oriented up and down the slope.
- Hydroseeding with subsequent tracking. If wood fiber mulch is used, it should be applied as a separate operation after seeding and tracking to assure good seed to soil contact.

Mulch

Mulch the seedings with straw applied at the rate of ½ tons per acre. Anchor the mulch with erosion control netting or fabric on sloping areas.

Seed Mixtures for Permanent Cover

Recommended mixtures for permanent seeding are provided on the following pages. Select plant species which are suited to the site conditions and planned use. Soil moisture conditions, often the major limiting site factor, are usually classified as follows:

Dry - Sands and gravels to sandy loams. No effective moisture supply from seepage or a high water table.

Moist - Well drained to moderately well drained sandy loams, loams, and finer; or coarser textured material with moderate influence on root zone from seepage or a high water table.

Wet - All textures with a water table at or very near the soil surface, or with enduring seepage.

When other factors strongly influence site conditions, the plants selected must also be tolerant of these conditions.

Permanent Seeding Mixtures

Mix	Site	Seed Mixture	Seed, Pounds per:		Remarks
			Acre	1,000 sf	
1	Dry	Little Bluestem	10	0.25	* Use Warm Season planting procedure. * Roadsides * Sand and Gravel Stabilization * Clover requires inoculation with nitrogen-fixing bacteria * Rates for this mix are for PLS.
		or Broomsedge	1	0.10	
		Tumble Lovegrass*	10	0.25	
		Switchgrass	2	0.10	
		Bush Clover*	1	0.10	
2	Dry	Deertongue	15	0.35	* Use Warm Season planting procedures. * Acid sites/Mine spoil * Clover requires inoculation with nitrogen-fixing bacteria. * Rates for this mix are for PLS.
		Broomsedge	10	0.25	
		Bush Clover*	2	0.10	
		Red Top	1	0.10	
3	Dry	Big Bluestem	10	0.25	* Rates for this mix are for PLS. * Use Warm Season planting procedures. * Eastern Prairie appearance * Sand and Gravel pits. * Golf Course Wild Areas * Sanitary Landfill Cover seeding * Wildlife Areas * OK to substitute Poverty Dropseed in place of Red Top/Ryegrass. * Rates for this mix are for PLS.
		Indian Grass	10	0.25	
		Switchgrass	10	0.25	
		Little Bluestem	10	0.25	
		Red Top or	1	0.10	
		Perennial Ryegrass	10	0.25	
4	Dry	Flat Pea	25	0.60	* Use Cool Season planting procedures * Utility Rights-of-Ways (tends to suppress woody growth)
		Red Top or	2	0.10	
		Perennial Ryegrass	15	0.35	
5	Dry	Little Bluestem	5	0.10	* Use Warm Season planting procedures. * Coastal sites * Rates for Bluestein and Switchgrass are for PLS.
		Switchgrass	10	0.25	
		Beach Pea*	20	0.45	
		Perennial Ryegrass	10	0.25	
6	Dry - Moist	Red Fescue	10	0.25	* Use Cool Season planting procedure. * Provides quick cover but is non-aggressive; will tend to allow indigenous plant colonization. * General erosion control on variety of sites, including forest roads, skid trails and landings.
		Canada Bluegrass	10	0.25	
		Perennial Ryegrass	10	0.25	
		Red Top	1	0.10	
7	Moist- Wet	Switchgrass	10	0.25	* Use Warm Season planting procedure. * Coastal plain/flood plain * Rates for Bluestem and Switchgrass are for PLS.
		Virginia Wild Rye	5	0.10	
		Big Bluestem	15	0.35	
		Red Top	1	0.10	

Permanent Seeding Mixtures

Mix	Site	Seed Mixture	Seed, Pounds per:		Remarks
			Acre	1,000 sf	
8	Moist	Creeping Bentgrass	5	0.10	* Use Cool Season planting procedures. * Pond Banks * Waterways/ditch banks
	Wet	Fringed Bromegrass	5	0.10	
		Fowl Meadowgrass	5	0.10	
		Bluejoint Reedgrass or Rice Cutgrass	2	0.10	
		Perennial Ryegrass	10	0.25	
9	Moist	Red Fescue	5	0.10	*Salt Tolerant * Fescue and Bentgrass provide low growing appearance, while Switchgrass provides tall cover for wildlife.
	Wet	Creeping Bentgrass	2	0.10	
		Switchgrass	8	0.20	
		Perennial Ryegrass	10	0.25	
10	Moist	Red Fescue	5	0.10	* Use Cool Season planting procedure. * Trefoil requires inoculation with nitrogen fixing bacteria. * Suitable for forest access roads, skid trails and other partial shade situations.
	Wet	Creeping Bentgrass	5	0.10	
		Virginia Wild Rye	8	0.20	
		Wood Reed Grass*	1	0.10	
		Showy Tick Trefoil*	1	0.10	
11	Moist	Creeping Bentgrass	5	0.10	* Use Cool Season planting procedure. * Suitable for waterways, pond or ditch banks. * Trefoil requires inoculation with nitrogen fixing bacteria.
	Wet	Bluejoint Reed Grass	1	0.10	
		Virginia Wild Rye	3	0.10	
		Fowl Meadow Grass	10	0.25	
		Showy Tick Trefoil*	1	0.10	
		Red Top	1	0.10	
12	Wet	Blue Joint Reed Grass	1	0.10	* Use Cool Season planting procedure. * OK to seed in saturated soil conditions, but not in standing water. * Suitable as stabilization seeding for created wetland. * All species in this mix are native to Massachusetts.
		Canada Manna Grass	1	0.10	
	Rice Cut Grass	1	0.10		
	Creeping Bent Grass	5	0.10		
	Fowl Meadow Grass	5	0.10		
13	Dry -	American Beachgrass 18"		18'	*Vegetative planting with dormant culms, 3-5 culms per planting centers
	Moist			centers	
14	Inter-	Smooth Cordgrass 12-18"		12-18"	* Vegetative planting with transplants. centers
	Tidal	Saltmeadow Cordgrass		centers	

Notes:

* Species such as Tumble Lovegrass, Fringed Bromegrass, Wood Reedgrass, Bush Clover and Beach Pea, while known to be commercially available from specific seed suppliers, may not always be available from your particular seed suppliers. The local Natural Resources Conservation Service office may be able to help with a source of supply. In the event a particular species listed in a mix can not be obtained, however, it may be possible to substitute another species.

Seed mixtures by courtesy of Natural Resources Conservation Service, Amherst, MA.

(PLS) Pure Live Seed

Warm Season grass seed is sold and planted on the basis of pure live seed. An adjustment is made to the bulk rate of the seed to compensate for inert material and non-viable seed. Percent of pure live seed is calculated by multiplying the percent purity by the percent germination; (% purity) x (% germination) = percent PLS.

For example, if the seeding rate calls for 10 lbs./acre PLS and the seed lot has a purity of 70% and germination of 75%, the PLS factor is:

$$(.70 \times .75) = .53$$

$$10 \text{ lbs. divided by } .53 = \text{approx. } 19 \text{ lbs.}$$

Therefore, 19 lbs of seed from the particular lot will need to be applied to obtain 10 lbs. of pure live seed.

Special Note

Tall Fescue, Reed Canary Grass, Crownvetch and Birdsfoot Trefoil are no longer recommended for general erosion control use in Massachusetts due to the invasive characteristics of each. If these species are used, it is recommended that the ecosystem of the site be analyzed for the effects species invasiveness may impose. The mixes listed in the above mixtures include either species native to Massachusetts or non-native species that are not perceived to be invasive, as per the Massachusetts Native Plant Advisory Committee.

Wetlands Seed Mixtures

For newly created wetlands, a wetlands specialist should design plantings to provide the best chance of success. Do not use introduced, invasive plants like reed canarygrass (*Phalaris arundinacea*) or purple loosestrife (*Lythrum salicaria*). Using plants such as these will cause many more problems than they will solve.

The following grasses all thrive in wetland situations:

- ☞ Fresh Water Cordgrass (*Spartina pectinata*)
- ☞ Marsh/Creeping Bentgrass (*Agrostis stolonifera*, var. *Palustris*)
- ☞ Broomsedge (*Andropogon virginicus*)
- ☞ Fringed Bromegrass (*Bromus ciliatus*)
- ☞ Blue Joint Reed Grass (*Calamagrostis canadensis*)
- ☞ Fowl Meadow Grass (*Glyceria striata*)
- ☞ Riverbank Wild Rye (*Elymus riparius*)
- ☞ Rice Cutgrass (*Leersia oryzoides*)
- ☞ Stout Wood Reed (*Cinna arundinacea*)
- ☞ Canada Manna Grass (*Glyceria canadensis*)

A sample wetlands seed mix developed by The New England Environmental Wetland Plant Nursery is shown on the following page.

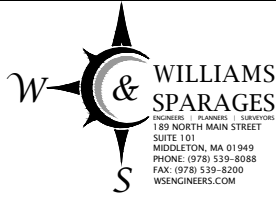
Wetland Seed Mixture

The New England Environmental Wetland Plant Nursery has developed a seed mixture which is specifically designed to be used in wetland replication projects and stormwater detention basins. It is composed of seeds from a variety of indigenous wetland species. Establishing a native wetland plant understory in these areas provides quick erosion control, wildlife food and cover, and helps to reduce the establishment of undesirable invasive species such as Phragmites and purple loosestrife (*Lythrum salicaria*). The species have been selected to represent varying degrees of drought tolerance, and will establish themselves based upon microtopography and the resulting variation in soil moisture.

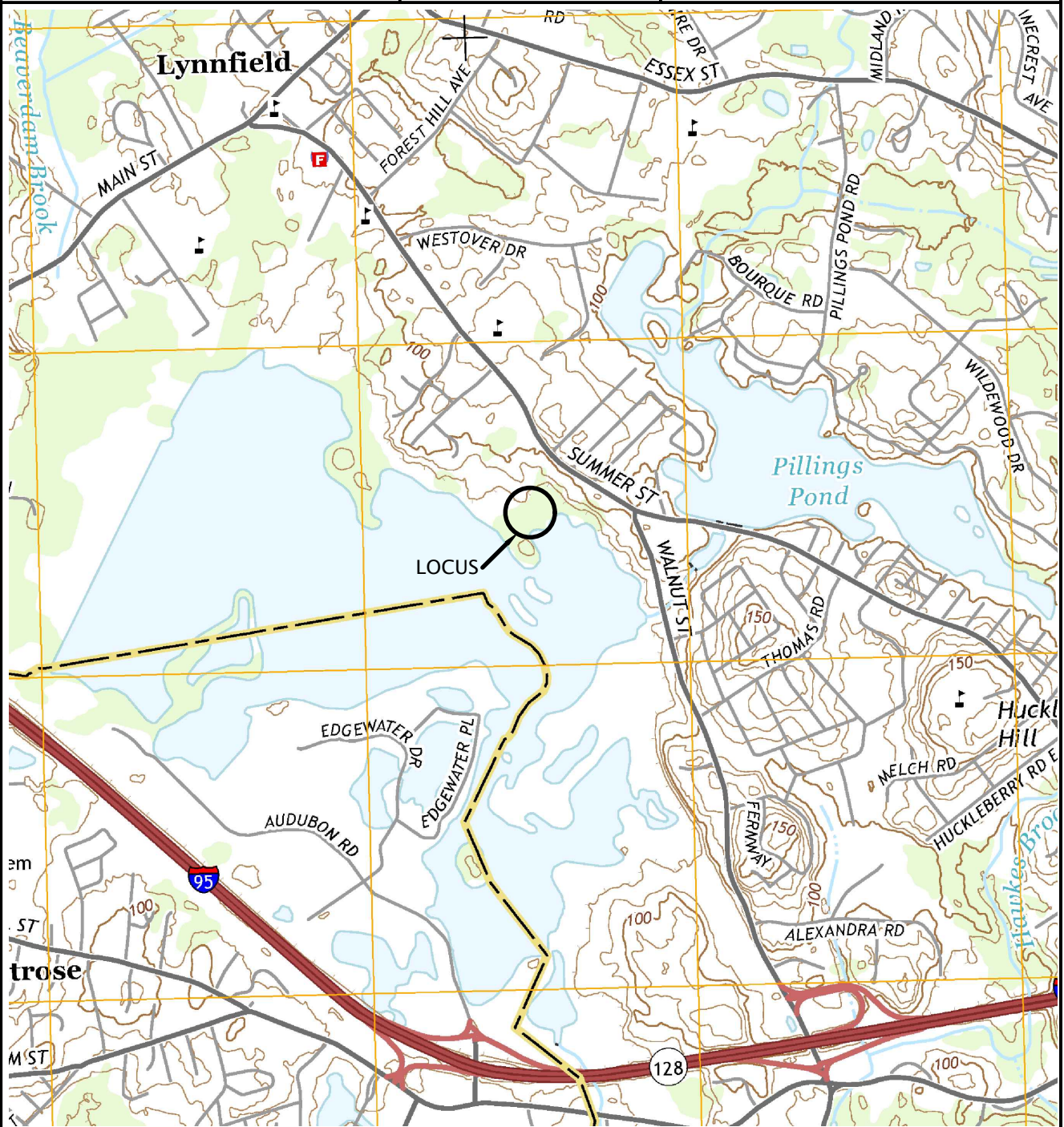
Common Name (<i>Scientific Name</i>)	% in Mix	Comments
Lurid Sedge (<i>Carex lurida</i>)	30	A low ground cover that tolerates mesic sites in addition to saturated areas; prolific seeder in second growing season.
Fowl Meadow Grass (<i>Glyceria Canadensis</i>)	25	Prolific seed producer that is a valuable wildlife food source.
Fringed Sedge (<i>Carex crinita</i>)	10	A medium to large sedge that tolerates saturated areas; good seed producer.
Joe-Pye Weed (<i>Eupatoriadelphus maculatus</i>)	10	Flowering plant that is valuable for wildlife cover. Grows to 4 feet.
Brook Sedge (<i>Carex spp., Ovales group</i>)	10	Tolerates a wide range of hydrologic conditions.
Woolgrass (<i>Scirpus cyperinus</i>)	5	Tolerates fluctuating hydrology.
Boneset (<i>Eupatorium perfoliatum</i>)	5	Flowering Plant that is valuable for wildlife cover. Grows to 3 feet.
Tussock Sedge (<i>Carex stricta</i>)	<5	Grows in elevated hummocks on wet sites, may grow rhizomonously on drier sites.
Blue Vervain (<i>Verbena hastata</i>)	<5	A native plant that bears attractive, blue flowers.

The recommended application rate is one pound per 5,000 square feet when used as an understory cover. This rate should be increased to one pound per 2,500 square feet for detention basins and other sites which require a very dense cover. For best results, a late fall application is recommended. This mix is not recommended for standing water.

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

LOCUS MAP
#385 SUMMER STREET
LYNNFIELD, MA 01940



National Flood Hazard Layer FIRMMette



71°2'38"W 42°31'59"N



Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		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
		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 3/15/2021 at 12:06 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 November 3, 2023 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 Stephen D. Fantone with the Town of Lynnfield Conservation Commission on November 3, 2023 for property located at 385 Summer Street.

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

November 3, 2023
Date



Notification to Abutters under the
Massachusetts Wetlands Protection Act & Lynnfield Wetland Protection Bylaw

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40 and Lynnfield Wetland Protection Bylaw, you are hereby notified of the following.

- A. The name of the applicant is Stephen D. Fantone.
- B. The applicant has filed a Notice of Intent application with the Conservation Commission for the Town of Lynnfield, MA for the proposed construction of an addition, deck, driveway replacement, covered entry porch and septic system repair within the 100' buffer zone to Bordering Vegetated Wetlands.
- C. The address of the lots is 385 Summer Street, Lynnfield, MA (Map 34, Lot 2187, 2785 and 2885).
- D. Copies of the Notice of Intent, (NOI), may be examined at the offices of Williams & Sparages, between the hours of 8:00am and 4:00pm on the following days of the week: Monday through Friday. For more information, call: (978) 539-8088. This is the applicant's representative.
- E. Copies of the NOI may be obtained from the Lynnfield Conservation Commission by calling (781) 334-9495 between the hours of 9:00am and 4:00pm on the following days of the week: Monday - Thursday and the hours of 9:00am and 1:00pm on Friday.
- F. Information regarding the date, time and place of the public hearing may be obtained from the Lynnfield Conservation Commission by calling this telephone number (781) 334-9495 between the hours of 9:00am and 4:00pm on the following days of the week: Monday - Thursday and the hours of 9:00am and 1:00pm on Friday.

Note: Notice of the Public Hearing, including its date, time and place will be published at least five (5) days in advance in The Lynnfield Villager.

Note: Notice of the Public Hearing, including its date, time and place will be posted in the City or Town Hall not less than forty-eight (48) hours in advance.

Note: You also may contact your local Conservation Commission or the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act.

To contact DEP call:
Northeast Region: 978-694-3200





100 feet Abutters List Report

Lynnfield, MA
October 17, 2023

Subject Property:

Parcel Number: 0034-0000-2187
CAMA Number: 0034-0000-2187
Property Address: 385 SUMMER ST

Mailing Address: DJNAN, LLC
161 CHESTNUT STREET
PROVIDENCE, RI 02903

Abutters:

Parcel Number: 0034-0000-2095
CAMA Number: 0034-0000-2095
Property Address: 383 SUMMER ST

Mailing Address: REED WAY REALTY TRUST REED W
WESLEY, TR
383 R SUMMER ST
LYNNFIELD, MA 01940

Parcel Number: 0034-0000-2099
CAMA Number: 0034-0000-2099
Property Address: 379 SUMMER ST

Mailing Address: REED BROS REALTY TRUST
W.WESLEY REED & BILLINGS& NILS
379 SUMMER ST
LYNNFIELD, MA 01940

Parcel Number: 0034-0000-2137
CAMA Number: 0034-0000-2137
Property Address: 372 SUMMER ST

Mailing Address: SENAT RACHEL, T/E SENAT RENELDY,
T/E
372 SUMMER ST
LYNNFIELD, MA 01940

Parcel Number: 0034-0000-2191
CAMA Number: 0034-0000-2191
Property Address: 393 SUMMER ST

Mailing Address: SMITH STEPHEN T, T/I/C SIMPSON
KAREN, T/I/C
393 SUMMER STREET
LYNNFIELD, MA 01940

Parcel Number: 0034-0000-2195
CAMA Number: 0034-0000-2195
Property Address: 401 SUMMER ST

Mailing Address: WHITE KEVIN, T/E WHITE BARBARA, T/E
401 SUMMER ST
LYNNFIELD, MA 01940

Parcel Number: 0034-0000-2885
CAMA Number: 0034-0000-2885
Property Address: 385 SUMMER ST

Mailing Address: DJNAN, LLC
161 CHESTNUT STREET
PROVIDENCE, RI 02903

Parcel Number: 0035-0000-1517
CAMA Number: 0035-0000-1517
Property Address: 10 HIGHLAND AVE

Mailing Address: DOHERTY MARK T, T/E DOHERTY
KAYLA A, T/E
10 HIGHLAND AVE
LYNNFIELD, MA 01940

Parcel Number: 0035-0000-1577
CAMA Number: 0035-0000-1577
Property Address: 409 SUMMER ST

Mailing Address: 409 SUMMER STREET REALTY TRUST
409 SUMMER ST
LYNNFIELD, MA 01940



www.cai-tech.com

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100 feet Abutters List Report

Lynnfield, MA
October 17, 2023

Subject Property:

Parcel Number: 0034-0000-2885
CAMA Number: 0034-0000-2885
Property Address: 385 SUMMER ST

Mailing Address: DJNAN, LLC
161 CHESTNUT STREET
PROVIDENCE, RI 02903

Abutters:

Parcel Number: 0034-0000-2095
CAMA Number: 0034-0000-2095
Property Address: 383 SUMMER ST

Mailing Address: REED WAY REALTY TRUST REED W
WESLEY, TR
383 R SUMMER ST
LYNNFIELD, MA 01940

Parcel Number: 0034-0000-2187
CAMA Number: 0034-0000-2187
Property Address: 385 SUMMER ST

Mailing Address: DJNAN, LLC
161 CHESTNUT STREET
PROVIDENCE, RI 02903

Parcel Number: 0034-0000-2191
CAMA Number: 0034-0000-2191
Property Address: 393 SUMMER ST

Mailing Address: SMITH STEPHEN T, T/I/C SIMPSON
KAREN, T/I/C
393 SUMMER STREET
LYNNFIELD, MA 01940

Parcel Number: 0034-0000-2195
CAMA Number: 0034-0000-2195
Property Address: 401 SUMMER ST

Mailing Address: WHITE KEVIN, T/E WHITE BARBARA, T/E
401 SUMMER ST
LYNNFIELD, MA 01940

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

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

Parcel Number: 0035-0000-1577
CAMA Number: 0035-0000-1577
Property Address: 409 SUMMER ST

Mailing Address: 409 SUMMER STREET REALTY TRUST
409 SUMMER ST
LYNNFIELD, MA 01940

Parcel Number: 0035-0000-2212
CAMA Number: 0035-0000-2212
Property Address: 417 SUMMER ST

Mailing Address: HENNESSEY JOSEPH F, JR T/E
HENNESSEY SOPHIA A, T/E
417 SUMMER STREET
LYNNFIELD, MA 01940

Parcel Number: 0035-0000-2224
CAMA Number: 0035-0000-2224
Property Address: 419 SUMMER ST

Mailing Address: STRAUSS STEPHEN T/E STRAUSS
DEBORAH T/E
419 SUMMER STREET
LYNNFIELD, MA 01940

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

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



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