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JOHN P. & RENEE SIMONETTI
20560/96
ASSESSORS PARCEL ID: 0028 0000 0532
26 HUTCHINS CIRCLE

DORIS STANZIANI & WAYNE BOGHOSIAN
20015/342
ASSESSORS PARCEL ID: 0028 0000 0612
28 HUTCHINS CIRCLE

ROZANNE SAGGESE
8782/305
ASSESSORS PARCEL ID: 0028 0000 0616
5 HUTCHINS CIRCLE

DENNIS J. & LEE ANN BALDINI
25491/218
ASSESSORS PARCEL ID: 0028 0000 0627
3 HUTCHINS CIRCLE

ROBIN & ELIZABETH SCHUMACHER
29004/513
ASSESSORS PARCEL ID: 0028 0000 0566
498 MAIN STREET

ERVANT & ANAHIT KIBARIAN
17546/412
ASSESSORS PARCEL ID: 0028 0000 0654
514 MAIN STREET

LOT AREA
0.83 ACRES (CALC)
0.75± ACRES (DEED 37472/242)
0.84± ACRES (DEED 1890/499)

APPROXIMATE
ZONE RC
LINE - RA

ZONING DISTRICT: RA

MINIMUM LOT AREA = 15,000 S.F.
MINIMUM LOT FRONTAGE = 110 FEET
FRONT YARD SETBACK = 30 FEET
(OR 50 FROM STREET CENTER LINE)
SIDE YARD SETBACK = 15 FEET
REAR YARD SETBACK = 20 FEET

ZONING DISTRICT: RC

MINIMUM LOT AREA = 40,000 S.F.
MINIMUM LOT FRONTAGE = 180 FEET
FRONT YARD SETBACK = 40 FEET
(OR 60 FROM STREET CENTER LINE)
SIDE YARD SETBACK = 25 FEET
REAR YARD SETBACK = 20 FEET

PLAN TO ACCOMPANY REQUEST FOR DETERMINATION OF APPLICABILITY LYNNFIELD, MA

SCALE: 1" = 20' DATE: JUNE 22, 2022

508 MAIN STREET EXISTING CONDITIONS



PETER M. BLAISDELL, JR.
No. 50106
(6-21-22)

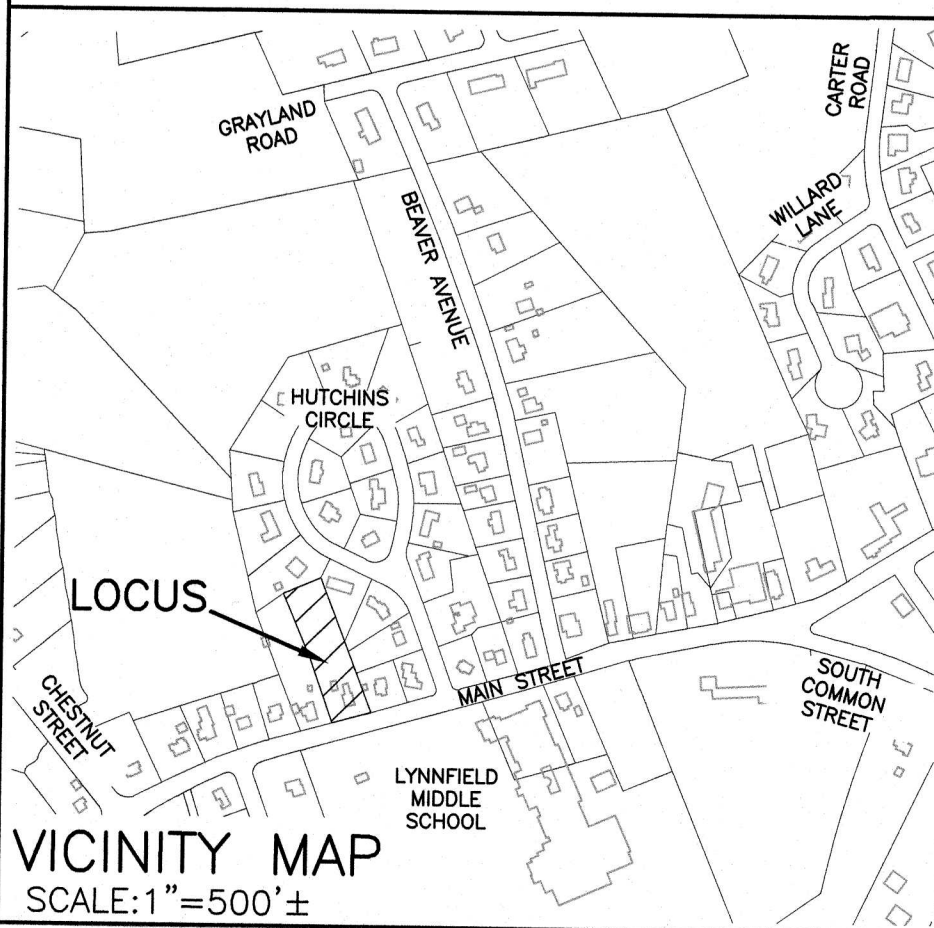
CURRENT OWNER OF RECORD:
TIMOTHY P. PROCOPIO AND ALLISON VAN LAETHEM
508 MAIN STREET
LYNNFIELD, MA 01940
ASSESSORS PARCEL ID: 0028 0000 0642
DEED BOOK 37472 PAGE 242

NOTES:

1. PROPERTY LINE INFORMATION SHOWN COMPILED FROM PLANS AND DEEDS OF RECORD AND AN ACTUAL FIELD SURVEY BY WILLIAMS & SPARAGES IN MARCH 2022.
2. ELEVATIONS SHOWN ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
3. WETLAND RESOURCES FLAGGED BY WILLIAMS & SPARAGES IN MARCH 2022.
4. LIMIT OF FEMA ZONE AE (EL=79) LOCATED BY AN ACTUAL FIELD SURVEY PERFORMED BY WILLIAMS & SPARAGES IN MARCH 2022.

LEGEND OF SYMBOLS AND ABBREVIATIONS

GAS GATE	⊕	DRAIN MANHOLE	⊙	OVERHEAD POWER	— OP —
MONITORING WELL	⊕	TEL./ ELEC. MANHOLE	⊕ ⊙	TREE	⊙
FIRE HYDRANT	⊕	SEWER MANHOLE	⊙	EXISTING CONTOUR	--- 96 ---
WATER GATE	⊕	CONC = CONCRETE		EDGE OF PAVEMENT	--- EP ---
CATCH BASIN	⊕	SBDH = STONE BOUND DRILL HOLE		MASS HIGHWAY BOUND	MHB
UTILITY POLE	⊕	FND = FOUND		EDGE OF PAVEMENT	EP
LIGHT POLE	⊕	WCR = WHEEL CHAIR RAMP		SLOPED GRANITE CURB	SGC
DH = DRILL HOLE		N/F = NOW OR FORMERLY		VERTICAL GRANITE CURB	VGC
PROP = PROPOSED		IROD = IRON ROD		WATER MAIN	— W —
PROP SPOT ELEVATION	75.6+	MJ = MECHANICAL JOINT		NATURAL GAS MAIN	— G —
CB = CATCH BASIN		BIT = BITUMINOUS		GUARDRAIL	— G —
DMH = DRAIN MANHOLE		FLOW DIRECTION ARROW	→	PROPOSED CONTOUR	--- 94 ---
UP = UTILITY POLE		INV = INVERT		CONC = CONCRETE	
		CLDI = CEMENT LINED DUCTILE IRON			

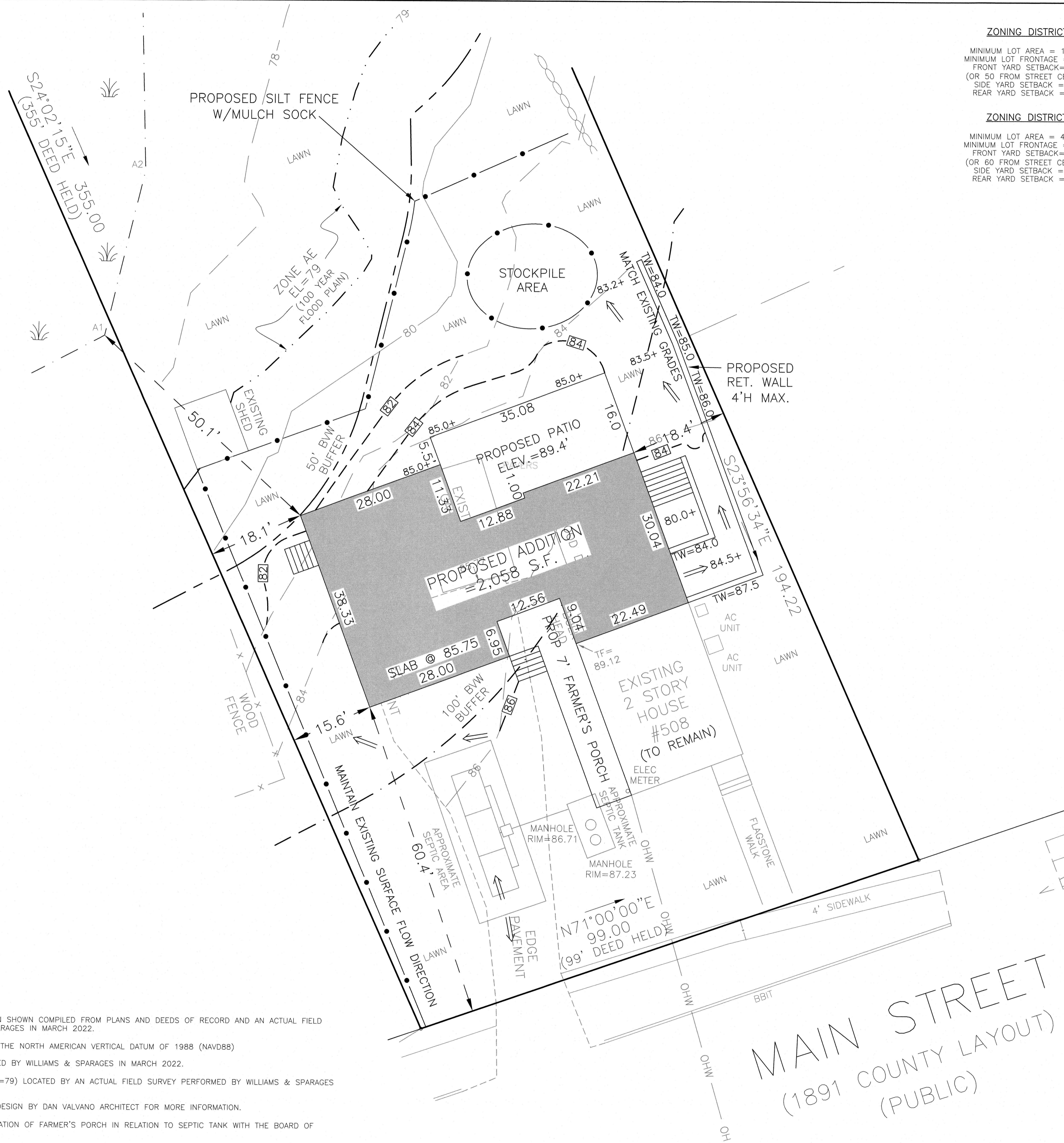


MAIN STREET
(1891 COUNTY LAYOUT)
(PUBLIC)

PLN 21-01-0238 Main Street Drawings 06/27/2022 08:51 PM P.M.

N

1891 E.C.L.O.
MAIN STREET
(LAYOUT 1525)

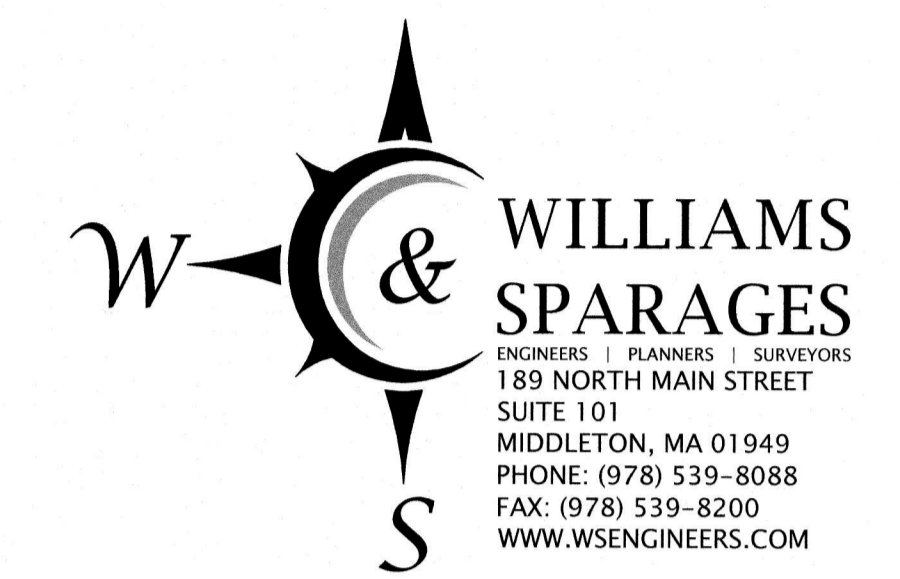


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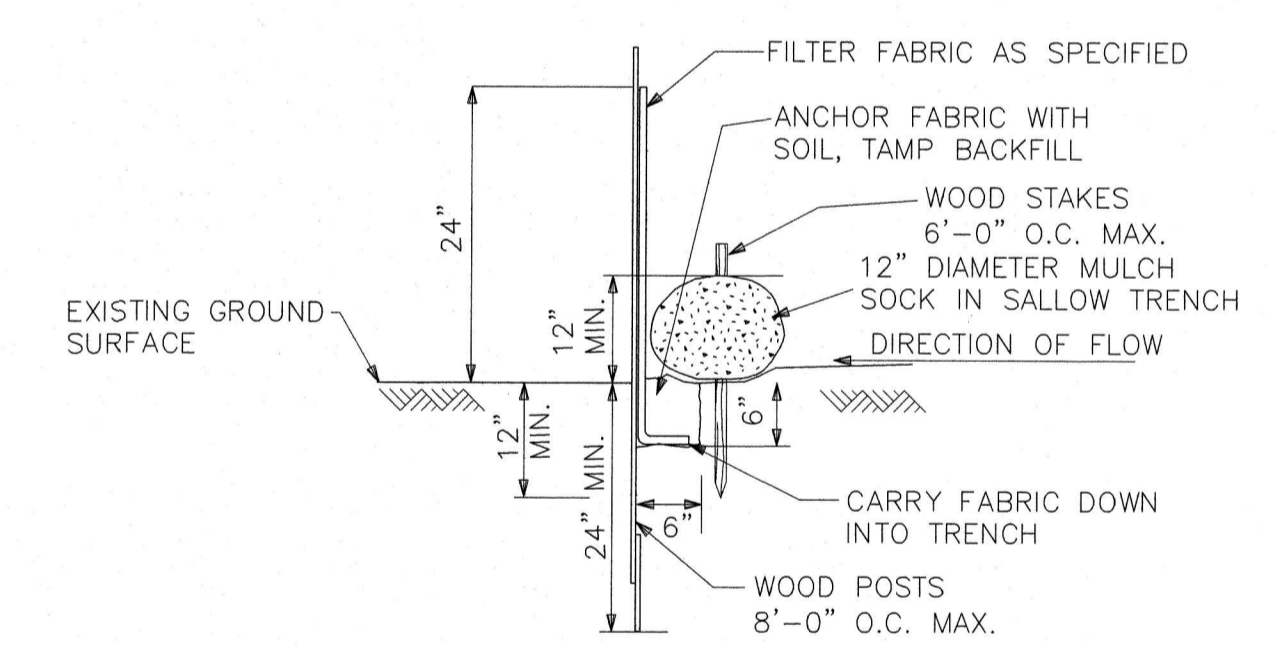
PLAN TO ACCOMPANY REQUEST FOR DETERMINATION OF APPLICABILITY LYNNFIELD, MA

SCALE: 1" = 10' DATE: JUNE 22, 2022
508 MAIN STREET PROPOSED ADDITION



Signature
(6-21-22)

CURRENT OWNER OF RECORD:
TIMOTHY P. PROCOPIO AND ALLISON VAN LAETHEM
508 MAIN STREET
LYNNFIELD, MA 01940
ASSESSORS PARCEL ID: 0028 0000 0642
DEED BOOK 37472 PAGE 242



SILTFENCE WITH MULCH SOCK
DETAIL
(NOT TO SCALE)

- NOTES:
- PROPERTY LINE INFORMATION SHOWN COMPILED FROM PLANS AND DEEDS OF RECORD AND AN ACTUAL FIELD SURVEY BY WILLIAMS & SPARAGES IN MARCH 2022.
 - ELEVATIONS SHOWN ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
 - WETLAND RESOURCES FLAGGED BY WILLIAMS & SPARAGES IN MARCH 2022.
 - LIMIT OF FEMA ZONE AE (EL=79) LOCATED BY AN ACTUAL FIELD SURVEY PERFORMED BY WILLIAMS & SPARAGES IN MARCH 2022.
 - SEE PROPOSED RESIDENCE DESIGN BY DAN VALVANO ARCHITECT FOR MORE INFORMATION.
 - APPLICANT TO CONFIRM LOCATION OF FARMER'S PORCH IN RELATION TO SEPTIC TANK WITH THE BOARD OF HEALTH AGENT.
 - TOTAL IMPERVIOUS AREA ON SITE = 5,020±, OR, 0.115 ACRES.
 - GROUNDWATER PROTECTION DISTRICT, MAX IMPERVIOUS ALLOWED = 15% OR 2,500 S.F. WHICHEVER GREATER (0.115 AC/0.83 AC)(100)=13.9%; THEREFORE OKAY

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GAS GATE	⊛	DRAIN MANHOLE	⊙	OVERHEAD POWER	—OP—
MONITORING WELL	⊕	TEL./ ELEC. MANHOLE	⊕ ⊙	TREE	⊙
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