



September 7, 2023

Emilie Cademartori  
Director of Planning & Conservation  
Town of Lynnfield  
55 Summer Street  
Lynnfield, MA 01940

RE: **Request for Approval of Minor Modification  
Stormwater Permit #2021-01  
Certificate of Exemption Tree Bylaw Feb. 14, 2022  
1466 Main Street, Lynnfield MA**

Dear Ms. Cademartori,

On behalf of Deloury Construction Company (DCC), owner of 1466 Main Street, The Morin-Cameron Group, Inc. (MCG) submits a request to approve a minor modification of the site plan under the Stormwater Permit #2021-01 as amended and Certificate of Exemption under the Tree Bylaw dated February 14, 2022 for the above referenced property.

### **As-Built Summary**

As you are aware, a Stormwater Permit #2021-01 was issued on February 16, 2021 and extended to August 26, 2023 to address land disturbance associated with the improvements to the properties located at 2 and 6 Sagamore Place and 1466 Main Street. A subsequent request to extend the permit for 1-year was made on August 15, 2023. Minor modifications were previously accepted for the property as illustrated on a plan dated January 26, 2022 which included:

- Minor grading/topographic adjustments including the driveway configuration.
- A change in the driveway area to 2,900 S.F.
- A new house footprint with an area of 2,662 S.F.

The property is under agreement for construction. The builder has requested that the footprint of the house be modified. This resulted in an adjustment to the driveway and septic system. Additional soil testing was conducted on August 15, 2023 and the site plan and septic was modified to accommodate the desired house footprint. The grading for the property is generally the change and does not change the watershed or intent of the approved stormwater design. The following changes were made to the impervious area on the lot:

- The dwelling was reduced in size from 2,662 s.f. to 2,519 s.f.
- The driveway area was increased to 3,343 s.f. and a brick walkway was added with 400 s.f.
- The total impervious area of the lot is now 6,262 s.f. or 7.7% of the 81,363 s.f. total lot area.
- There are no substantial changes to the limit of work or grading such that the protected trees are impacted. There is minor filling and cutting in the outer edges of the critical root zone of several trees in the front of the site. No impact to these trees is expected as a result of this work.

Since the lot is still well under 15% impervious threshold, no additional stormwater management measures are necessary.

On behalf of DCC, MCG respectfully requests approval of a minor modification of the site plan, extension of the stormwater permit for 1466 Main Street for 1 year to accommodate the construction of the dwelling and confirmation that the modifications will not impact protected trees any more than the prior plan such that it qualifies for an exemption under the Tree Bylaw.

If you have any questions, please do not hesitate to contact our office.

Sincerely,

**THE MORIN-CAMERON GROUP, INC.**



Scott P. Cameron, P.E.  
Vice President

Cc: DCC

Attachments