



Project No. LYNF-0100

May 9, 2019

Lynnfield Planning Board  
Lynnfield Town Hall  
55 Summer Street  
Lynnfield, MA 01940

Subject: Revised Definitive Plan  
333, 347, & 349 Summer Street

Dear Members of the Planning Board,

Attached, please find a revised Definitive Plan set and revised Stormwater Report for the above referenced project. The plans and reports have been revised to address comments received from various Town representatives, including:

- 1) Memo from Town Planner, Emilie Cademartori, shared in an email dated January 25, 2019.
- 2) Memo from Town Engineer, Charles Richter, P.E., dated January 24, 2019
- 3) Preliminary comments from peer review engineer, William Jones, from staff meeting on March 7, 2019
- 4) Letter from Lynnfield Fire Department, Fire Chief Glenn Davis, dated January 25, 2019.
- 5) Letter from Lynnfield Fire Department, Lieutenant Richard Ripley, dated September 26, 2018.
- 6) Feedback received from the Lynnfield Conservation Commission

The following is a summary of our responses to these comments.

**Memo from Emilie – This was a memo described as Deficiencies per Ch 375-Article 6, Definitive Plan.**

- 1) 6.3 - Plan Contents; B Title Block:
  - 1a. The word "Definitive" has been added to remaining sheets.
  2. The owner's names has been added to remaining sheets.
  6. The approval timeline is added to all sheets.
- 2) 6.4 – Required Plans; A Lotting Plan:
  2. The missing dimension has been added.

6. A second permanent benchmark has been added.
- 3) 6.4 - Required Plans; B Existing Conditions:
  7. Tree size and general species are shown on the plan.
- 4) 6.4 - Required Plans; C Proposed Plan and Profile:
  - 2i. Gas service has been added.
- 5) 6.4 - Required Plans; D Topographic Plan:
  2. A waiver is requested from Section 375-6.4.D.2.
  5. Tree size and general species have been added.
  11. Detail of stormwater management area has been added to sheet 11 of 11 and a waiver has been added to sheet 5 of 11.
  12. Sight distance information has been added to sheet 6 of 11.
- 6) 6.4 - Required Plans; E Street Lighting Plan:

No response necessary.
- 7) 6.4 - Required Plans; F Erosion & Sediment Control Plan:
  - 2&5. Drainage patterns are added.
  4. A waiver is requested from Section 375-6.4.F.4.
  7. Vehicle and equipment storage is shown on sheet 8 of 11.
  8. Stormwater details are provided on detail sheets.
- 8) 6.4 - Required Plans; G Detail Sheet:

No response necessary.

**Memo from Town Engineer, Charles Richter, P.E., dated January 24, 2019**

- 1) Construction waivers have been added to sheet 1 of 11.
- 2) Plan waivers have been added to their respective sheet.
- 3) Plantings for the cul-de-sac have been added to sheet 6 of 11.
- 4) Gas main and services have been added to the Plan and Profile, sheet 4 of 11.
- 5) Additional trees are noted to be removed.
- 6) Haybales have been added to trees adjacent to Summer Street.
- 7) Legibility of town construction details are improved.
- 8) Legibility of plans is improved.

- 9) Spot elevations are removed and a waiver has been added to sheet 5 of 11.
- 10) Detail of stormwater management area has been added to sheet 11 of 11 and a waiver is added to sheet 5 of 11.
- 11) Sight distance information has been added to sheet 6 of 11.
- 12) A gutter line profile has been added to sheet 11 of 11.

**Preliminary comments from peer review engineer, William Jones, from staff meeting on March 7, 2019**

- 1) "Subdivision waivers" are listed on the first sheet of plan set. "Sheet waivers" have been added to each sheet of the plan set as needed.
- 2) We have requested a waiver for length of dead end to allow a roadway length of 812.91 feet where only a maximum of 500-feet is allowed. The plans show a proposed future roadway easement to land of Reed with a 20-foot wide proposed paved road within said easement. The 20-foot paved road will only access one house, according to attorney Jay Kimball, who represents the Reeds. During our meeting on March 7, 2019, there was some discussion about eliminating the cul-de-sac "wings" if the road was extended someday. This will not be the case if the roadway extension has only 20-feet of pavement, therefore our proposed cul-de-sac will be needed even after the roadway extension is constructed.
- 3) The Lynnfield Center Water District has asked us to loop the water main through to Cranberry Lane. The revised subdivision plans show this loop. As part of our on-going discussions with the neighbors from the Cranberry Lane neighborhood, there is a big push to try and save as many trees as possible while installing the water main loop. Towards that end, Mr. Timothy Allen, the owner of #4 Cranberry Lane has offered to grant an easement for water across a section of his property directly adjacent to the Town's Right of Way Easement. This area is mostly lawn and will allow us to save a nice grove of trees that currently exists within the Town's Right of Way Easement. Once an easement document has been executed, we will add this information to the plan.
- 4) A Future roadway easement is shown on the Definitive Plan to land of Reed with a 20-foot wide proposed paved road within said easement. The plan shows a water main running close to the property line of Reed along with stubs for natural gas and electric, CATV, telephone, and communication lines. The proposed infiltration basin has also been designed to accommodate the 20-feet of pavement and proposes drainage structures to capture this runoff. All work shown in the future roadway easement will be paid for by the applicant.
- 5) At the March 7, 2019 meeting, we talked about the status of the wetland line, the no-disturb zone, and the no build zone. After discussions and site visits with the

Conservation Commission, we revised the topographic plan to pull back the proposed grading to the 50-foot no-build zone. The only exception is a small portion of the emergency spillway and the proposed level spreader for the discharge out of the basin. We relocated the emergency spillway and level spreader to avoid taking any trees.

- 6) Two additional watershed comparison locations have been added to the drainage analysis to evaluate the sub-watersheds we talked about at the meeting.
- 7) Roof recharge chambers are designed to handle the 100 years storm event with an at-grade overflow.
- 8) The soil testing within the stormwater management area reveals a parent material of loamy sands consistent with an exfiltration rate of 2.41 inches per hour according to the Massachusetts Stormwater Handbook.
- 9) We revised the bottom of the infiltration basin to include 4" of ¾" single-washed gravel instead of topsoil and grass seed.
- 10) With the outlet to the infiltration blocked, six inches of freeboard is provided between 100-year water level and the top of berm.
- 11) Granite curb inlet detail has been revised to provide additional construction detail.
- 12) After our discussions, it is clear to our team that staff will recommend to the Planning Board that a homeowner's association be created for ongoing maintenance of the infiltration basin and proprietary stormwater treatment device. We will work with attorney Regnante and refer to the Zepaj Lane agreement for a framework. This information will be submitted to staff for review.
- 13) We discussed concerns about the construction, inspection, and ongoing maintenance of the individual roof drainage systems proposed on the individual lots. In the past, the systems shown on Definitive Plans have sometime been forgotten and have led to problems for staff in the future. At the suggestion of Charlie Richter, we have added specific language to the Definitive Plans to help bring more attention to these systems. We also recommended that the Planning Board include as a condition of approval that the individual roof drainage systems we added to the septic design plans, so they do not get forgotten.

**Letter from Lynnfield Fire Department, Fire Chief Glenn Davis, dated January 25, 2019.**

- 1) A waiver has been requested from Section 375-7.1.D.1
- 2) A property line diameter of 120' is provided at the turnaround. A waiver to allow construction of an island has been requested from Section 375-7.1.D.2. We have proven that the Town's ladder truck can drive around the cul-de-sac as designed. We believe



that the landscape island provides an opportunity to reduce unnecessary paved surfaces.

**Letter from Lynnfield Fire Department, Lieutenant Richard Ripley, dated September 26, 2018.**

- 1) A waiver has been requested from Section 375-7.1.D.1
- 2) 26' feet of paved roadway is provided between curb lines.
- 3) A fire hydrant is provided at approximately station 4+20.

We look forward to seeing the Planning Board again on May 29, 2019. In the meantime, please feel free to reach out to us if you or any of the staff have any questions, comments, or concerns.

Very truly yours,

Chris Sparages, P.E.  
Principal

Enclosures

cc: Lynnfield Conservation Commission  
William Jones, Linden Engineering Partners, LLC  
HPI, LLC  
Regnante Sterio