



TOWN OF LYNNFIELD

**DEPARTMENT
OF
PUBLIC WORKS**

**JOHN M. TOMASZ
DIRECTOR**

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MEMORANDUM

DATE: June 8, 2020
TO: Brian Charville, Planning Board Co-Chairman
FROM: Charles L. Richter, P.E., Town Engineer
CC: John Tomasz, Director of Public Works
Angus Bruce, Developer
RE: Sagamore Place Subdivision Surety

The Department of Public Works has compiled an estimate for work needed to construct the Sagamore Place subdivision (originally known as Janet Way) as shown on the definitive plan titled "Definitive Plan, Janet Way, Lynnfield, Mass." with a date of December 18, 2007 and a final revision date of April 12, 2010. The Department recommends that the original surety be set at \$406,087. To date, the developer has completed work on Sagamore Place that totals \$249,715. The remaining monies needed to complete the subdivision and the starting surety balance that the Department is recommending to the Planning Board, including the required 10% contingency, is \$156,372.

The department recommends that signature of this approval be held until the developer stabilizes the site, addresses issues with the drainage system, and the drainage easement has been revised. Erosion on the embankment near the detention basin needs to be addressed long term before further work proceeds. Also, all catch basins need to be adjusted to binder grade and an underdrain for the detention basin needs to be installed to prevent standing water in the basin. During construction the developer had enlarged the detention basin and forebay for the subdivision to accommodate possible future water runoff from adjacent lots. The enlargement of this system encroached onto an adjacent lot owned by the same developer and will need to be protected by a larger easement. The revised easement provided by the developer is suitable and will need to be recorded at the deeds.

While the developer feels that these items will be addressed prior to the scheduled Planning Board meeting, I will confirm with the board that these have been completed that you can proceed with signature. If you have any questions please feel free to contact me to discuss.