

Town of Lynnfield, Massachusetts



PLANNING BOARD SPECIAL PERMIT APPLICATION FORM

The undersigned hereby petitions the Lynnfield Planning Board for a Special Permit under Section 10.5 of the Lynnfield Zoning By-Law.

Applicant Name Toll Bros., Inc. c/o The Morin-Cameron Group, Inc.	Town/State Westborough, MA
Company Toll Bros., Inc.	Zip 01581
Address 1301 Main Street	Assessors Map/Parcel Map 13 Parcel 1000
Telephone 508-366-1440	Zoning District(s) Elderly Housing District (EH)

Owner's Name Sagamore Spring Real Estate Trust	Town/State Lynnfield, MA
Address 1287 Main Street	Zip 01940
Assessors Map/Parcel Map 13 Parcel 855	Assessors Map/Parcel
Telephone 781-334-3151	Zoning District Elderly Housing District (EH)

SUMMARY OF WORK/PROJECT: Construction of 66 age-restricted dwelling units with associated site infrastructure under Section 10.5 & Appendix A: Table of use regulations of the Zoning Bylaw.

SIGNATURES

<small>DocuSigned by:</small> <i>Ted Merchant</i> Signature of Applicant	Ted Merchant	Date	11-30-2023
<small>DocuSigned by:</small> <i>Richard Luff</i> Signature of Owner	Richard Luff	Date	11-30-2023

Adopted 3/29/2023

Town of Lynnfield, Massachusetts



PLANNING BOARD SPECIAL PERMIT APPLICATION CHECKLIST

Check all that are completed and/or included with application form:

- Pre-application review with planning office staff
- Special Permit application form
- Special Permit application fee (check made payable to the Town of Lynnfield)
- Design Review fee (check made payable to the Town of Lynnfield)
- Abutters list (300ft. radius Certified Abutters List and Map from assessor's office)
- Abutters mailing fee (check made payable to Town of Lynnfield)
- Site Plans - five (5) copies of the full-size site plan, eight (8) copies of the 11x17 reduced size site plan, and digital copy of site plan sent to planning office
- Impact Reports - six (6) hard copies and digital files sent to planning office
- Deed/Certificate of Ownership
- Cover Letter(s) and/or Narrative

Signature receipt for materials above:

Planning Office Staff Member

Date

The
Morin-Cameron
GROUP, INC.

November 30, 2023

Lynnfield Planning Board
c/o Emilie Cademartori, Director of Planning and Conservation
Town of Lynnfield
55 Summer Street
Lynnfield, MA 01940

RE: Special Permit Application Cover Letter
Prepared for Toll Bros., Inc.
The Regency at Lynnfield located at
1301 Main Street Lynnfield, Massachusetts

Dear Members of the Board:

On behalf of Toll Bros., Inc., (applicant), The Morin-Cameron Group, Inc. (MCG) is authorized to submit a special permit application pursuant to Section 10.5 of the Lynnfield Zoning Bylaw for the construction of a 66-unit, age restricted development in an Elderly Housing Zoning District. Enclosed herewith is the following:

- *Special Permit application form*
- *Special Permit application fee payable to the Town of Lynnfield for \$33,000.00*
- *Abutters list (300ft. radius Certified Abutters List and Map from assessor's office)*
- *Abutters mailing fee payable to Town of Lynnfield for \$90.00.*
- *Five (5) full-size and eight (8) 11x17 reduced size copies of the site plan entitled "Site Development Plans for The Regency at Lynnfield, Senior Housing Development located at 1301 Main Street, Lynnfield, Massachusetts (Assessor's Map 13, Parcel 1000) dated November 30, 2023 and prepared by the Morin-Cameron Group, Inc. and ESE Consultants, Inc.*
- *Six (6) hard copies of the Impact Report entitled "Technical Narrative & Stormwater Management Report, The Regency at Lynnfield located at 1301 Main Street, Lynnfield, Massachusetts" dated November 30, 2023 and prepared by The Morin-Cameron Group, Inc.*
- *Deed of Ownership*
- *Thumb drive with a digital copy of all documents referenced herein.*

The applicant previously conducted a Pre-Application Review with planning staff on November 8, 2023. Once a 3rd party review consultant is selected, please confirm the amount due for the Design Review Fee and we will promptly submit payment to your office.

Sincerely,
THE MORIN-CAMERON GROUP, INC

Scott P. Cameron, P.E.
Vice President

Cc: Toll Bros., Inc.

CIVIL ENGINEERS • LAND SURVEYORS • ENVIRONMENTAL CONSULTANTS • LAND USE PLANNERS

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The Morin-Cameron Group, Inc.
66 Elm Street
Danvers, MA 01923

Brookline Bank
53-7148/2113

3516

11/30/2023

PAY TO THE
ORDER OF

Town of Lynnfield

\$

33,000.00

Thirty-Three thousand & -----

00/100

DOLLARS

MEMO

Special Permit Application Fee – Toll Lynnfield #4171



AUTHORIZED SIGNATURE

⑈003516⑈ ⑆211371489⑆ 2051005094⑈

The Morin-Cameron Group, Inc.

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The Morin-Cameron Group, Inc.

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300 feet Abutters List Report

Lynnfield, MA
November 29, 2023

Subject Property:

Abutters:

Parcel Number: 0008-0000-2039 CAMA Number: 0008-0000-2039 Property Address: 1394 MAIN ST	Mailing Address: MCCULLOUGH MURIEL I, J/T HUTTON THOMAS, J/T PO BOX 233 LYNNFIELD, MA 01940
Parcel Number: 0008-0000-2067 CAMA Number: 0008-0000-2067 Property Address: 1386 MAIN ST	Mailing Address: COLES RICHARD J/T KOVAC PHILIP J/T 1386 MAIN ST LYNNFIELD, MA 01940
Parcel Number: 0008-0000-2083 CAMA Number: 0008-0000-2083 Property Address: 1370 MAIN ST	Mailing Address: PHILLIPS TINA R 1370 MAIN ST LYNNFIELD, MA 01940
Parcel Number: 0008-0000-2087 CAMA Number: 0008-0000-2087 Property Address: 1364 MAIN ST	Mailing Address: MAIN STREET REALTY TRUST VARGA JOSEPH TR 1364 MAIN ST LYNNFIELD, MA 01940
Parcel Number: 0008-0000-2165 CAMA Number: 0008-0000-2165 Property Address: 1385 MAIN ST	Mailing Address: MURPHY HUGH E J/T R/S THOMAS JOHN T/E R/S 1385 MAIN ST LYNNFIELD, MA 01940
Parcel Number: 0008-0000-2186 CAMA Number: 0008-0000-2186 Property Address: 1381 MAIN ST	Mailing Address: RICCIO JESSICA H, J/T/R/S RICCIO JILLIAN K, J/T/R/S 1381 MAIN STREET LYNNFIELD, MA 01940
Parcel Number: 0008-0000-2715 CAMA Number: 0008-0000-2715 Property Address: 1350 MAIN ST	Mailing Address: BROWN GERALD T/E BROWN BETSY T T/E 1350 MAIN STREET LYNNFIELD, MA 01940
Parcel Number: 0008-0000-2824 CAMA Number: 0008-0000-2824 Property Address: 1377 MAIN ST	Mailing Address: SULLIVAN CAITLIN PORTE, T/E SULLIVAN TREVOR BENJAMIN, T/E 1377 MAIN STREET LYNNFIELD, MA 01940
Parcel Number: 0009-0000-0866 CAMA Number: 0009-0000-0866 Property Address: 1455 MAIN ST	Mailing Address: THE AUGUSTUS TRUST RUSSO LUCIANO ALESSANDRO TR 1455 MAIN ST LYNNFIELD, MA 01940
Parcel Number: 0009-0000-0885 CAMA Number: 0009-0000-0885 Property Address: 2A FRIENDSHIP LN	Mailing Address: CIAMPA WALTER J, JR T/E CIAMPA HOLLY J T/E 2A FRIENDSHIP LN LYNNFIELD, MA 01940
Parcel Number: 0009-0000-0943 CAMA Number: 0009-0000-0943 Property Address: 1489 MAIN ST	Mailing Address: ROY GREGORY TRUSTEE ROY FAMILY TRUST 10 VINE ST AMESBURY, MA 01913



www.cai-tech.com



300 feet Abutters List Report

Lynnfield, MA
November 29, 2023

Parcel Number: 0009-0000-1514
CAMA Number: 0009-0000-1514
Property Address: 1389 MAIN ST

Mailing Address: CURRAN ERIC T, T/E VELASQUEZ-
CURRAN JESSICA E, T/E
1389 MAIN ST
LYNNFIELD, MA 01940

Parcel Number: 0009-0000-1546
CAMA Number: 0009-0000-1546
Property Address: 1 FRIENDSHIP LN

Mailing Address: TISHLER BRIAN, T/E GARNETTE
RUPERTHA H, T/E
1 FRIENDSHIP LN
LYNNFIELD, MA 01940

Parcel Number: 0009-0000-1582
CAMA Number: 0009-0000-1582
Property Address: 3 FRIENDSHIP LN

Mailing Address: RILEY FAMILY REAL ESTATE TRUST
RILEY JAMES E, TR
3 FRIENDSHIP LN
LYNNFIELD, MA 01940

Parcel Number: 0009-0000-1619
CAMA Number: 0009-0000-1619
Property Address: 4 FRIENDSHIP LN

Mailing Address: MATTUCHIO PATRICIA J MATTUCHIO
FRANK
4 FRIENDSHIP LN
LYNNFIELD, MA 01940

Parcel Number: 0012-0000-0466
CAMA Number: 0012-0000-0466
Property Address: 1282 MAIN ST

Mailing Address: SAGAMORE SPRING REALTY TRUST
LUFF, LUFF & THOMPSON TRUST
1282 MAIN ST
LYNNFIELD, MA 01940

Parcel Number: 0013-0000-0855
CAMA Number: 0013-0000-0855
Property Address: 1287 MAIN ST

Mailing Address: SAGAMORE SPRING R E TR LUFF LUFF
& THOMPSON TRS
1282 MAIN ST
LYNNFIELD, MA 01940



www.cai-tech.com

City of Peabody
Planning Board
24 Lowell Street
Peabody, MA 01960



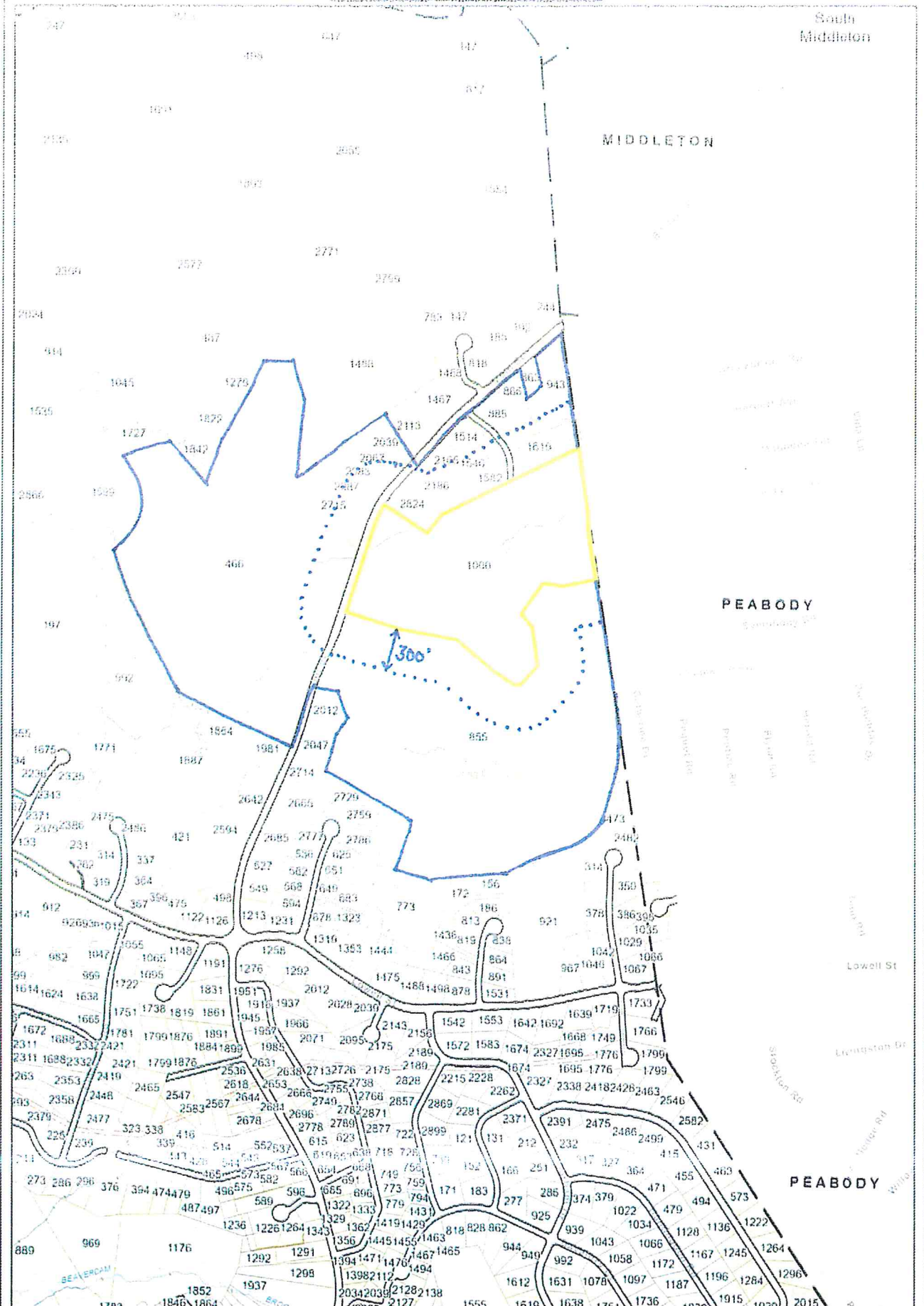
Town of Lynnfield, MA



November 30, 2022

1:500 Scale Plan

www.cai-tech.com



BROWN GERALD T/E
BROWN BETSY T T/E
1350 MAIN STREET
LYNNFIELD, MA 01940

RILEY FAMILY REAL ESTATE
RILEY JAMES E, TR
3 FRIENDSHIP LN
LYNNFIELD, MA 01940

CIAMPA WALTER J, JR T/E
CIAMPA HOLLY J T/E
2A FRIENDSHIP LN
LYNNFIELD, MA 01940

ROY GREGORY TRUSTEE
ROY FAMILY TRUST
10 VINE ST
AMESBURY, MA 01913

COLES RICHARD J/T
KOVAC PHILIP J/T
1386 MAIN ST
LYNNFIELD, MA 01940

SAGAMORE SPRING R E TR
LUFF LUFF & THOMPSON TRS
1282 MAIN ST
LYNNFIELD, MA 01940

CURRAN ERIC T, T/E
VELASQUEZ-CURRAN JESSICA
1389 MAIN ST
LYNNFIELD, MA 01940

SAGAMORE SPRING REALTY TR
LUFF, LUFF & THOMPSON TRU
1282 MAIN ST
LYNNFIELD, MA 01940

MAIN STREET REALTY TRUST
VARGA JOSEPH TR
1364 MAIN ST
LYNNFIELD, MA 01940

SULLIVAN CAITLIN PORTE, T
SULLIVAN TREVOR BENJAMIN,
1377 MAIN STREET
LYNNFIELD, MA 01940

MATTUCHIO PATRICIA J
MATTUCHIO FRANK
4 FRIENDSHIP LN
LYNNFIELD, MA 01940

THE AUGUSTUS TRUST
RUSSO LUCIANO ALESSANDRO
1455 MAIN ST
LYNNFIELD, MA 01940

MCCULLOUGH MURIEL I, J/T
HUTTON THOMAS, J/T
PO BOX 233
LYNNFIELD, MA 01940

TISHLER BRIAN, T/E
GARNETTE RUPERTHA H, T/E
1 FRIENDSHIP LN
LYNNFIELD, MA 01940

MURPHY HUGH E J/T R/S
THOMAS JOHN T/E R/S
1385 MAIN ST
LYNNFIELD, MA 01940

PHILLIPS TINA R
1370 MAIN ST
LYNNFIELD, MA 01940

RICCIO JESSICA H, J/T/R/S
RICCIO JILLIAN K, J/T/R/S
1381 MAIN STREET
LYNNFIELD, MA 01940

The Morin-Cameron Group, Inc.
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11/30/2023

PAY TO THE
ORDER OF

Town of Lynnfield

\$ 90.00

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00/100

DOLLARS

MEMO

Special Permit Application Abutters Fee – Toll Lynnfield #4171



AUTHORIZED SIGNATURE

⑈003518⑈ ⑆211371489⑆ 2051005094⑈

The Morin-Cameron Group, Inc.

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The Morin-Cameron Group, Inc.

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P 410,415
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We, Albert I. Strobel, of Hollywood in the State of Florida, and Louis K. Luff and Richard E. Luff, both of Lynnfield in the County of Essex in the Commonwealth of Massachusetts, for consideration paid, grant to the above named Louis K. Luff and Richard E. Luff and to William C. Thompson, of said Lynnfield, as they are Trustees of the Sagamore Spring Real Estate Trust under a Declaration of Trust dated June 1, 1954, and to be recorded herewith, with quitclaim covenants, seven parcels of land with the buildings and other improvements thereon situated in that part of said Lynnfield called Lynnfield Center, and bounded and described as hereinafter set forth.

The first parcel, being known as the Homestead lot and containing forty-two acres of land, more or less, is bounded:

Beginning at the southeast corner thereof, on the westerly side of the road leading to Middleton, which road is now known as Main Street, at land now or formerly of William Smith; thence running Westerly on land now or formerly of said Smith about ninety-eight rods to land now or formerly of Daniel Taylor; thence running Northerly on land now or formerly of said Taylor and land now or formerly of Nathaniel Felton about seventy-nine rods to land now or formerly of Louisa Smith; thence running Easterly and Southerly on land now or formerly of Louisa Smith and land now or formerly of Harriet Russell about eighty-six rods to said road; and thence running Southerly on said road about seventy-eight rods to the place of beginning.

The second parcel, lying on the opposite side of said road and containing eight acres of land, more or less, is bounded:

Beginning at the southwest corner thereof on said road at land now or formerly of William Smith; thence running Northerly on said road sixty-five rods to land now or formerly of Harriet Russell; thence running Easterly on land now or formerly of said Russell as the wall stands about twenty-one rods to a corner of said wall; thence running Southerly on land now or formerly of said Russell and land now or formerly of Lois Shute sixty-six rods to land now or formerly of William Smith; and thence running Westerly on land now or formerly of said Smith about sixteen rods to the place of beginning.

The third parcel, consisting of meadow land and containing four acres, more or less, is bounded:

Beginning at the southeasterly corner thereof by land now or formerly of Matt Swain; thence running Northwesterly by land now or formerly of said Swain

sixteen rods to a ditch; thence running Northeasterly by land now or formerly of Abigail Smith and John Howard forty-one rods and six links to land now or formerly of William Smith; thence running Easterly by land now or formerly of William Smith eight rods; thence running Southerly and Easterly by land now or formerly of Abigail Smith about sixteen rods to land now or formerly of Johnson Proctor and Nathaniel Felton; and thence running Westerly by land now or formerly of said Proctor and Felton about forty rods to the place of beginning.

The fourth parcel, consisting of meadow land and containing two and three-quarter acres, more or less, is bounded:

Northerly by land now or formerly of Levi Smith and land now or formerly of Harriet Russell; Easterly by land now or formerly of Sarah King; Southerly by land now or formerly of Israel A. Parsons and land now or formerly of John Howard and the first mentioned piece of meadow land; and Westerly by land now or formerly of William Tarbox.

The fifth parcel, containing fifty-five acres of land, more or less, is bounded:

Beginning at the northwest corner thereof on the easterly side of the road leading to Middleton at the southwest corner of the second parcel hereinbefore mentioned; thence running Southeasterly on said second parcel about sixteen rods to land now or formerly of Lois Shute; thence running a little more Easterly on land now or formerly of said Shute to land now or formerly of Joshua Osborne; thence running Southerly and Southwesterly on land now or formerly of said Osborne to land now or formerly of Charlotte Hart; thence running Westerly on land now or formerly of said Hart to land now or formerly of Henry E. Smith; thence running Northwesterly and Northerly on land now or formerly of Henry E. Smith to land now or formerly of J. H. Smith; thence running Northwesterly on land now or formerly of J. H. Smith to land now or formerly of Natalie D. Luff; thence running North-easterly by said land now or formerly of Natalie D. Luff two hundred seventy feet to a point; thence running Northwesterly by said land now or formerly of Natalie D. Luff two hundred forty feet to said road; thence running Northeasterly by said road to the place of beginning.

The sixth parcel, containing forty-two and one-half acres of land, more or less, being part of the Tapley lot, so-called, and being Share Six in the division of the estate of William Smith by report of the Probate Court of the County of Essex, dated November 26, 1856, and recorded in the Registry of Probate of the County of Essex, said share having been set off to Lois Shute, is bounded:

Beginning at the southeast corner of the garden at parcel Five; thence running Southerly $75\text{-}\frac{3}{4}$ East one hundred seven rods to a stake in the wall at land now or formerly of Osborne; thence running Northerly by land now or formerly of Upton King and another to a stake by a wall, which stake is seven rods southerly from the corner of land now or formerly of Proctor; thence running South 74 West seventy-five rods and ten links by parcel Three to a stake and stones by a wall in the North pasture, which stake is three rods southwest of the east

