



March 14, 2024

Lynnfield Conservation Commission
Mr. Donald Gentile, Chairman
55 Summer Street
Lynnfield, MA 01940

**RE: Alternatives Analysis
The Regency at Lynnfield
1301 Main Street, Lynnfield, MA**

Dear Mr. Gentile:

On behalf of Toll Brothers, Inc. (Applicant), The Morin-Cameron Group, Inc. (MCG) has prepared the following alternatives analysis for work proposed within areas subject to 310 CMR 10.00 Wetlands Protection Act Regulations and the Lynnfield Wetlands Protection Bylaw and Regulations.

As you are aware, a Notice of Intent Application is currently pending before your Commission for the construction of 66 age-restricted dwellings and associated infrastructure. The design includes a wetland crossing to connect the project to Friendship Lane, an existing dead-end road. The connection to Friendship Lane is necessary to provide emergency response to the project if the primary means of egress is obstructed as required by the Fire Department. The connection also includes extension of the Lynnfield Center Water District (LCWD) water main up to Friendship Lane, ending in a hydrant. This extends the public water supply to this neighborhood which will eliminate the need for wells in the future. More importantly, it provides critical emergency fire protection to protect human health and safety in a house fire and to protect the environment in the event of a forest fire.

The current design includes a full width road construction through the wetland and construction of a road, cul-de-sac and 3 dwelling units on the north side of the wetland. Two (2) culvert crossings are required in this stretch of road. Within the wetland crossing, up to eight (8)-foot retaining walls bound each side of the road to minimize the footprint and fill is necessary to raise the road grade to accommodate utilities. A sidewalk and tree plantings are included for pedestrian access and shading. A variance has been requested from the Lynnfield Wetlands Regulations to work within the 25-foot no-disturb zone and to construct pavement and walls within the 25 to 50-foot no-build zone. Permission is also sought to alter wetlands for the crossing to Friendship Lane. This alternative is currently the subject of review before your Commission and will be referred to as ***Alternative 1*** for this discussion.

A second alternative was considered by eliminating the crossing altogether. This alternative is not feasible for several reasons. First, a second means of egress is necessary for health and human safety,

emergency response as required by the Fire Department so another connection through the golf course was considered. This land is not part of the project nor available for a road. The land for development as well as the town meeting vote to create the zoning for the project is already memorialized. Furthermore, construction of a road from the golf course is not feasible due to the vertical grade change through this area. This alternative would also cause significant impact to the golf course, which is to remain in full operation. Second, a connection to Catherine Drive in Peabody was evaluated. This was also determined to not be feasible as the adjoining land is privately owned, and similar topographic constraints prohibit this from being constructable. Finally, looping the water main to Friendship Lane is necessary so that the water system could eventually be expanded to cover the entire north end of Lynnfield along Main Street and for the reasons discussed in Alternative 1. Third, the water main requires an access road for maintenance so this must be constructed per the LCWD. This alternative to not construct the second access through the wetland will be referred to as **Alternative 2** and is not feasible for the reasons described above. Disallowing the connection to Friendship Lane would render the project infeasible.

A third alternative was considered to reduce environmental impacts to the wetland crossings to the maximum extent possible while balancing the other interests of the project. The **Alternative 3** design includes the following:

- Relocates the three (3) homes and removes the cul-de-sac elsewhere in the project;
- Within the wetland buffer zone area, over 300 LF of impervious roadway as reduced from 24' of pavement with a sidewalk, tree strip and guardrail to 20' of pavement, no sidewalk or tree planting and guardrail only at the culvert crossings;
- Reduces the retaining walls to approximately 3-feet in height and removes them altogether in other areas;
- Minimizes earth cuts and fills in the buffer zone and wetland;
- Eliminates the sewer force main through the wetland;
- Reduces the total footprint of development although there is some new alteration within the 25-50' setback area;
- Eliminates 200 LF of impervious 24' road, sidewalk and a cul-de-sac;
- Reduces clearing of 1.75-acres of mature trees;
- Maintains full compliance with the stream crossing standards; and
- Reduces impacts to the buffer zone, wetlands and overall project footprint;

Attached is the Alternative 3 concept plan illustrating the reduced project footprint.

This alternative reduces impacts as follows:

- Reduction in wetland alteration of 1,078 SF (-21.6%)
- Reduction in the 0-25' no disturb of 160 SF (-2.2%)
- Reduction in the 25-50' of 7,103 SF (-26.6%)
- Reduction between 50-100' of 26,067 SF (-36.5%)
- Reduction between the 100' buffer and the limit of work of 41,824 SF (-22.5%)
- Total reduction of impact of 76,232 SF (1.75 Acres) (-18.7%)

A table with more detailed information is included as an attachment at the end of this letter.

Based on the significant reduction in impact within the wetland, buffer zone, and surrounding upland forest, this alternative is considered the preferred alternative.

Should the commission concur that Alternative 3 is the preferred alternative, or concur with comments, the next step is to amend the plans and technical documentation and submit updated plans and documents to the Commission, Planning Board, MassDEP and other town departments for review.

We look forward to discussing these alternatives with you at your next meeting on March 19, 2024. If you have any questions or comments before then, please do not hesitate to contact the undersigned at (978) 777-8586.

Sincerely,

THE MORIN-CAMERON GROUP, INC.

Scott P. Cameron, P.E.
Vice President

cc: Toll Bros., Inc.
Lynnfield Planning Board
LEC Environmental Consultants, Inc.

RESOURCE AREA IMPACT CALCULATION:

LIMIT OF WORK WETLAND ALTERATION

ALTERNATIVE 1 = 4,994 S.F.±

ALTERNATIVE 3 = 3,916 S.F.±

DIFFERENCE = (-1,078 S.F.±)

TOTAL 0' - 25' NO-DISTURB ZONE ALTERATION

ALTERNATIVE 1 = 7,125 S.F.±

ALTERNATIVE 3 = 6,965 S.F.±

DIFFERENCE = (-160 S.F.±)

TOTAL 25' - 50' NO-BUILD ZONE ALTERATION

ALTERNATIVE 1 = 26,640 S.F.±

ALTERNATIVE 3 = 19,537 S.F.±

DIFFERENCE = (-7,103 S.F.±)

TOTAL 50' - 100' BUFFER ZONE ALTERATION

ALTERNATIVE 1 = 71,337 S.F.±

ALTERNATIVE 3 = 45,270 S.F.±

DIFFERENCE = (-26,067 S.F.±)

TOTAL WETLAND AND BUFFER ZONE ALTERATION

ALTERNATIVE 1 = 110,096 S.F.±

ALTERNATIVE 3 = 75,688 S.F.±

DIFFERENCE = (-34,408 S.F.±)

OUTSIDE BUFFER ZONE ALTERATION

ALTERNATIVE 1 = 185,531 S.F.±

ALTERNATIVE 3 = 143,707 S.F.±

DIFFERENCE = (-41,824 S.F.±)