

FODERA
ENGINEERING
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Danvers, MA 01923
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November 19, 2021

To: Town of Wenham Zoning Board of Appeals
ATTN: Anthony M. Feeherry, Chair
Wenham Town Hall
138 Main Street
Wenham, MA 01984

**RE: 21 LONGFELLOW ROAD
ZONING BOARD OF APPEALS RESUBMITTAL**

Dear Mr. Feeherry and Members of the Board,

At the Board meeting held on Tuesday, November 9th, 2021, lot coverage was discussed because the proposed coverage was greater than the 20% maximum. Additionally, the Board held strong opinions in revising the site to demonstrate a similar layout to the previously approved plan. The revised plan titled “ZBA Site Plan” with a revision date of 11/17/21 and presented with this submittal, has been updated to demonstrate compliance with the zoning bylaws. Revisions include:

- Removal of the roof overhang structure that was located at the southern building side.
- Removal of the trellis overhang structure associated with the removed roof overhang.
- Lot coverage was updated and is now 19.9%.
- Scaled back the driveway at the northern most section to reduce the rip-rap pitch.
- The landing centrally located at the rear of the house has been extended in length from 5’ to 12’ to accommodate the architectural layout. Materials will be constructed as wood decking.
- Retaining wall along the rear property line has been reduced in length.
- Included stone embedded steps with grassed landings along the building’s north edge to provide access from the driveway to the rear ADA walkway.
- Included standard construction details of the pervious pavers and pervious pavement.

This concludes all site changes from the previously provided plan from the November 9th meeting. Please do not hesitate to call or email me shall you have any questions, comments, or concerns.



Giovanni G. Fodera, P.E.

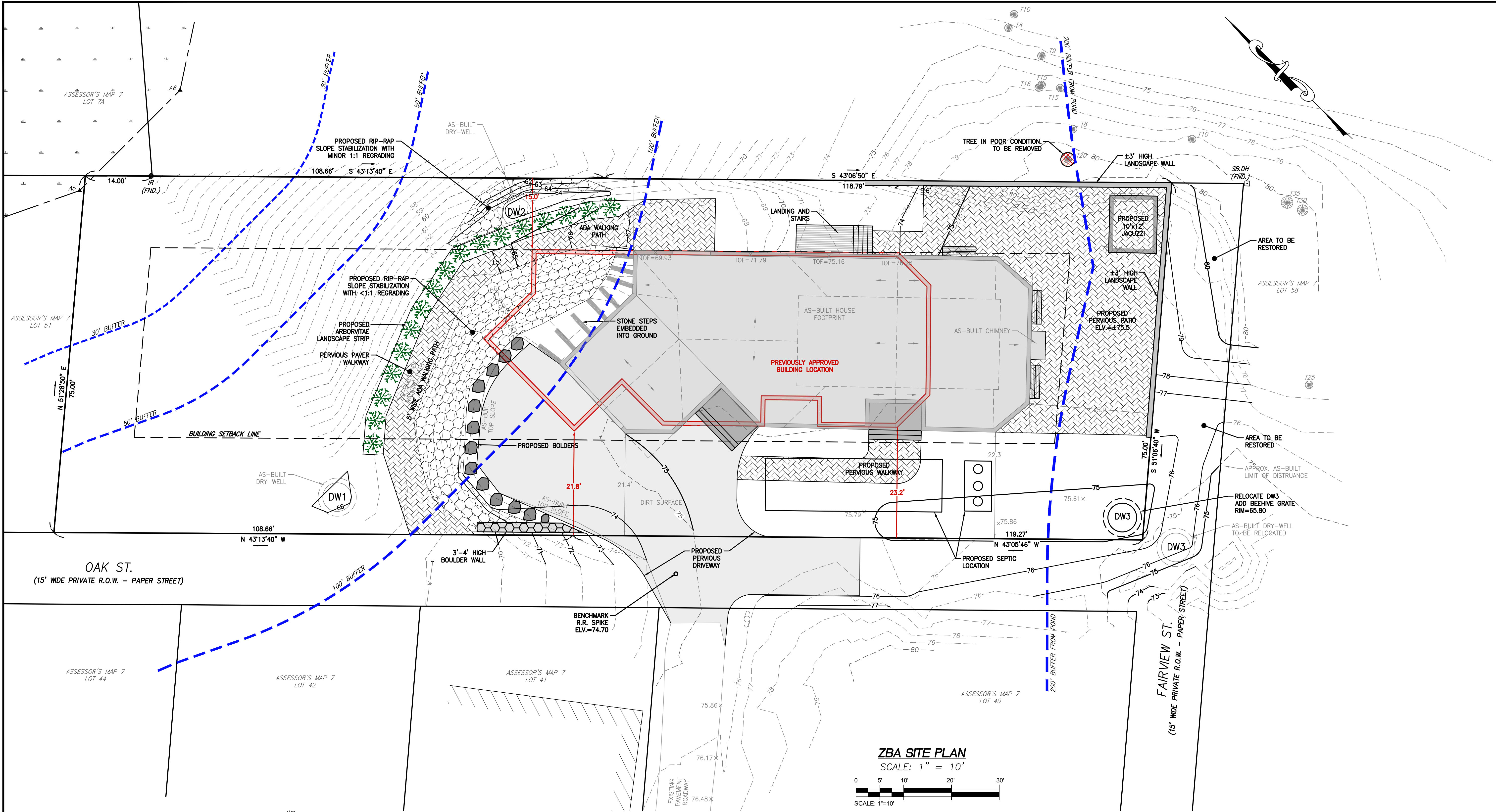
Principal Engineer

FODERA Engineering

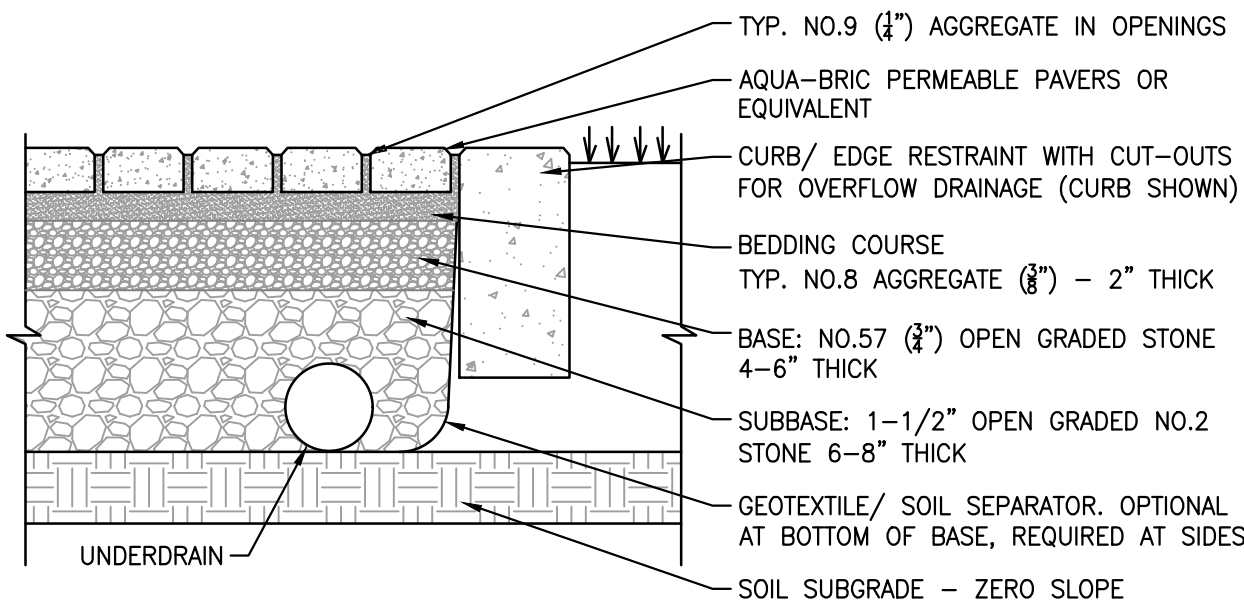
28 Harbor St., Suite 204

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REVISION	DATE	BY
ZBA REVISION 1	11/17/21	GGF

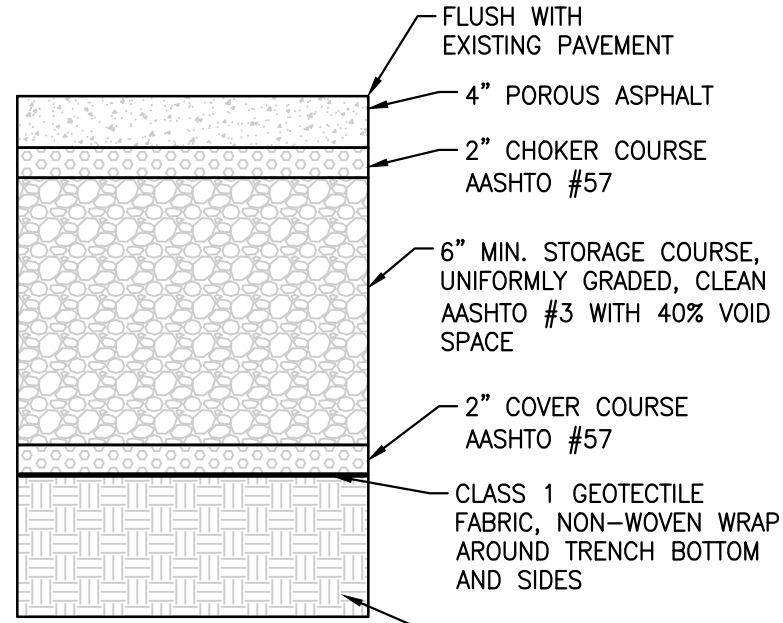


ZBA SITE PLAN
SCALE: 1" = 10'



MAINTENANCE NOTES
PERMEABLE PAVERS FUNCTION AS AN EFFECTIVE STORMWATER TREATMENT SYSTEM AND REMAIN CLOG-FREE FOR YEARS WITH REASONABLE GOOD HOUSEKEEPING PRACTICES. KEEP THE PAVEMENT FREE OF LEAVES, WEEDS, AND SEDIMENT. AVOID THE USE OF SAND IN THE WINTER; IF USED, SPREAD SPARINGLY. PERIODICALLY SWEEP THE OPENINGS TO REMOVE CRUST THAT FORMS ON THE SURFACE. A STIFF BRISTLE BROOM WORKS WELL FOR RESIDENTIAL WALKS AND DRIVEWAYS, WHILE A CONVENTIONAL COMMERCIAL SWEEPER IS APPROPRIATE FOR PARKING LOTS. IF PUDDLES RESULT FROM CLOGGING, INFILTRATION RATES CAN BE RESTORED TO 100% CAPACITY BY REMOVING THE AGGREGATE FROM THE OPENINGS AND REPLACING IT WITH CLEAN MATERIAL. DO NOT PRESSURE WASH.

AQUA-BRIC® PERMEABLE PAVERS
N.T.S.



POROUS ASPHALT DETAIL
N.T.S.

ZONING SUMMARY
DISTRICT: RESIDENTIAL

	MINIMUM REQUIRED	EXISTING / AS-BUILT	PROPOSED
LOT AREA, SF	40,000	±17,023	±17,023
LOT FRONTAGE	170'	227.93'	227.93'
LOT WIDTH	100'	227.78'	227.78'
MIN FRONT YARD	20'	21.4'	21.4'
MIN SIDE YARD	15'	15.0'	15.0'
MIN REAR YARD	15'	N/A	N/A
MAX. BUILDING HEIGHT	25'	25'	25'
MAX. LOT COVERAGE	50%	18.9%	19.9%

GENERAL NOTES

- THE REFERENCED ENGINEERING PLAN WAS PREVIOUSLY APPROVED BY THE TOWN OF WENHAM IN 2017.
- ALL PERVIOUS SURFACES, INCLUDING THE PATIO, ADA WALK PATH, AND DRIVEWAY HAVE NOT BEEN INCLUDED WITH THE LOT COVERAGE CALCULATIONS, AS DEFINED IN SECTION 255-2.2 OF THE ZONING BYLAW.
- THE PROPOSED JACUZZI WILL BE ABOVE-GROUND.
- THE SITE IS LOCATED WITHIN THE TOWN OF WENHAM'S AQUIFER PROTECTION OVERLAY DISTRICT (APOD).
- BOUNDARY AND TOPOGRAPHIC INFORMATION WAS OBTAINED FROM AN ON-THE-GROUND SURVEY PERFORMED AND COMPLETED BY FODERA ENGINEERING IN JUNE 2021.
- WETLANDS WERE DELINEATED BY WETLANDS & LAND MANAGEMENT, INC., AND WERE FIELD LOCATED AND OVERLAID FROM THE REFERENCED ENGINEERING PLAN.
- A NEW SEPTIC PLAN SHALL BE PROVIDED AND APPROVED BY THE BOARD OF HEALTH.
- AN AMENDED ORDER OF CONDITIONS HAS BEEN FILED WITH THE CONSERVATION COMMISSION.

ENGINEERING PLAN REFERENCE

- A PLAN LABEL "SITE PLAN TO ACCOMPANY NOTICE OF INTENT" PREPARED BY GRIFFIN ENGINEERING WITH JOB NO. 1653 AND A LATEST REVISION DATE OF 8/1/17.

BOUNDARY PLAN REFERENCE

- SOUTHERN ESSEX DISTRICT REGISTRY OF DEEDS
- L.C. PLAN 13300A
 - PLAN BOOK 1547, PLAN 1.
 - PLAN BOOK 76, PLAN 83.
 - PLAN BOOK 113, PLAN 38.
 - PLAN BOOK 117, PLAN 18.
 - PLAN BOOK 117, PLAN 85.
 - PLAN BOOK 424, PLAN 100.

DEED REFERENCE

- SOUTHERN ESSEX DISTRICT REGISTRY OF DEEDS
- DEED BOOK 37732, PAGE 458.
 - DEED BOOK 35231, PAGE 544.

RECORD OWNER

PAMELA & YIANNIS KATSIRIS
20 RAVENWOOD RD.
PEABODY, MA 01960

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING/ AS-BUILT CONTOUR
- PROPOSED ELEVATION CONTOUR
- PROPOSED BUILDING ROOF OVERHANG
- LOCATION OF APPROVED BUILDING
- BORDERING VEGETATED WETLANDS
- 30' WETLAND BUFFER
- 50' WETLAND BUFFER
- 100' WETLAND BUFFER
- 200' POND BUFFER
- WETLAND FLAG
- TREE AND CALIPER SIZE
- STONE BOUND DRILL HOLE FOUND
- TREE TO BE REMOVED