



November 30, 2021

Margaret Hoffman  
Planning Coordinator  
Wenham Town Hall  
138 Main Street  
Wenham, MA 01984  
Tel: (978) 468-5520 x. 8

Re: EAI Project#: 21-17817  
Topsfield Road  
(Tax Map 25 Lot 0064-000A)  
Wenham, MA

Dear Ms. Hoffman & Member of the Board,

On behalf of our client, Michael Procopio, Engineering Alliance, Inc. is pleased to the following project narrative for the construction of a single-family dwelling on Topsfield Road (Tax Map 25 Lot 0064-000A):

The applicant is proposing to construct a single-family dwelling on Topsfield Road (Max Map 25 Lot 0064-000A). The dwelling will include a new access driveway, septic system, and necessary site grading. The property includes a deed restriction on the limits of constructable area for the proposed dwelling.

The applicant is requesting two special permits from the Board with respect to sections 255-10.1 Soil Stripping, Earth Removal & Grading and 255-5.2.F Special Requirements, Residential Driveways. The project proposes to construct approximately 700 ft of access driveway from Topsfield Road to the new dwelling and will require more than 1,000 c.f. of disturbance for site grading.

As shown on the plan entitled "Site Plan" dated November 18, 2021, the site topography varies dramatically from Topsfield Road into the project site. The grade changes 25-30 ft entering the site before ultimately sloping upward to a terraced area with equal elevation to Topsfield Road. The applicant proposes to construct the new dwelling on the terraced area to limit fill material as much as possible, to prevent stormwater runoff from directing toward the new dwelling, and to construct the dwelling within the deed restricted area.

In order to place the new dwelling in the terraced area, the driveway will exceed the 500 ft requirement of section 255-10.1. Additionally, the proposed access driveway has been graded to maintain reasonable slope and minimize fill material as much as possible (a profile of the proposed driveway can be found on sheet 2of2 entitled "Roadway Profile"). However, due to the extreme elevation changes in the existing condition, the project will require greater than 1,000 c.f. of disturbance to install the new access driveway.

The dwelling and all site work will be constructed outside of the limit of the floodplain district and beyond the 100-ft buffer zone to a bordering vegetated wetland associated with Wenham Lake. The wetland was flagged by Rimmer Environmental in October of 2021.

We appreciate your consideration in this matter. Should you have any questions, comments, or require any additional information, please do not hesitate to contact me.

Very Truly Yours,

**ENGINEERING ALLIANCE, INC.**

Eric Bradanese, P.E.  
Senior Project Manager

Enclosure

Copy to: Michael Procopio, Owner  
EAI File#: 21-17817