



December 12, 2022

**Email** (rdouglas@andoverma.gov)

Robert Douglas, Director of Conservation  
Andover Conservation Commission  
Town Offices  
36 Bartlet Street  
Andover, MA 01810

**RE: DEP File No. 090-1382  
NOI Application Peer Review  
7 Tantallon Road  
Andover, Massachusetts**

[LEC File #: TOA\19-247.02]

Dear Mr. Douglas:

In response to the Commission’s request, LEC Environmental Consultants, Inc., (LEC) has reviewed the Notice of Intent (NOI) Application and supporting documentation filed by Howard Stein Hudson (HSH) on or about August 10, 2021. As part of this review, LEC attended the September 7, 2021 initial Public Hearing, participated in two very productive Working Sessions on November 15, 2021 and March 3, 2022, and reviewed the following documentation in accordance with the *Massachusetts Wetlands Protection Act* (M.G.L. c. 131, s. 40, the *Act*) and its implementing Regulations (310 CMR 10.00, the *Act Regulations*), and the *Town of Andover Wetlands Protection Bylaw* (Article XIV, the *Bylaw*) and the *Town of Andover Conservation Commission Wetland Protection Regulations* (the *Bylaw Regulations*). LEC also corresponded with the Applicant’s representatives via email as documented below and in Attachments A-C.

**Document Review/Correspondence**

- August 10, 2021 Notice of Intent Application Proposed Multifamily Redevelopment 7 Tantallon Road prepared by Howard Stein Hudson (HSH).
- August 2022 Stormwater Management Report, The Tantallon Proposed Multifamily Redevelopment Project 7 Tantallon Road, Andover MA prepared by HSH dated March 2019; Revised July 2021.
- Undated Riverfront Area Narrative (5 pages) prepared by HSH.
- July 27, 2021 Site Plan for Multifamily Housing Redevelopment Project, 7 Tantallon Road, Andover, MA (Sheets 1-11) prepared by HSH dated 10-24-2017; revised 7/27/21 stamped and signed by Katie L. Enright.
- September 7, 2021 First Public Hearing.

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LEC Environmental Consultants, Inc.		<a href="http://www.lecenvironmental.com">www.lecenvironmental.com</a>		
12 Resnik Road Suite 1 Plymouth, MA 02360 508.746.9491	380 Lowell Street Suite 101 Wakefield, MA 01880 781.245.2500	100 Grove Street Suite 302 Worcester, MA 01605 508.753.3077	P.O. Box 590 Rindge, NH 03461 603.899.6726	680 Warren Avenue Suite 3 East Providence, RI 02914 401.685.3109
PLYMOUTH, MA	WAKEFIELD, MA	WORCESTER, MA	RINDGE, NH	EAST PROVIDENCE, RI



November 15, 2021	Working Session #1 with Katie Enright to discuss shifting additional parking out of the 25- and 50-foot setbacks. Discussion included reducing the width of the proposed 28-foot wide drive aisle south of the building that would enable perpendicular versus parallel parking south of the building, and the Applicant's attorney reviewing all on-site easements and allowances/limitations.
February 2, 2022	Email Update from Katie Enright addressing items from our November 15, 2021 Working Session ( <b>Attachment A</b> ).
March 3, 2022	Working Session #2 with Katie Enright to review the February 2, 2022 materials and follow-up email reminder to provide clarification on the life of any easements or deeded rights to the adjacent Bank property ( <b>Attachment B</b> ).
September 2, 2022	Applicant Submittal of updated Site Plans and Materials to Planning Board and Conservation Commission. <ul style="list-style-type: none"><li>▪ WPA Form 3-Notice of Intent</li><li>▪ Undated USGS Map</li><li>▪ Stormwater Management Report dated March 2018, Revised August 2022</li><li>▪ Undated, Unsigned MADEP Stormwater Checklist</li><li>▪ Undated Riverfront Area Narrative (5 pages) prepared by HSH</li><li>▪ Site Plan for Multifamily Housing Redevelopment Project, 7 Tantallon Road, Andover, MA (Sheets 1-11) prepared by HSH dated 10-24-2017; revised 8/31/22 stamped and signed by Katie L. Enright.</li></ul>
September 21, 2022	LEC Email Peer Review Comments on the September 2, 2022 submittal ( <b>Attachment B</b> ).
September 22, 2022	Applicant Submittal of updated Site Plan Sheets and provision of impact calculations. <ul style="list-style-type: none"><li>▪ Existing Conditions plan showing all resource areas and setbacks in red</li><li>▪ Layout and Materials Plan, last revised 9-22-22.</li></ul>
November 15, 2022	Second Public Hearing.
November 18, 2022	LEC email request for written documentation supporting 10 deeded parking spaces within the 25- and 50-foot setback ( <b>Attachment C</b> ).
November 18, 2022	Submittal of Site Plan for Multifamily Housing Redevelopment Project, 7 Tantallon Road, Andover, MA (Sheets 1-11) prepared by HSH dated 10-24-2017; revised 11/17/22 stamped and signed by Katie L. Enright.
November 23, 2022	Applicant submittal of supporting information for 10 deeded parking spaces along Tantallon Road, nearest the Shawsheen River and Haverhill Street. <ul style="list-style-type: none"><li>▪ Tantallon NOI DEP File #090-1382 Documentation Regarding the Bank's 10 Parking Spaces prepared by Robert W. Lavoie, Esq. of Jonson and Borenstein, LLC dated 11-22-22.</li></ul>

- Technical Memorandum Parking Easement—Tantallon Road, Andover prepared by Katie Enright of HSH, dated 11-21-22 and referenced attachments.

The remainder of this Peer Review Report focuses on the Applicant's Final Plan Set dated November 17, 2022 and the 10 deeded parking spaces.

### **Site Plan for Multifamily Housing Redevelopment Project (Sheets 1-11) Revised 11/17/22**

**FEMA Floodway.** The existing building is *in* the current Shawsheen River FEMA Floodway. The proposed building is *just* outside (roughly 3 feet) of the Shawsheen River floodway (see colored comparison Plan, **Attachment D**). LEC recommends requiring a Certified Foundation Plan within 10 days of installing the building foundation and sign-off from the Commission and Building Inspector prior to any framing of the building to ensure full compliance.

**Flood Warning Signage.** Flood Warning Signage locations are depicted on Sheet 3 and the Flood Sign Language is depicted on Sheet 10 of the Plan Set. The Applicant is proposing to install 8 exterior Flood Advisory Signs—two for the 10 surface parking spaces reserved for 12 Haverhill Street, two for the 8 surface parking spaces south of the building, two for the 14 surface parking spaces west of the building, one at the main building entrance, and one posted at the vehicular entrance to the garage parking.

Flood warning signage also should be displayed in the entry vestibule to/from the parking garage and in the ground floor lobby. LEC recommends incorporating this as a Special Condition as part of any Order of Conditions.

**Floodplain Deed Language.** Language must be incorporated in the deed for the property, the deed for any individual unit ownership, any condominium association documents, and/or any unit lease by the property owner or any sublease by a unit owner that clearly explains and details the risks associated with parking on the site. Draft language must be provided to and approved by the Commission prior to commencement of construction. LEC recommends incorporating this as a Special Condition as part of any Order of Conditions.

**Parking.** The site plans have been revised to provide 8 perpendicular parking spaces south of the building and eliminate the entry portico to provide 14 more surface spaces along the front or western side of the building. This enabled the Applicant to eliminate all of the parking within the 25-Foot No Disturbance Zone (NDZ) and the 50-Foot Setback, except for the 10 existing spaces deeded to the 12 Haverhill Street property owner (see colored comparison Plan, **Attachment D**).

Ms. Enright of HSH provided a Technical Memorandum and Attorney Lavoie of Johnson and Borenstein provided a cover letter with attachments documenting the Registry of Deeds and title information granting the owners of 12 Haverhill Street deed rights to the 10 remaining parking spaces in the 25-Foot NDZ and 50-Foot Setback. As detailed by Ms. Enright, these 10 parking spaces will be reconstructed with curbing and asphalt pavement and slightly regraded to allow stormwater runoff to flow away from the Shawsheen River and into deep sump hooded catch basins and through the proposed treatment train and CDS unit



prior to flowing towards the river resulting in an improvement over the existing conditions for these 10 spaces as well as the remainder of the project site.

**Landscape Plan.** A robust Landscape Plan (Sheet 6 of the Plan Set) has been developed for 2,860± SF of parking and drive aisle that will be removed and restored with native plant species. An additional 1,615± SF of native species also will be planted around the building.

**Summary**

The Applicant is requesting to perform work within the 200-foot Previously Developed Riverfront Area, BLSF, the 25-foot NDZ, and the 50-foot setback for parking greater than 4 spaces.

Below is a table comparing existing and proposed conditions and the reductions in pavement with the 25 and 50-foot setbacks.

	Building in Floodway (sf)	Pavement within 25' Setback (sf)		Parking within 50' Setback (sf)	Parking and Aisle Converted to Plantings (sf)	Native Plantings Elsewhere on Site (sf)
		Parking	Aisle			
Existing	264	1,265	534	2,462	2,860	1,615
Proposed	0	833	0	864		
<b>Reduction</b>	<b>-264</b>	<b>-432</b>	<b>-534</b>	<b>-1,598</b>		

Thank you for the opportunity to provide these peer review services.

Sincerely,

**LEC Environmental Consultants, Inc.**

Ann M. Marton, President  
Director of Ecological Services

---

**Attachment A**

February 22, 2022 Email Update and Conceptual Layout

## Ann Marton

---

**From:** Katie Enright <kenright@hshassoc.com>  
**Sent:** Tuesday, February 22, 2022 2:14 PM  
**To:** Benjamin Meade; Robert Douglas; Janet Bernardo; Ann Marton  
**Subject:** Tantallon Rd Andover  
**Attachments:** 17024 Site Plan 1-11-22-03 LM.pdf; 17024 Site Plan LM 2-1-21.pdf

All,

After a lot of legal review and coordination with the owner of the bank we have come up with the following conceptual layout.

After Attorney Lavoie met with the bank owner it was determined that there was an additional easement that specifically gave them the rights to the first 10 spaces within the lot closest to Haverhill Street as called out on a plan as it is laid out today.

That being said, we looked to provide the spaces that our project requires in lieu of those spaces and did so as suggested in our last meeting.

Attached is essentially the same plan, one in red over the existing condition and one that shows essentially the final layout after the existing conditions is removed.

This allows for our multifamily project to meet the requirements of parking within the garage and adjacent to the structure while removing the majority of the pavement allotted for parking along the river.

This is as far as we can cut back the pavement within our rights adjacent to the river.

Can we schedule a follow up call to discuss prior to moving forward with presentation to the commission, informally, before we re-engineer ?

Thank you,

Katie

**\*\*\* Please note new direct phone number below \*\*\***

### **Katie Enright, P.E.**

Associate Principal/Senior Civil Engineer



**HOWARD STEIN HUDSON**  
Engineers + Planners  
*Delivering Solutions for 30 Years.*

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PREPARED FOR:  
 Neil Rosenberg  
 7 Tantalton Road  
 Andover, MA 01810

**THE TANTALLON  
 PROPOSED MULTIFAMILY  
 REDEVELOPMENT PROJECT**  
 7 TANTALLON ROAD  
 ANDOVER, MA, 01810

REVISIONS:

SITE  
 PLAN

LAYOUT AND  
 MATERIALS  
 PLAN

DATE: 9-9-21

PROJECT NUMBER: 17024

DESIGNED BY: KE

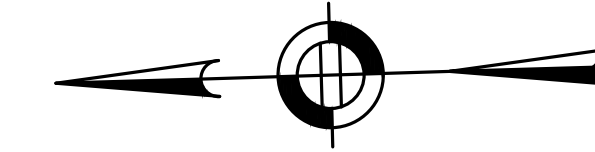
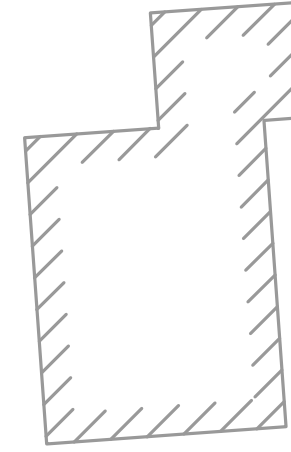
DRAWN BY: KE

CHECKED BY: KE

1

SHEET 1 OF 1

MAP 35 LOT 8  
 20 HAVERHILL STREET  
 LISA M. COX  
 BOOK 11792 PAGE 190



MAP 35 LOT 7  
 16 HAVERHILL STREET  
 JPNR, LLC  
 BOOK 7154 PAGE 329

EXISTING  
 MULTI-TENANT  
 OFFICE BUILDING

**FEMA FLOODPLAIN NOTE:**  
 FEMA 100-YEAR FLOOD ELEVATION  
 (ZONE AE) IS 38, AS SHOWN ON  
 FLOOD INSURANCE RATE MAP  
 25009C0217F DATED JULY 3, 2012.  
 THIS PROJECT SITE LIES ENTIRELY  
 WITHIN THE FEMA AE ZONE.

**FEMA FLOODPLAIN NOTE:**  
 FEMA 10-YEAR FLOOD ELEVATION IS  
 34.5, AS SHOWN ON ESSEX COUNTY,  
 MASSACHUSETTS FLOOD INSURANCE  
 STUDY, PROFILE 144P, REVISED JULY  
 19, 2018. THIS PROJECT SITE LIES  
 ENTIRELY WITHIN THE FEMA 10-YEAR  
 FLOOD ZONE.

MAP 36 LOT 91  
 16 BALMORAL STREET  
 THE BALMORAL  
 CONDOMINIUM COMPLEX

**FLOOD ADVISORY SIGNAGE NOTE:**  
 WARNING SIGNS INDICATING THE RISK OF  
 RISING FLOOD WATER IS PROPOSED  
 THROUGHOUT THE SITE. A TOTAL OF  
 SEVEN (7) FLOOD WARNING SIGNS SHALL  
 BE LOCATED AS FOLLOWS:  
 THREE (3) ALONG THE WESTERN EDGE OF  
 THE PARKING LOT, BEHIND THE SIDEWALK;  
 ONE (1) AT REAR GARAGE ENTRY, ONE (1)  
 ALONG SOUTH BUILDING FACE AT 3  
 SPACES, ONE (1) IN THE LANDSCAPE  
 AREA SOUTH OF THE FRONT BUILDING  
 ENTRY; AND ONE (1) IN THE  
 GROUND-LEVEL LOBBY AREA (INSIDE THE  
 BUILDING). THE SIGNS SHALL BE AS  
 DEPICTED ON DETAIL SHEET 1.

MAP 35 LOT 29  
 56 YORK STREET  
 NEW BRICKSTONE OFFICE, LLC  
 BOOK 13994 PAGE 71

PROPOSED  
 LOT LINE (TYP.)

200' OUTER  
 RIPARIAN ZONE

4 STORY  
 APARTMENT BLDG  
 24 UNITS  
 1ST FLOOR PARKING  
 24 SPACES  
 (SEE ARCH PLANS FOR HC  
 PARKING INSIDE)

MAP 35 LOT 5  
 12 HAVERHILL STREET  
 WINDHAM REALTY LLC  
 BOOK 4168 PAGE 210

EXISTING  
 BANK BUILDING

100' INNER  
 RIPARIAN ZONE

HAVERHILL STREET  
 (PUBLIC - 60' WIDE)

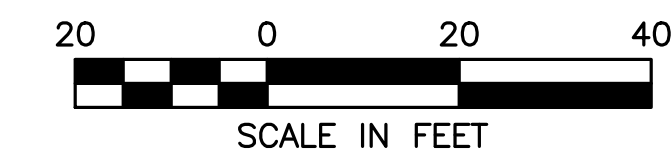
50' NO  
 BUILD LINE

TANTALLON ROAD (PRIVATE WAY)

5' SIDEWALK

25' NO DISTURB  
 ZONE

SHAWSHEEN RIVER





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 Chelmsford, MA 01824  
 www.hshassoc.com

PREPARED FOR:  
 Neil Rosenberg  
 7 Tantallon Road  
 Andover, MA 01810

**THE TANTALLON  
 PROPOSED MULTIFAMILY  
 REDEVELOPMENT PROJECT**  
 7 TANTALLON ROAD  
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REVISIONS:

SITE  
 PLAN

LAYOUT AND  
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DATE: 2-1-2022

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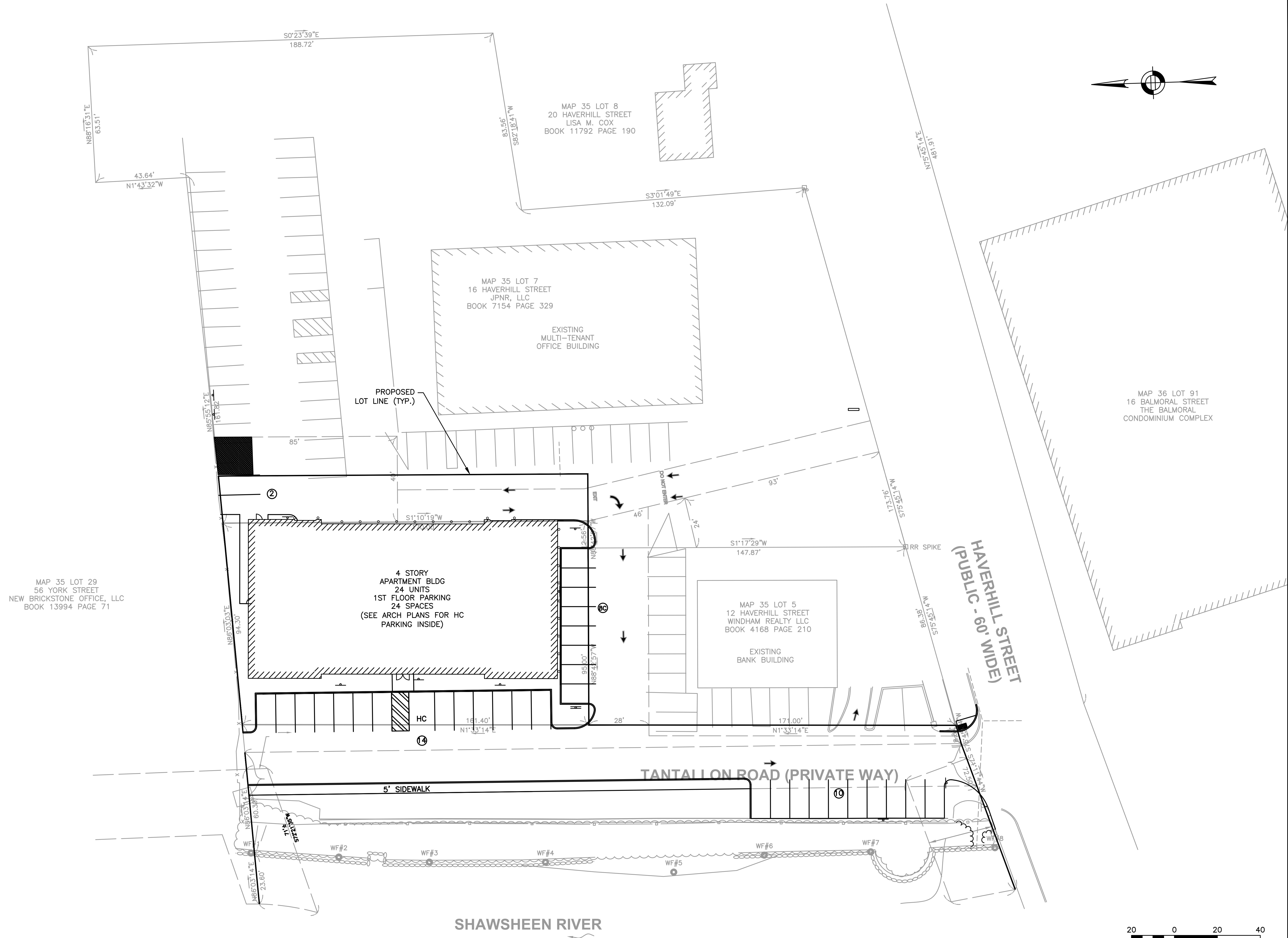
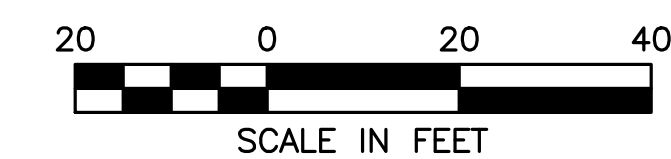
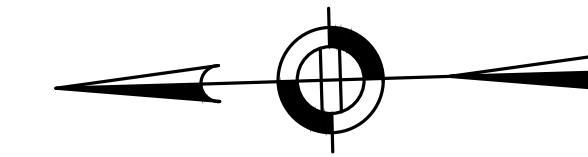
DESIGNED BY: KE

DRAWN BY: KE

CHECKED BY: KE

1

SHEET 1 OF 1



SHAWSHEEN RIVER

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**Attachment B**

September 2-21, 2022 Email Correspondence  
and Peer Review Plan Comments

## Ann Marton

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**From:** Ann Marton  
**Sent:** Wednesday, September 21, 2022 4:35 PM  
**To:** Katie Enright  
**Cc:** Matthew Baker; Patrick Bogle; Lynn Viselli; 'Robert Douglas'; bmeade@andoverma.gov; Janet Bernardo  
**Subject:** RE: 7 Tantallon Road  
**Attachments:** 17024.03 - Site Plan 2022-09-02 Submission Plan Comments.pdf

Hi Katie,

We're in the home stretch!! Thanks for the updated materials you submitted.

I am still cross-checking to make sure that your current proposal includes all of the items Janet and I have requested in the past. And I will coordinate with Janet to make sure all of the past items relative to stormwater management are included in the O&M Plan for this site.

Attached are a few comments relative to flood signage and an incomplete note on the plans. Please make these plan edits.

Thanks for the Riverfront Area write up, but what I really need is the following square footage comparison for the floodway, 25-foot NDZ, and the 50-foot NBZ:

### Existing Conditions/Proposed Conditions Comparison

Footprint of building in the floodway  
pavement within the 25' NDZ broken out between parking spaces and drive aisle.  
Pavement within the 50' parking lot setback for 4 or more vehicles  
Proposed conversion of parking spaces and the drive aisle (if any) to native plantings.  
Proposed native plantings elsewhere on the site.

I want to be able to include comparison numbers and some graphics in my peer review summary to illustrate the modifications under this new plan.

Also, reminder to send me the existing conditions plans with all the wetland setback etc. on the plan.

I should be closing the loop with you on or by Friday EOD with any more comments beyond the attached. Once I receive the final updated plans I will begin preparing my Peer Review Report and recommended Order of Conditions!

Ann

### **On The Water with LEC! September Adventure: Cahoon Hollow Beach**

Based on updated guidance from the CDC and the Governors of MA, RI, and NH, all LEC staff are fully vaccinated and have resumed working from their respective office locations. LEC staff will continue to follow the CDC and Governors' recommendations, and follow any policies in place by our clients or any establishment we visit.

Ann M. Marton, President  
Director of Ecological Services

LEC Environmental Consultants, Inc.  
380 Lowell Street, Suite 101, Wakefield, MA 01880  
Office: 781.245.2500

---

**From:** Ann Marton  
**Sent:** Tuesday, September 20, 2022 2:57 PM  
**To:** Katie Enright <kenright@hshassoc.com>  
**Cc:** Matthew Baker <mbaker@hshassoc.com>; Patrick Bogle <PBogle@hshassoc.com>; Lynn Viselli <lynn.viselli@andoverma.us>; 'Robert Douglas' <rdouglas@andoverma.gov>; bmeade@andoverma.gov; Janet Bernardo <jbernardo@horsleywitten.com>  
**Subject:** RE: 7 Tantallon Road

Katie,

Can you send me an existing conditions plan as it will aid me in comparing and contrasting existing conditions versus proposed conditions and will help me ask you for some comparison numbers for my peer review memorandum to the Commission.

Thanks,

Ann

### **On The Water with LEC! September Adventure: Cahoon Hollow Beach**

Based on updated guidance from the CDC and the Governors of MA, RI, and NH, all LEC staff are fully vaccinated and have resumed working from their respective office locations. LEC staff will continue to follow the CDC and Governors' recommendations, and follow any policies in place by our clients or any establishment we visit.

Ann M. Marton, President  
Director of Ecological Services  
LEC Environmental Consultants, Inc.  
380 Lowell Street, Suite 101, Wakefield, MA 01880  
Office: 781.245.2500

---

**From:** Ann Marton  
**Sent:** Tuesday, September 20, 2022 1:30 PM  
**To:** Katie Enright <[kenright@hshassoc.com](mailto:kenright@hshassoc.com)>  
**Cc:** Matthew Baker <[mbaker@hshassoc.com](mailto:mbaker@hshassoc.com)>; Patrick Bogle <[PBogle@hshassoc.com](mailto:PBogle@hshassoc.com)>; Lynn Viselli <[lynn.viselli@andoverma.us](mailto:lynn.viselli@andoverma.us)>; 'Robert Douglas' <[rdouglas@andoverma.gov](mailto:rdouglas@andoverma.gov)>; [bmeade@andoverma.gov](mailto:bmeade@andoverma.gov)  
**Subject:** RE: 7 Tantallon Road

Reviewing these materials today Will email you with any question/comments.

When did you submit to the PB. Is Janet reviewing for PB. What is the status of that review? Has Janet provided comments yet relative to her ConCom review or are they relying on her review for the PB?

Thanks!

### **On The Water with LEC! September Adventure: Cahoon Hollow Beach**

Based on updated guidance from the CDC and the Governors of MA, RI, and NH, all LEC staff are fully vaccinated and have resumed working from their respective office locations. LEC staff will continue to follow

the CDC and Governors' recommendations, and follow any policies in place by our clients or any establishment we visit.

Ann M. Marton, President  
Director of Ecological Services  
LEC Environmental Consultants, Inc.  
380 Lowell Street, Suite 101, Wakefield, MA 01880  
Office: 781.245.2500

---

**From:** Katie Enright <[kenright@hshassoc.com](mailto:kenright@hshassoc.com)>  
**Sent:** Monday, September 19, 2022 11:39 AM  
**To:** Ann Marton <[AMarton@lecenvironmental.com](mailto:AMarton@lecenvironmental.com)>  
**Cc:** Matthew Baker <[mbaker@hshassoc.com](mailto:mbaker@hshassoc.com)>; Patrick Bogle <[PBogle@hshassoc.com](mailto:PBogle@hshassoc.com)>  
**Subject:** RE: 7 Tantallon Road

Ann,  
Just checking in. Have you have a chance to review the new submission yet ?  
If not, do you have a timeline as to when you will get to it ?

Katie

**\*\*\* Please note new direct phone number below \*\*\***

**Katie Enright, P.E.**  
Associate Principal/Senior Civil Engineer



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114 Turnpike Road, Suite 2C, Chelmsford, MA 01824  
[www.hshassoc.com](http://www.hshassoc.com) [Facebook](#) [LinkedIn](#)

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**From:** Ann Marton <[AMarton@lecenvironmental.com](mailto:AMarton@lecenvironmental.com)>  
**Sent:** Thursday, September 8, 2022 11:13 AM  
**To:** Katie Enright <[kenright@hshassoc.com](mailto:kenright@hshassoc.com)>  
**Cc:** Matthew Baker <[mbaker@hshassoc.com](mailto:mbaker@hshassoc.com)>  
**Subject:** RE: 7 Tantallon Road

Will do. I need to dust off my notes from our last working session. I will let you know early next week if I need anything else.

### **On The Water with LEC! September Adventure: Cahoon Hollow Beach**

Based on updated guidance from the CDC and the Governors of MA, RI, and NH, all LEC staff are fully vaccinated and have resumed working from their respective office locations. LEC staff will continue to follow the CDC and Governors' recommendations, and follow any policies in place by our clients or any establishment we visit.

Ann M. Marton, President  
Director of Ecological Services  
LEC Environmental Consultants, Inc.

380 Lowell Street, Suite 101, Wakefield, MA 01880  
Office: 781.245.2500

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**From:** Katie Enright <[kenright@hshassoc.com](mailto:kenright@hshassoc.com)>  
**Sent:** Thursday, September 8, 2022 11:09 AM  
**To:** Ann Marton <[AMarton@lecenvironmental.com](mailto:AMarton@lecenvironmental.com)>  
**Cc:** Matthew Baker <[mbaker@hshassoc.com](mailto:mbaker@hshassoc.com)>  
**Subject:** FW: 7 Tantallon Road

Ann,  
Just following up. The Conservation Commission asked us to work with you on the revisions prior to allowing us to return to the Commission for a meeting. We have filed with the Planning Board for the revisions also and would like to set up a potential date to return to the Conservation. Can you let us know if you need anything additional to get things moving?  
Thank you very much,  
Katie

**\*\*\* Please note new direct phone number below \*\*\***

**Katie Enright, P.E.**  
Associate Principal/Senior Civil Engineer



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[www.hshassoc.com](http://www.hshassoc.com) [Facebook](#) [LinkedIn](#)

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**From:** Matthew Baker  
**Sent:** Friday, September 2, 2022 3:23 PM  
**To:** Ann Marton <[AMarton@lecenvironmental.com](mailto:AMarton@lecenvironmental.com)>  
**Cc:** Katie Enright <[kenright@hshassoc.com](mailto:kenright@hshassoc.com)>; Bob Lavoie <[bob@jblclaw.com](mailto:bob@jblclaw.com)>  
**Subject:** RE: 7 Tantallon Road

Hi Ann,

Please see the revised link below. All NOI documents have been included within this link. If you have any questions or comments, please let me know.

2022-09-02 Submission  
Password: 20220902\_Tantallon  
<https://hshassoc.egnyte.com/fl/HuOeHvvAOX>

Thank you,

**Matthew Baker, E.I.T.**  
Engineer in Training - Civil



direct: 978.844.5261 office: 617.482.7080  
114 Turnpike Road, Suite 2C, Chelmsford, MA 01824  
[www.hshassoc.com](http://www.hshassoc.com) [Facebook](#) [LinkedIn](#)

---

**From:** Matthew Baker  
**Sent:** Friday, September 2, 2022 1:07 PM  
**To:** Ann Marton <[AMarton@lecenvironmental.com](mailto:AMarton@lecenvironmental.com)>  
**Cc:** Katie Enright <[kenright@hshassoc.com](mailto:kenright@hshassoc.com)>; Bob Lavoie <[bob@jblclaw.com](mailto:bob@jblclaw.com)>  
**Subject:** 7 Tantallon Road

Hi Ann,

We recently submitted all the required submission materials to the Planning Board for 7 Tantallon Road. I have included a link below to the Site Plans as well as the Drainage Report that we had submitted. We are finalizing the NOI documents and will send those over as soon as we finish those up. If you have any questions or comments in the meantime, please let me know.

2022-09-02 Submission  
Password: 20220902\_Tantallon  
<https://hshassoc.egnyte.com/fl/lzofyAmj02>

Thank you,

**Matthew Baker, E.I.T.**  
Engineer in Training - Civil



direct: 978.844.5261 office: 617.482.7080  
114 Turnpike Road, Suite 2C, Chelmsford, MA 01824  
[www.hshassoc.com](http://www.hshassoc.com) [Facebook](#) [LinkedIn](#)



---

**Attachment C**

November 18, 2022 Email Correspondence

## Ann Marton

---

**From:** Ann Marton  
**Sent:** Friday, November 18, 2022 1:46 PM  
**To:** Katie Enright; Janet Bernardo; Bob Lavoie  
**Cc:** Jacki Byerley; Lynn Viselli; Matthew Baker  
**Subject:** RE: 7 Tantallon Road

Thank you Katie,

The chairman was pushing back hard on this matter and I think it would be in your client's best interest for you to make your argument in writing that the Commission can reviewing. My recommendation is that you compile these plans as attachments, and prepare a memo or letter with Bob's argument for why they should be allowed to remain, and the mitigation that is being offered and submitted ASAP so I can have it AND so it can be included in the Commission's packet for the 12/22/22 hearing.

I'm trying to help you get this across the finish line with an approval of your project and with the 10 parking spaces remaining in place, but you need to make the argument for me to rely on and for the Commission to read.

Ann

### **On The Water with LEC! November Adventure: Mill Creek/Sandwich Boardwalk**

All LEC staff are vaccinated and have resumed working from their respective office and field locations. LEC staff will continue to follow the CDC Covid protocols and recommendations, and any policies in place by our clients or any establishment we visit.

Ann M. Marton, President  
Director of Ecological Services  
LEC Environmental Consultants, Inc.  
380 Lowell Street, Suite 101, Wakefield, MA 01880  
Office: 781.245.2500

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**From:** Katie Enright <kenright@hshassoc.com>  
**Sent:** Friday, November 18, 2022 1:30 PM  
**To:** Ann Marton <AMarton@lecenvironmental.com>; Janet Bernardo <jbernardo@horsleywitten.com>; Bob Lavoie <Bob@jblclaw.com>  
**Cc:** Jacki Byerley <jacki.byerley@andoverma.us>; Lynn Viselli <lynn.viselli@andoverma.us>; Matthew Baker <mbaker@hshassoc.com>  
**Subject:** RE: 7 Tantallon Road

Ann,  
See two aerial captures attached one from 1938. Also, I marked up the Tantallon Plan that was referenced in Easement 1 to say Parcel A, 10 spaces closest to Haverhill Street.  
Bob did not have a copy of the other plan referenced in the easement.

Regarding the benefits to including these 10 spaces within the project:  
The 10 spaces located within the easement have been proposed to be repaved, curbed and regraded slightly to prevent stormwater from entering the river directly, like it does today. Rainfall on the 10 spaces in the post development condition will be collected in a deep sump hooded catch basin and then flow through a CDS unit (hydrodynamic

separator) prior to discharging to the river. Also, this area will now be subject to our O&M Plan that also incorporates sweeping of these areas.

Katie

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**From:** Ann Marton <[AMarton@lecenvironmental.com](mailto:AMarton@lecenvironmental.com)>  
**Sent:** Friday, November 18, 2022 12:11 PM  
**To:** Katie Enright <[kenright@hshassoc.com](mailto:kenright@hshassoc.com)>; Janet Bernardo <[jbernardo@horsleywitten.com](mailto:jbernardo@horsleywitten.com)>; Bob Lavoie <[Bob@jblclaw.com](mailto:Bob@jblclaw.com)>  
**Cc:** Jacki Byerley <[jacki.byerley@andoverma.us](mailto:jacki.byerley@andoverma.us)>; Lynn Viselli <[lynn.viselli@andoverma.us](mailto:lynn.viselli@andoverma.us)>; Matthew Baker <[mbaker@hshassoc.com](mailto:mbaker@hshassoc.com)>  
**Subject:** RE: 7 Tantallon Road

Thanks Katie. That's perfect.

Bob Lavoie, can you provide a date certain when we will receive your write up on the 10 parking spaces and the elaboration on what you presented verbally at the public hearing on 11/15/22.

I need that to reference and rely on for my summary review for presentation to the Commission and to reference and rely on for the Draft Order of Conditions and Special Conditions.

And we only have 9 business days until 12/6/22, the deadline for submitting materials to the Commission for the 12/22/22 public hearing.

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**From:** Katie Enright <[kenright@hshassoc.com](mailto:kenright@hshassoc.com)>  
**Sent:** Friday, November 18, 2022 10:57 AM  
**To:** Ann Marton <[AMarton@lecenvironmental.com](mailto:AMarton@lecenvironmental.com)>; Janet Bernardo <[jbernardo@horsleywitten.com](mailto:jbernardo@horsleywitten.com)>  
**Cc:** Jacki Byerley <[jacki.byerley@andoverma.us](mailto:jacki.byerley@andoverma.us)>; Lynn Viselli <[lynn.viselli@andoverma.us](mailto:lynn.viselli@andoverma.us)>; Matthew Baker <[mbaker@hshassoc.com](mailto:mbaker@hshassoc.com)>  
**Subject:** RE: 7 Tantallon Road

I put a new revision date on so people wouldn't be confused.

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**From:** Ann Marton <[AMarton@lecenvironmental.com](mailto:AMarton@lecenvironmental.com)>  
**Sent:** Friday, November 18, 2022 10:56 AM  
**To:** Katie Enright <[kenright@hshassoc.com](mailto:kenright@hshassoc.com)>; Janet Bernardo <[jbernardo@horsleywitten.com](mailto:jbernardo@horsleywitten.com)>

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**Attachment D**

Pre- and Post-Comparison Plans

