

## **MarketStreet Advisory Committee (MSAC)**

### **Meeting Minutes**

**June 1, 2017**

**7:00 p.m. – 8:30 p.m.**

**Merritt Room/MarketStreet**

### **NEXT MEETING: THURSDAY JUNE 15: MERRITT ROOM**

- Town Clerk Trudy Reid swore in the members of the MSAC
- 1. Temporary Chairperson, Ms. Bayer, calls meeting to order
- 2. Introductions of members: Each member stated their name, profession and fondest memory of Lynnfield
  - a. Ms. Bayer stated:
    - i. All volunteer group
    - ii. 90 minute agenda's going forward.
    - iii. Thursday evening meetings: Bi-weekly at the beginning, may change to monthly. We will meet in the Merritt room when available otherwise Town Hall.
    - iv. E-mail chairperson when you cannot attend
    - v. [MSAC@town.lynnfield.ma.us](mailto:MSAC@town.lynnfield.ma.us) will be the email address where concerns may be sent.
    - vi. Open law requirement: meetings must be posted 48 hours minimum to the public.
- 3. Temporary Chairperson Ms. Bayer calls for nominations and vote results;
  - a. Chairperson elected: Ms. Jen Bayer
  - b. Vice Chairperson elected: Ms. Paula Parziale
  - c. Clerk elected: Ms. Paula Parziale
- 4. Chairperson Bayer reviewed;
  - a. MSAC mission statement
  - b. MSAC responsibilities and function
  - c. MSAC compliance with state and local law
- 5. Mr. Dalton
  - a. Reviews Open Meeting Law: all business done in public
    - i. Any questions regarding the open meeting law contact the town administrator, town clerk or Selectman Dalton.
    - ii. Any and all individual information should be directed to the chairperson.
    - iii. Open meeting law rules has been distributed to all MSAC members
  - b. Role of liaison
    - i. Assist as needed to allow committee to conduct business

- ii. Collect documents as good background material
    - i.e. PVDD (Planned Village Development District):  
Dedicated zoning laws for MarketStreet
- c. Brief overview regarding areas of concern
  - i. Enforcement of the Design Standards
    - 1. The Berm: stated that the berm did not comply with the “promise” to the town.
  - ii. Lahey
    - 1. No leases signed yet
    - 2. 1<sup>st</sup> floor: contains Urgent Care facing LIFE and Retail facing Davio’s. 2<sup>nd</sup> floor: contains medical offices.
  - iii. Noise Regulations (for neighbors)
    - 1. Landscapers 5-6 a.m. too early?
    - 2. Delivery trucks
    - 3. Snow Removal: hours of snow removal either too early or too late, extreme banging sound when the plow is dropped to clear snow from blade.
      - a. Chief Breen reviewed an area (unused golf hole) with Brian Paglia (MktSt) where possible snow removal may be dropped away from residential side of development.
  - iv. Garage Façade: discussion regarding 3 level/2 story, adjacent to CPK with more details to follow.
  - v. Traffic
    - 1. Ring Road Speed Limit: portable speed bumps will be purchased by MktSt. and installed at Heather Dr. and King Rail Dr. intersection.
    - 2. “Smart” Traffic Lights at Market St and Walnut St as well as at Salem and Walnut Street: Invite MADOT when this discussion is scheduled.
    - 3. Wakefield Exit: inquire if any agreement in place with developers and the town of Wakefield.
    - 4. Traffic Study- 3/2015 and 3/2017: Beta engineering: copies forwarded to MSAC members.
  - vi. Theatre
    - 1. Wally McKenzie states that should National Development come back with another proposal for a theatre in October, it will be the fifth time a proposal has been given.

6. Letter from MSAC Chairperson to National Development and WS Development: Invite to a meeting with their teams.
7. Public Comment Period;
  - a. Dave Miller:
    - i. Recommended MSAC members create separate email address for communications.
    - ii. Wakefield entry: Board of Appeals may not have had authority.
    - iii. Wakefield exit appears to have a “spite light”. A very long period for light to turn green.
  - b. Dave Moynihan, Walnut St.:
    - i. Major issues with the berm, commented that was the main complaint.
    - ii. He has asked numerous times regarding the decibel level. He was told by previous town administrator that sounds will be similar to a “whispering conversation”
    - iii. Stated patrons at CPK sit in their cars and high beams shine into his home.
    - iv. Stated landscapers are working 7 days a week at 5 a.m.
    - v. Regarding the proposed theater: Stated the reason for the anger is the neighbors agreed to the development based on a promise of no theater and the proposal continues to return.
  - c. Diane Caruso, Walnut St:
    - i. Stated promises were made to plant trees to buffer the apartments, has been battling for the trees to no avail.

8. Adjourn