

LYNNFIELD PLANNING BOARD MEETING October 26, 2016

A meeting of the Planning Board (PB) was held on Wednesday, October 26, 2016 at 7:00 in the Maney Room at Town Hall, 55 Summer Street. Present were: Co-Chairman John Faria, Co-Chairman Alan Dresios, Charlie Wills, Heather Sievers, and Michael Sheehan. Co-Chairman Faria announced the meeting was being recorded with audio.

1. 42 Pillings Pond Road – Board of Appeals Case #16-20

Atty. Jay Kimball stated the property is located in an RB zone on a nonconforming lot due to insufficient frontage and area. At the time the lot was created in 1951, it was within zoning regulations. The applicant is requesting a Special Permit under §11.4 to permit a nonconforming addition. The proposed addition is a 2 car garage on the first floor with a master bedroom above. The current septic system is for a 3 bedroom (BR) home, and one of the current, small BRs will be eliminated so the home will remain a 3 BR. Mr. Wills asked if there was currently a garage; Atty. Kimball said no. Chairman Faria asked what the elements of a Special Permit were; Atty. Kimball said the proposal could not be more detrimental to the area than the existing structure. Atty. Kimball added that there is heavy growth that provides screening to the neighbors (who are in agreement with the plan). Ms. Sievers asked how many feet were between the proposed addition and the side lot line; Atty. Kimball said it between 5' and 7', and the neighboring home has a 24' setback thereby creating 30' between the homes. Mr. Dresios said the proposal was "too much" for the neighborhood. Mr. Wills said that this would not have been allowed at the time the home was built, but he could look favorably on a 10' sideline (which was allowed at the time). Chairman Faria agreed that the proposal was too close to the lot line and therefore detrimental to the area. Atty. Kimball said he would review the side yard setback with his clients. Mr. Wills made a motion to not recommend the Special Permit, and Ms. Sievers seconded it. The motion carried 4 – 0 with Mr. Sheehan abstaining. Atty. Kimball requested the PB inform the ZBA that the side yard setback was the reason they did not recommend the SP.

Atty. Kimball also asked about a prior plan he had submitted and subsequently withdrawn for his client, Mr. Merullo, for the property at 914 Salem Street. Atty. Kimball said as soon as tax liens on the property were resolved, his client wished to resubmit the same plan for consideration, and he wished to know if this was acceptable. Chairman Faria was unsure of the answer; Mr. Wills recalled a similar

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situation in which the plans did need to be redone. It was decided that the matter would be put on the next agenda with a request to consider them as previously submitted.

2. Master Plan – Progress Update

Ms. Sievers said the committee is working on creating questions for an on-line survey, but the planned release date of November 8th will need to be extended.

3. Zoning Bylaws – Progress Update

Co-Chairman Faria reported that his meeting with Mr. Bobrowski had been postponed until this coming Monday at 3:00 and invited Mr. Dresios to join them. He then assigned each Board member one section of the bylaw for review; with findings to be discussed at the December meeting. Mr. Dresios said that the Warrant Article for each Zoning Bylaw to be reviewed is available online or at Town Hall.

4. Market Street

Mr. Dresios said a list of all outstanding Market Street items is needed and that Ms. Sievers had met with staff there to discuss this. Ms. Sievers said that one such item is the shielding of mechanical signs. Co-Chairman Faria asked if there is any reason they should not be shielded; Ms. Randle said that Mr. Straus wanted to attend tonight's meeting and could not. Co-Chairman Faria said a list of outstanding items should be assembled, the first item being screening of utilities. Other items include ongoing review of signs and facades by a consultant, and flashing signs (moving audio signs). Ms. Randle will notify consultant Walter Blair. Co-Chairman Faria said these 3 items should be discussed with both National Development and Walter Blair in attendance; the Board did then discuss placement of shielding and utilities. Co-Chairman Faria suggested arranging a site visit with board members and National Development in order to acquire needed information.

5. Minutes

Co-Chairman Faria moved to accept the June 22, 2016 Minutes with the specified changes; Ms. Sievers seconded the motion. The motion carried 5 – 0.

6. Zoning Map – Progress Update

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Ms. Randeale said it would be ready in the next few weeks; the map needed to be resubmitted to the consultant for corrections. Co-Chairman Faria suggested the Board could offer input; Ms. Randeale said only Mr. Dresios would recognize the older things. Co-Chairman Faria said he would go with Mr. Dresios to review the map.

7. December Meeting Date

Co-Chairman Faria said the regular meeting schedule would be during Christmas week and proposed the prior week; on the 21st. Ms. Randeale said she was unsure if the space was available.

Mr. Dresios motioned to adjourn; Mr. Sheehan seconded, and the motion carried. The meeting adjourned at 7:55 PM.

Respectfully submitted,

Susan Lambe, Planning Office