

LYNNFIELD PLANNING BOARD - CONSERVATION COMMISSION
JOINT MEETING August 18, 2020

1. Call to Order

A special joint meeting of the Planning Board (PB) and Conservation Commission (ConCom) was held on Tuesday, August 18, 2020; the meeting was held virtually via the Zoom platform. ConCom Chairman Don Gentile called the meeting to order and said it was being held to discuss the Right of First Refusal offer presented to the town for a Ch. 61 / Ch. 61B property. PB Chairman Brian Charville said the parcel owned by Richardson Green Inc. was on the west side of north Main St. and the Board of Selectmen (BOS) had received the required notice. Chairman Charville said the meeting was being recorded and that all PB members were in attendance, including: Chairman Brian Charville, Clerk Kate Flaws, Tom Wallace, Ed Champy; and Vice-Chairman Michael Sheehan. Chairman Gentile said that Con Com Members in attendance were: Jared Yagjian, Janice Solomon, Bill Thompson, and Kirk Mansfield.

2. Tax Parcel 8-1325 and 8-1488 – Notice of Intent (NOI) by Richardson Green

Planning and Conservation Director Emilie Cademartori said the BOS had received a NOI to sell the parcel as required by Ch.61; she added that the PB had also been reviewing a Preliminary Subdivision Plan for the same parcel. Ms. Cademartori displayed a detailed map of the property and surrounding area.

Ms. Flaws reviewed the constraints that development of this land would place on the already overburdened water supply for our area; she said that during the Preliminary Subdivision hearings, both the Lynnfield Center Water District (LCWD) and Ipswich River Watershed Association (IRWA) had strongly agreed that adding private, unregulated wells to this land (potentially one for each home) (located within Lynnfield's Groundwater Protection District) could severely impact the water supply in Lynnfield and surrounding communities.

Patrick Lynch of the IRWA stated that saving this property was an excellent and very rare opportunity to improve not only the quality, but the quantity of our water supply.

The time frame for the NOI was discussed; normally the deadline for responding is 120 days. Chairman Gentile said that the 120-day deadline period would begin 90 days after the current State of Emergency is lifted; Chairman Charville confirmed this. Ms. Cademartori said the BOS would begin their review on 8/19.

Funding the purchase was discussed; Ms. Flaws said the town could assign the right to purchase to a non-profit, such as Essex County Greenbelt Association (ECGA), who would pay up front costs and be reimbursed. In such a case, the Town would need to exhibit their strong

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commitment to the purchase. Chris LaPointe, the Director of Land Conservation for ECGA, said they have an interest in helping the Town with this and had recently done so in Boxford; he added that the Town would need to develop a feasible funding plan. Chairman Charville asked what the ECGA's role would be in this case; Mr. LaPointe answered that ECGA could serve as project manager / coordinator. Mr. Gentile asked what Boxford provided to show their commitment; Mr. LaPointe answered: private funding, a Town Meeting vote, and the balance of all needed funding had been identified. Mr. LaPointe stressed that a partnership with ECGA was likelier if significant funding was identified. Possible funding sources discussed include:

- Town of Lynnfield – appropriation, Conservation funds, etc.;
- MAPC Climate Mitigation Grant
- MVP grant
- The Nature Conservancy
- Land Grant
- Water Supply Grant (LCWD Director John Scenna to assist)
- Individual Fundraising

Summary of next steps includes:

- BOS to solicit feedback in the coming weeks
- PB to summarize funding sources and target amounts
- Add this topic to both ConCom and PB regular meeting agendas
- Solicit feedback **from** the BOS

House Minority Leader Brad Jones was an attendee and speaker at this joint meeting and said he will research possible state funding for this very important piece of land, and added that citizens of North Reading would also have an interest in this project.

Mr. Gentile requested a motion to adjourn the meeting at 6:41PM; Mr. Wallace made the motion and Mr. Mansfield seconded it. The vote was taken via roll call: Charville-Aye, Flaws-Aye, Champy-Aye, Wallace-Aye, Sheehan-Aye, Gentile-Aye, Thompson-Aye, Solomon-Aye, Mansfield-Aye, and Yagjian-Aye.

Respectfully submitted,

Susan Lambe, Planning Office