

# **LYNNFIELD PLANNING BOARD MEETING January 13, 2021**

## **1. Call to Order**

A special meeting of the Planning Board (PB) was held on Wednesday, January 13th, 2021. Chair Charville called the meeting to order at 7:03 PM and noted it was being conducted virtually per current state regulations, and that it was being recorded; he then thanked all the attendees and said this meeting would focus on the basics of the Tree Bylaw that had been presented and then withdrawn at the October 2020 Town Meeting (TM). Chair Charville said that the PB had begun drafting a proposed Tree Bylaw (TB) in 2019 and worked on it extensively with MAPC consultant Ella Wise. Chair Charville stated now is the time to begin feedback and discussion that can be used in the coming months to draft a TB that will be placed on the Warrant in March and presented at TM in June; he added that all 5 PB members were present.

## **2. Public Forum**

The first speaker was Susan Tomich, 14 Willoughby Way; she had researched some of the other towns that had been referenced in our TB discussions (Concord, Lexington, Newton, Wellesley) and found their bylaws to be much less restricting. Ms. Tomich also asked what Lynnfield's percentage of tree canopy cover was; staff will determine this number. Chair Charville noted that the original proposed 1:1 mitigation rate and triggering actions were being reconsidered. Ms. Tomich also expressed concern about many trees being hastily removed in advance of a new bylaw. Patrick Curley, 26 Locksley Rd., said he had seen a big change since moving here in 2008; the majority of homes sold do clear cut trees and this definitely changes the character of a neighborhood. Mr. Curley said he is in favor of a TB that would help limit this while striking the correct balance in order to have it approved. Joe Gallagher, 71 Phillips Rd., agreed with Mr. Curley and said he feels support for a TB exists, but there is also confusion which could be addressed by posting ideas on our website and creating FAQs. PB member Kate Flaws noted there had been extensive publicity last Fall and a more useful way of sharing information was needed. Chair Charville noted the size of lots to be exempted and the inclusion of commercial lots remained to be determined. PB member Ed Champy said the worst offenders are developers who are not part of our community (as opposed to current residents), and that using development as the trigger could eliminate the threat to residents and ease passage of the TB. Beth Aaronson, 7 Durham Dr., has also seen extensive tree removal by new residents and stressed the need for more community education. PB member Michael Sheehan said focusing on "building events" as the trigger for the TB, while protecting less trees, would create less restriction. Ms. Tomich noted that some towns were in the process of creating more restrictions and response from residents had referred to this as "another tax"; she added that "tree lovers would hate to see something not pass because it is too restrictive".

## **LYNNFIELD PLANNING BOARD MEETING January 13, 2021**

Discussion concerning finding the correct balance for the TB continued; Ms. Cademartori will determine which town is amending their TB to strengthen it. Maps created by David Henriques, 21 Homestead Rd., showing significant loss of tree cover between 2010 – 2018 were viewed; Chair Charville asked if town boundaries could be overlaid and these contrasting maps then displayed in FAQs. Bobby Williams, 11 Fernway, an architect, said in dealing with the town of Weston, he had seen \$40K in tree replacement costs imposed on developers who clear cut trees in order to build large homes. Mr. Williams added that Weston required 6” caliper trees and the Weston PB reviews any large project being undertaken. Chair Charville noted the current TB draft calls for 2” caliper trees (a more realistic size); Mr. Williams stated the PB should “step in” with regards to trees even without a TB in place. Mr. Guerriero asked Mr. Henriques if his map could be compared with Google Earth; Mr. Champy noted that Google Earth can create time lapses. Ms. Cademartori said the town now has access to this type of imagery and Ms. Tomich suggested comparing the current town image from that of 10, 20, and 30 years ago. Page Wilkins, 3 Cranberry Lane, supported the TB and the suggested revisions of building events being the trigger, adding a specific fee schedule for transparency, and including a deadline for paying penalties to the Tree Bank. Ms. Wilkins suggested using volunteers to help with an outreach campaign as the Rec Path Committee had successfully done. Mr. MacNulty said that the perception of the TB being another “tax” could be seen as a red flag as that was what caused the Community Preservation Act to fail passage in Lynnfield. Mr. Gallagher asked about the postponed OSRD Bylaw that had been proposed; Chair Charville said the PB would not pursue this and Mr. Champy added this was more a ZBA issue. Ms. Cademartori said many zoning changes were pending in the MA Legislature in the coming week. Chair Charville scheduled the next Special Meeting to discuss the TB for February 3<sup>rd</sup> at 7:00 PM.

### **3. Approval of Minutes – December 16, 2020, January 4, 2021**

Mr. Sheehan motioned to approve the 12/16/2020 and 1/4/2021 meeting minutes as circulated, and Mr. Champy seconded it. The vote was taken via roll call: Charville-Aye, Flaws-Aye, Guerriero-Aye, Sheehan-Aye, and Champy-Aye.

### **4. Administrative Matters/Topics for Next Meeting**

Topics for the January 27th meeting will include:

- 271 Main St., continued PH and peer review
- Bali Hai Site Plan Review
- ZBA cases

## **LYNNFIELD PLANNING BOARD MEETING January 13, 2021**

It was decided the next meeting of the TB Forum would be held on February 3<sup>rd</sup> and Chair Charville would notate the current draft beforehand. Ms. Cademartori said the PB should have a policy discussion on subdividing single lots before the 271 Main St. case is decided.

Ms. Flaws motioned to adjourn the meeting at 8:44 PM; Mr. Champy seconded the motion. The vote was taken via roll call: Charville-Aye, Flaws-Aye, Guerriero-Aye, Sheehan-Aye, and Champy-Aye.

Respectfully submitted,

Susan Lambe, Planning Office