

LYNNFIELD PLANNING BOARD MEETING April 7, 2021

1. Call to Order

A special meeting of the Planning Board (PB) was held on Wednesday, April 7, 2021. Chair Charville called the meeting to order at 7:02 PM and announced that due to the current State of Emergency, the meeting was being held remotely via Zoom and was being recorded.

Chair Charville recognized PB members Michael Sheehan and Anthony Guerriero who were attending their final meeting as Board members; he thanked them for their service to the public in both their professional and personal lives. Chair Charville thanked both for their dedicated work and for bringing a practical and fresh approach to the PB.

Chair Charville said a quorum of Board members were in attendance, including Chair Brian Charville, Vice Chair Michael Sheehan, Ed Champy, and Anthony Guerriero, and that Clerk Kate Flaws might be in attendance later.

2. Cont'd. Public Hearing – Site Plan and Stormwater Review – Huckleberry Hill School

Mr. Sheehan motioned to reopen the Public Hearing (PH); Mr. Guerriero seconded the motion. The vote was taken via roll call: Charville-Aye, Sheehan-Aye, Guerriero-Aye, and Champy-Aye. Chair Charville informed that the Site Plan Review (SPR) was completed at last week's PH, and Town Administrator Rob Dolan said that updates to the stormwater systems would be reviewed at this meeting. DPW Director John Tomasz addressed 5 key issues, including:

1. Previous work at HHS had negatively impacted neighbors.
2. Many of these issues have been resolved.
3. The Town is committed to solving existing, as well as any new problems.
4. The Town will work closely with all neighbors to ensure this.
5. Mr. Tomasz will be on site personally to realize these standards.

Town Engineer (TE) Charlie Richter shared the new plans and informed that the HHS expansion includes: an addition to the rear of the building for classrooms, a gymnasium at the side of the building, and additional parking and extension of the driveway loop. Mr. Richter said this was a challenging site to work on, and therefore, water-infiltration systems had been added to the plan on the side of the building and by the playground. Mr. Richter said the icing

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situation on Melch Rd. may worsen due to this; therefore, a French drain and piping to a catch basin would be installed there.

Mr. Champy asked if the catch basin was well located; Mr. Richter said yes, and the French drain under the sidewalk should relieve this problem. Mr. Champy agreed with this solution for the time being and added that it could be perfected when the road is redone. Chair Charville noted that the full stormwater analysis was pending; Mr. Richter said the team was still working on it. Chair Charville stated that his understanding from Mr. Dolan and Mr. Scenna is that the Town wishes to have the SPR approved now, and asked if the stormwater plan would be complete before Building Permits were issued; Mr. Richter said yes, and that Peer Review engineer Bill Jones of Linden Engineering would complete his own review as well, and share it with the applicant's design team, before Building Permit issuance. Chair Charville requested that the PB have a chance to review the final plan and Mr. Jones's analysis before final approval is granted. Mr. Sheehan asked what the benefit of a conditional approval at this meeting was vs. waiting for all plans to be completed; Chair Charville explained delaying the approval past this meeting would mean that the PB would have 2 new members who had not reviewed the SP due to the upcoming election, which may implicate the *Mullin* Rule; Mr. Richter added that delaying the approval would affect the time frame for proposed construction. Mr. Champy agreed it made sense to move ahead, but do a thorough stormwater review when the ongoing analysis is complete.

Chair Charville requested a motion to find that the HHS Site Plan qualifies for exemption from local Zoning Bylaws based on its use for educational purposes as stated in M.G.L. c. 40A, § 3; Mr. Champy made the motion and Mr. Guerriero seconded it. The vote was taken via roll call: Charville-Aye, Champy-Aye, Guerriero-Aye, and Sheehan-Aye. Mr. Sheehan then motioned that the PB approve the HHS Site Plan dated 3/17/21 subject to meeting the standards established in the Town of Lynnfield Stormwater bylaw, to be confirmed by the PB peer reviewer Linden Engineering and Town Engineer Charlie Richter. Such confirmation shall be presented to the PB for review and acceptance prior to the issuance of a Building Permit, and Mr. Guerriero seconded the motion. The vote was taken via roll call: Charville-Aye, Champy-Aye, Guerriero-Aye, and Sheehan-Aye. Mr. Guerriero then motioned to close the PH on the HHS SPR; Mr. Champy seconded it and the vote was taken via roll call: Charville-Aye, Champy-Aye, Guerriero-Aye, and Sheehan-Aye.

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3. Cont'd. Public Hearing – Site Plan and Stormwater Review – Summer Street School

Mr. Sheehan motioned to reopen the PH for the Summer Street School (SSS) SPR; and Mr. Champy seconded the motion. The vote was taken via roll call: Charville-Aye, Champy-Aye, Guerriero-Aye, and Sheehan-Aye. Chair Charville requested a motion to find that the HHS Site Plan qualifies for exemption from local Zoning Bylaws based on its use for educational purposes as stated in M.G.L. c. 40A, § 3; Mr. Sheehan made the motion and Mr. Guerriero seconded it. The vote was taken via roll call: Charville-Aye, Champy-Aye, Guerriero-Aye, and Sheehan-Aye. Mr. Dolan stated that the SSS project has held challenges for neighbors, and that Mr. Tomasz had personally reached out to all. The applicant's Engineer Michelle Callahan said the updated plan now reflects the following changes:

- Existing closed drainage system has been updated to shift overflow discharge away from the neighbors and towards the proposed new front parking lot.
- Curbing will be added all around the driveways to direct flow to catch basins.
- A swale will be added to direct water flow toward Summer St. instead of toward northern abutters.
- Existing pipe will be de-clogged and replaced.
- Rear catch basins, a rain garden, and a berm will be added to redirect water flow.
- Water from the playing field will now be collected in a closed drainage system.

Ms. Callahan said these steps will combine to alleviate the problems. Mr. Guerriero asked how high the proposed berm will be; Ms. Callahan said that was being worked on by the landscape architect. Mr. Champy asked if a berm has been considered for the playing field; Ms. Callahan said this could be considered. Chair Charville asked if these ideas had been shared with abutters; Mr. Richter said he had spoken to all, and they had requested one week to review the plan in advance of the final PB review, which Mr. Richter agreed to. Chair Charville asked if the new plan measures would address existing issues as well as new ones; Mr. Richter said yes. Mr. Champy said the new plan was greatly improved for northern abutters, and asked if it also solved issues on Summer St., Ms. Callahan said yes, the natural swale would direct flow to the existing catch basin. Mrs. P. MacDonald, 250 Summer St., asked about the amount of pavement for the new parking lot that will be at the rear of her home; Ms. Callahan said there would be new catch basins there, and that she would review puddling issues with Mrs. MacDonald. Chair Charville asked if the goal was to keep all stormwater contained on site; Mr. Tomasz said yes.

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Chair Charville asked to review the new driveway access and parking lot. Landscape architect Ti Johnson said an emergency driveway was being added at the far end of the lot. Mrs. MacDonald said people gather behind their home after hours as cars can park there unseen, and she requested a gate at the end of the circular driveway that can be locked at night. Mr. Scenna agreed to move the gate to that location and have it chained nightly. Don Garrity, 232 Summer St., said he had met with Mr. Richter, Mr. Tomasz, and Ms. Callahan to discuss the stormwater plan, and he requested that he and other neighbors also be allowed to review the final plan one week prior to the PB review meeting. Chair Charville and Mr. Richter agreed to this. Jean Stasio, 6 Maddison Lane, asked if an alarm system would be added to alert to pipe overflow; Ms. Callahan said the overflow would still occur, but now the water will be directed in a new way to control it. Mr. Champy asked if there would be a maintenance program; Mr. Richter said an Operation and Maintenance plan was required.

Chair Charville requested a motion that the PB approve the SSS Site Plan originally dated 3/17/21 and revised on 4/7/21 subject to meeting the standards established in the Town of Lynnfield Stormwater bylaw, to be confirmed by the PB peer reviewer Linden Engineering and Town Engineer Charlie Richter, with such confirmation being presented to the PB for review and acceptance prior to the issuance of a Building Permit; Mr. Champy made the motion and Mr. Sheehan seconded it. The vote was taken via roll call: Charville-Aye, Champy-Aye, Guerriero-Aye, and Sheehan-Aye. Planning and Conservation Director Emilie Cademartori clarified that what was being approved now was the building package layout and all “above the surface” parts of the plan, and that these were not subject to change; however, the underground stormwater system was being finalized and the updates would be posted to the PB’s website as soon as they are received. Ms. Cademartori asked what the timeline for this was; Mr. Richter said the project was to begin in mid-May and the plans would be complete by then. Mr. Guerriero motioned to close the PH on the SSS SPR; Mr. Champy seconded it and the vote was taken via roll call: Charville-Aye, Champy-Aye, Guerriero-Aye, and Sheehan-Aye.

4. Tree Preservation Bylaw Draft

Chair Charville said that comments from resident Susan Tomich had been incorporated into the Tree Preservation Bylaw (TPB), and that the possibility of eliminating the current front setback remained to be discussed. Mr. Sheehan said that he did not feel strongly either way about the front setback, but noted that the TPB had already been significantly narrowed in scope. Mr. Guerriero said that trees in the front of a home were subject to street damage, and Chair

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Charville said that in such a case the owner would be exempt from the TPB as the property was not undergoing construction. Chair Charville said the Select Board (SB) had opened the Warrant for Town Meeting (TM) and the PB would still hold a PH regarding warrant articles before the TM; Ms. Cademartori said she wished to have Town Counsel Mullen codify the bylaw prior to submission. Chair Charville agreed and asked her to inform Mr. Dolan that the TPB would be submitted after codification. Ms. Cademartori said the PB would hold a Public Forum on the TPB as it was a General Bylaw vs. a Zoning Bylaw. Mr. Guerriero motioned to submit the current draft of the TPB subject to Town Counsel review; Mr. Sheehan seconded it and the vote was taken via roll call: Charville-Aye, Sheehan-Aye, Guerriero-Aye, and Champy-Aye.

5. Administrative Matters/Topics for Next Meeting

- Continued Public Hearing, 271 Main Street proposed Definitive Plan of Subdivision; the *Mullin* Rule will require review for this
- ZBA Cases scheduled to be heard at the ZBA's May monthly meeting
- Market Street, Burton's Grill updated site plan
- Update on Stormwater Bylaw revisions for Town Meeting

Mr. Sheehan motioned to adjourn the meeting at 8:30 PM; Mr. Guerriero seconded the motion. The vote was taken via roll call: Charville-Aye, Champy-Aye, Guerriero-Aye, and Sheehan-Aye.

Respectfully submitted,

Susan Lambe, Planning Office