

LYNNFIELD PLANNING BOARD MEETING March 31, 2021

1. Call to Order

The regular monthly meeting of the Planning Board (PB) was held on Wednesday, March 31, 2021. Chair Charville called the meeting to order at 7:00 PM with a quorum of Board members in attendance, including Chair Brian Charville, Vice Chair Michael Sheehan, Clerk Kate Flaws, and Anthony Guerriero; Ed Champy was expected shortly. Chair Charville announced the meeting was being held remotely per current Massachusetts emergency regulations, and being recorded.

2. Continued Public Hearing, 271 Main Street, Proposed Definitive Subdivision Plan

Chair Charville announced the elementary schools' Site Plan Reviews (SPR) would begin shortly. Ms. Flaws motioned to reopen the Public Hearing (PH) regarding the proposed Definitive Subdivision Plan at 271 Main Street, and Mr. Sheehan seconded it; the vote was taken via roll call: Charville-Aye, Flaws-Aye, Sheehan-Aye, and Guerriero-Aye. Atty. Jay Kimball representing the applicant informed the PB that he and engineer Peter Ogren of Hayes Engineering had agreed to continue the PH until the Board's April 28th meeting in order to allow the Town Engineer (TE), the Peer Review Engineer, and the PB adequate time to review and respond to the applicant's latest revisions. Atty. Kimball added that time for completion of the Definitive Plan had previously been extended to April 30th. Chair Charville said these latest revisions had been posted to the Board's website for public review, and the PB would likely vote on the Definitive Plan on the 28th. Ms. Flaws motioned to continue the PH until April 28th at 7:00 p.m., and Mr. Guerriero seconded it; the vote was taken via roll call: Charville-Aye, Flaws-Aye, Guerriero-Aye, and Sheehan-Aye. Mr. Champy then joined the PB meeting.

3. Zepaj Lane – Street Acceptance

Town Engineer (TE) Charlie Richter said that Zepaj Lane was "good to go" for acceptance as a public way, and Atty. Jay Kimball representing the applicant added that drainage maintenance had occurred. Chair Charville asked what conditions needed to be included in the PB's recommendation; Mr. Richter said: receipt of the required Operation & Maintenance document, evidence of drainage maintenance, and the description of metes and bounds. Mr. Guerriero motioned to recommend Zepaj Lane for street

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acceptance to the Select Board (SB), and Ms. Flaws seconded the motion. The vote was taken via roll call: Charville-Aye, Champy-Aye, Flaws-Aye, Guerriero-Aye, and Sheehan-Aye.

4. 17 Fairview Rd. – ZBA Case #21-11

Atty. Tim Doyle, representing the applicant, informed that a Special Permit (SP) to add a covered entryway was being requested for a pre-existing, non-conforming home. The non-conformity is lot size, and the plan proposes reducing the front set back from 24.2' to 18.9'. Chair Charville said that former PB member Charlie Wills cites what zoning was in place at the time the home was built as a benchmark for determining such cases, and added that the placement of neighboring homes here allows space, so they would not appear to be "on top of" one another if side-yard relief were to be allowed. Planning and Conservation Director Emilie Cademartori asked what the nature of the SP was; Atty. Doyle said it was to allow for the reduced street setback. Ms. Cademartori noted that the addition to the side of the home greatly reduced the side setback; Atty. Doyle said that was part of the Variance as opposed to the SP, and would be discussed when the application was heard by the Zoning Board of Appeals (ZBA). Discussion ensued about the PB traditionally opining on Variances; Atty. Doyle stated that was not the requirement. Mr. Wills questioned why lots in this area, built prior to 1947, were often less than the minimum required 10,000 sq. ft.; Atty. Doyle stated that in the Zoning Bylaw of 1929, Section 2.D, "lot size of no less than 5,000 sq. ft." was allowed.

Ms. Flaws motioned the PB not oppose the Special Permit for 17 Fairview Rd. and Chair Charville seconded the motion. The vote was taken via roll call: Charville-Aye, Flaws-Aye, Guerriero-Aye, Sheehan-Aye, and Champy-Aye.

5. 16 Candlewood Rd. - ZBA Case #21-12

Atty. Jay Kimball representing the applicants explained the requested SP was needed to address the sum of increased imperviousness being proposed by the addition of square footage and a pool to the home. Atty. Kimball said the addition and the pool both require only Variances, but as the home is in the Ground Water Protection (GWP) District, a SP is also needed if impervious area is to exceed 15% of the lot's area. Engineer Peter Ogren on behalf of the applicants said the home is in a Greenbelt subdivision and the land donated to the Town should also be included in impervious calculations. Mr. Ogren said

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the home is currently well over the allowed impervious level as it was built prior to the establishment of the GWP standards. The proposed plan includes adding a roof infiltration system sufficient to handle 100-year storm water levels, and using pavers for the walkways and patio. Mr. Ogren said the garage will add a small amount of imperviousness, but the final calculation of the project will reduce the total imperviousness to 15.9%. Ms. Flaws said since the project actually improved imperviousness in the GWP area, she had no objections. Mr. Champy motioned the PB not oppose the Special Permit requested for 16 Candlewood Rd. and Ms. Flaws seconded the motion. The vote was taken via roll call: Charville-Aye, Flaws-Aye, Champy-Aye, Sheehan-Aye, and Guerriero-Aye.

6. Public Hearing – Site Plan Review – Huckleberry Hill School, Proposed Changes

Chair Charville began by stating that 2 separate PHs would be held for the purpose of Site Plan Review (SPR) that is exempt from regular Zoning Bylaws per Massachusetts General Laws c. 40A., section 3 due to the use being educational purposes. Chair Charville said 2 things would need to be determined: applicability of the project to this exemption, and suitability of those portions of the SP to be reviewed (as defined in the M.G.L. and Zoning Bylaw). Chair Charville added that the applicant for the projects, the Town of Lynnfield, wished to continue these PHs for further discussion on Wednesday, April 7, 2021, at 7:00 p.m.

Town Administrator (TA) Rob Dolan and School Enrollment and Capacity Exploration Committee (SECE) Chair John Scenna informed that these plans were the result of a 2-year process and much of the design has evolved from residents' input. Mr. Sheehan motioned to open the PH and Mr. Champy seconded it; the vote was taken via roll call: Charville-Aye, Sheehan-Aye, Flaws-Aye, Guerriero-Aye, and Champy-Aye. Charlie Hay of Tappe Architects introduced the site team, including Ti Johnson of Warner Larson Landscape Architects and Michelle Callahan of Nitsch Engineering.

Mr. Johnson continued with his review of the plan, including:

- The new additions of a classroom wing, gymnasium, and an extension of the bus loop

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- The bus loop expansion will use property from the adjacent water tower parcel, and will include tree replacement and a 6' sidewalk
- The car drop-off area will move closer to the building, thereby adding more parking and drop-off space
- The play area will be repaved; existing equipment will remain and additions will include basketball, a picnic area, and a paved walking loop
- A crosswalk will be added to Knoll Rd.
- The emergency access driveway at the end of the building will be expanded

Ms. Callahan explained that currently a closed drainage system collects a majority of the runoff and 2 underground infiltration systems will be added to accommodate the expansion; these will then tie into the existing closed drainage system. Utility changes will include the relocation of a catch basin by the gym, and relocation of existing hydrants. Ms. Callahan said she is currently working with Mr. Richter and the peer review engineer. Chair Charville asked if the new infiltration system would only serve the addition, or would also infiltrate other portions of the existing building and the property; Ms. Callahan said yes, and it includes a new impervious area. Ms. Flaws asked if the system could add a cistern near the playing field to be used for irrigation as was done in Woburn; Mr. Dolan said irrigation would be tied to LCWD. Ms. Flaws asked about the possibility of using stormwater vs. public water supply for irrigation; Mr. Scenna said this had not been looked at, and Ms. Callahan said this would necessitate an underground concrete chamber and would be up to the Town to decide. Ms. Flaws noted this would be a good opportunity to use stormwater for irrigation and provide additional shade on the playground. Mr. Johnson said the proposed playground surface of colored, textured asphalt provides heat mitigation, that picnic tables would be shaded, and that some new trees would be added. Ms. Flaws asked about the metal panels on the side of the gym; Mr. Hay said these were used because of their light weight. Ms. Flaws asked about using solar power and Mr. Hay said both schools would be “solar ready”, and added that ventilators but not central air conditioning would be in classrooms. Mr. Guerriero asked how many additional parking spaces would be added; Mr. Johnson said 30+ along the bus loop and drop off area. Mr. Guerriero asked if mechanical equipment for the gym would be located on the roof and if the gym windows would be permanently closed; Mr. Johnson said equipment would be in the mezzanine under the roof and the

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windows would be permanently closed. Mr. Guerriero asked about new lighting and if the picnic tables would be handicap accessible; Mr. Hay said the playground would have some new lighting and the handicap access could be considered. Mr. Champy asked about the cooling capability of the new gym; Mr. Hay said the gym would house a regulation-size High School basketball court, have full HVAC, pullout bleachers, a scoreboard, and a climbing wall. Mr. Champy asked if the backboards would be automated; Mr. Hay said yes. Mr. Hay said the height of the gym was 24', and Mr. Champy suggested using this height to provide shade / shadow for the playground.

Chair Charville then asked abutters and other attendees to offer their questions and comments. Grant Epler, 18 Melch Rd., noted the area was primarily ledge and asked if blasting would be done. Mr. Johnson said it would be minimal and the construction area was mostly fill. Mr. Epler asked if the new detention basins would discharge water and add to the freezing water issues on Melch Rd.; Ms. Callahan said the system would be open bottom and therefore not discharge, but infiltrate. Mr. Richter said water runoff would be directed toward Knoll Rd. instead of Melch Rd., and Ms. Callahan said the topography would capture sheet flow from the addition. Stacey Slaney, 17 Melch Rd., expressed concern about the tree buffer and lighting glare; Mr. Johnson said the 90' – 100' deep tree buffer would remain intact and new doorway lights would be low-glare. Jim Alexander, Huckleberry Road, said that freezing water flow across Melch Rd. was a serious problem; Ms. Callahan asked if this was a result of sheet flow or groundwater, and added she would research this. Erica Kelly, 2 Knoll Rd., had concerns and questions, including: the broken playground slide, poor repair of Knoll Rd. sidewalks, would there be a paved path all around the school, where would the crosswalk to the flagpole island lead, how early construction would begin each day, would blasting warning be given, and would water runoff be a concern on Knoll Rd. Chair Charville said the crosswalk would lead to the school. Mr. Dolan and DPW Director John Tomasz informed that the slide and sidewalks would be repaired, constructions hours were 7AM to 3PM, and there would be a pre-blasting survey done. Mr. Hay said the walking path would be almost a complete loop, and construction was expected to last from the summer of 2021 until the summer of 2022. Steve Slaney, 17 Melch Rd., asked how much clearing for construction needed to be done; Mr. Johnson said the natural visual buffer on the slope would remain intact. Mr. Slaney asked if the water problems on Melch Rd. would ever be solved; Mr. Richter said the peer review engineer had worked to have water flow away from Melch Rd. and he

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was confident. Abigail Kilgore, 7 Melch Rd., asked how many trees near the water tower would be removed; Mr. Tomasz said a few large trees would be removed to allow for the bus loop, but that all would be replaced with 3”- 4” caliper new trees.

Chair Charville asked if the PH should remain open due to the forthcoming stormwater analysis; Mr. Dolan said yes, the full analysis and peer review would be heard on Wednesday, April 7th. Mr. Champy motioned to continue the PH on the HHS SPR on April 7th at 7:00 p.m., and Mr. Guerriero seconded it; the vote was taken via roll call: Charville-Aye, Flaws-Aye, Guerriero-Aye, Champy-Aye, and Sheehan-Aye.

7. Public Hearing – Site Plan Review – Summer Street School, Proposed Changes

Mr. Sheehan motioned to open the PH for the Summer Street School (SSS) SPR at 8:42 PM and Mr. Champy seconded it; the vote was taken via roll call: Charville-Aye, Flaws-Aye, Champy-Aye, Guerriero-Aye, and Sheehan-Aye. Mr. Johnson showed renderings of the proposed wing of added classrooms, the new play area, and the expanded open field area; he added that some clearing of woods to visually connect the new areas would be needed. Mr. Johnson said that other additions would include: an outdoor classroom, a new 16-space parking lot which increases total spaces to 111, and driveway improvement which will allow buses to have a separate exit route.

Chair Charville requested a motion to open the Scenic Road Bylaw (SRB) PH, and Mr. Sheehan made the motion with Ms. Flaws seconding it. The vote was taken via roll call: Charville-Aye, Flaws-Aye, Guerriero-Aye, Sheehan-Aye, and Champy-Aye. Mr. Johnson continued with his review of the plan, including:

- New lighting featuring a drop in illumination at the property line
- Shifting the crosswalk 10’ south with no impact to trees
- Utility poles to remain intact
- No impact to the existing stone wall
- Addition of a new central walkway

Ms. Callahan gave background information and new components of the proposal, including:

- Several stormwater concerns currently exist on the Northern side of the area

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- Existing conditions have been studied
- The closed drainage system will be refurbished and the existing pipe which drains to Summer St. has been cleared of clogging
- A new infiltration system will be added for roof runoff, resulting in less sheet flow to northern abutters
- All drainage will essentially be 1 system
- The only utility work proposed is relocation of 1 hydrant
- The proposal includes the addition of a rain garden

Jim Ouellette, 4 Maddison Lane, spoke for residents of 4, 6, and 8 Maddison Lane to express concern about fencing and the septic system. Mr. Scenna said an update on the septic from the DEP would be ready for the next meeting, and that existing privacy fencing behind Maddison Lane would be removed and replaced with chain link fencing. Mr. Ouellette requested privacy fencing vs. chain link and continuation of the fence to #s 6 and 8 Maddison Lane. Mr. Scenna said privacy screen could be added to the chain link fence, but plans include only replacing existing fence, not adding to it. Abutter Joseph Stasio, 6 Maddison Lane, said more fencing was needed for security as well as privacy to deter people from coming onto private property; Mr. Dolan said the committee acknowledged the request and Mr. Scenna agreed to periodic neighborhood meetings even though no firm decision can be made until bids are received. Donald Garrity, 232 Summer St., requested discussing the significant spring flooding on his property in advance of the next PB meeting on April 7; Mr. Richter said plans were still being worked on and this request would be included in the review. Mr. Garrity agreed to forward photos of the flooding to the PB. Page Wilkins, 3 Cranberry Lane, said the existing crosswalk is dangerous; Mr. Dolan said that the TE has used grant monies to improve this and has removed trees for visibility and added a flashing speed limit sign.

Discussion of the SRB ensued, and Mr. Johnson said the only issue was the curb cut for the updated driveway. Mr. Scenna said that the project evolved to the benefit of the SRB; Mr. Sheehan agreed as neither existing trees nor stone wall were impacted. Chair Charville requested a motion that the PB grant SRB approval as shown on the site plan, and Mr. Champy made the motion with Mr. Sheehan seconding it. The vote was taken via roll call: Charville-Aye, Champy-Aye, Sheehan-Aye, Flaws-Aye, and Guerriero-Aye. Mr. Champy then motioned to close the PH on the SRB at SSS, and Mr. Guerriero

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seconded it; the vote was taken via roll call: Charville-Aye, Champy-Aye, Sheehan-Aye, Guerriero-Aye, and Flaws-Aye.

Chair Charville said the continued PH on April 7, 2021, at 7:00 p.m. would review the revised stormwater analysis, and the applicant had noted the abutters' requests to mark trees and extend fencing. Mr. Champy asked if a buffer could be added at the new parking lot to prevent headlights from shining into the adjacent property; Mr. Scenna said that a 30' natural vegetation buffer existed there and would be retained for just that purpose. Chair Charville noted that Tree Committee Chair Jane Bandini had met with Mr. Tomasz to request that trees being removed during work be transplanted on the site, and Mr. Tomasz had agreed. Mr. Champy motioned to continue the PH on the SSS SPR on April 7th, 2021, at 7 pm, and Mr. Sheehan seconded it; the vote was taken via roll call: Charville-Aye, Champy-Aye, Flaws-Aye, Sheehan-Aye, and Guerriero-Aye.

8. Tree-Preservation Bylaw Draft

Chair Charville said the Board would consider whether to eliminate the front yard setback as part of the protected Tree Border (TB), and asked about the opening of the Warrant for the Annual Town Meeting; Ms. Cademartori said that Town Meeting had been rescheduled for June 12th from June 5th. Chair Charville said the discussion regarding the front setback TB would continue at the next PB meeting, and he would circulate an updated draft of the TPB to the Board before then.

9. Approval of Minutes – February 24, 2021

Mr. Champy motioned to approve the February 24, 2021 meeting minutes as circulated, and Mr. Guerriero seconded it. The vote was taken via roll call: Charville-Aye, Champy-Aye, Guerriero-Aye, Flaws-Aye, and Sheehan-Aye.

10. Administrative Matters/Topics for Next Meeting

Chair Charville said the PB's Special Meeting on April 7th would be to continue the PHs of the SPRs for the Elementary Schools' expansions, and to finalize the TPB. Ms. Cademartori requested PB signatures for the Violet Circle Release of Covenant.

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Ms. Flaws motioned to adjourn the meeting at 9:39 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