

LYNNFIELD PLANNING BOARD MEETING October 13, 2021

1. Call to Order

A special meeting of the Planning Board (PB) was held on Wednesday, October 13th, 2021 at 7:00 PM in the Maney Meeting Room at Town Hall. Chair Brian Charville called the meeting to order at 7:01 PM and said a quorum of PB members, including himself, Ed Champy, Amy MacNulty, and Page Wilkins was present, and Kate Flaws was expected shortly. Mrs. Flaws did arrive at approximately 7:10 PM.

2. Public Hearing - Citizens' Petition for Re-Zoning Article

Mr. Champy motioned to open the Public Hearing (PH) and Ms. MacNulty seconded the motion, which carried 4 – 0; Chair Charville added that the meeting was being recorded via audio. The PH notice was read detailing the proposed rezoning of the Richardson Green parcel on the norther part of Main St. at #1452, and Mr. Champy motioned to dispense with the full reading of the notice; Ms. MacNulty seconded the motion, which carried 4 – 0. Chair Charville asked if any attendees were signatories of the petition and found none.

Patricia Campbell, 7 Patrice Lane, voiced her concerns with the proposal, including: increased traffic on an already dangerous roadway, 108 new bathrooms near the Ipswich River watershed, possible compromised wells, and danger to pedestrians. Mrs. Campbell inquired as to what firefighting mechanisms were proposed and what the cost of the units would be; she added that a new water main would require a vote of LCWD rate payers. Diane Tilley, 3 Joseph Lane, read a letter to the editor she had written saying that this proposal had already been rejected at Town Meeting (TM), and citing traffic dangers, and water shortage and quality issues.

Developer Angus Bruce presented the petition and said that it was a similar project to the one that had been voted down, but the problem issues have been resolved. Changes to the project include: adding a 2nd egress, adding 10 acres of greenspace, adding a new water main, and access and parking to existing trails. Mr. Bruce said he has offered a developer's agreement which includes solar crosswalks at Lowell and Main Streets, and a \$20K per unit impact fee; he added that he would pay the \$100K in back taxes resulting from the Ch. 61 designation, the project would net \$850K in taxes annually, and impact on town resources (schools, snow plowing) would be minimal. Mr. Bruce said the Select Board (SB) had not endorsed his proposal and he requested that if the Town chooses not to purchase the property, that the PB support this proposal. Chair Charville asked if any recent changes had been made to the plan in the time since Mr. Bruce had briefed the PB on September 29; Mr. Bruce said no. Chair Charville asked if any of the signatories to the petition were present, and Mr. Bruce said they would attend TM.

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Leigh Thomas, 1385 Main St., warned that such a proposal could happen in any neighborhood; John Thomas, of the same address, asked if the 2nd egress was connecting to Sagamore Place, and Mr. Bruce said yes. Mr. Thomas asked if this would result in lot size that did not meet zoning requirements; Mr. Bruce said no. Mr. Thomas acknowledged that some “carrots” had been offered, but he hoped the PB would not support the proposal. Mrs. Campbell asked what the cost of the units would be; Mr. Bruce said \$800K, similar to a new development in Middleton. Chair Charville informed that the Finance Committee had voted to support Warrant Article (WA) #3, the Tree Preservation Bylaw, and voted against WA #4, the proposed rezoning. Ken Peterson, 1477 Main St., cited the original proposal’s defeat by a 2/3 majority, the worsening traffic issues, the increased danger of 16 additional cars garaged in an area with no fire suppression, and an egress that was not on the approved plan that a new homeowner had added. Chair Charville asked if this violation had been reported to the Building Inspector; Mr. Peterson said no. Mr. Champy informed Mr. Peterson that the bond being held would ensure proper road construction, but the issue must be reported to the Town Engineer and Building Inspector.

Ms. Wilkins motioned that the PB not recommend the adoption of WA #4 at TM; Ms. Flaws seconded the motion, which carried 5 – 0. Ms. Flaws motioned to close the PH and Mr. Champy seconded; the motion carried 5 – 0.

3. Administrative Matters/Topics for Next Meeting

Planning and Conservation Director Emilie Cademartori said clarification on the allowed number of garages was needed. Chair Charville strongly encouraged all to attend TM on Monday evening, October 18, at 7 PM. Chair Charville said topics for the next PB meeting would include the continued PH for Vallis Way, with an update on tree surveying there.

Mr. Champy motioned to adjourn the meeting and Ms. Flaws seconded; the motion carried 5 – 0 at 8:17 PM.

Respectfully submitted,

Susan Lambe, Planning Office