

TOWN OF LYNNFIELD CONSERVATION COMMISSION

MEETING MINUTES

April 18, 2023 - 6:30 PM

H. Joseph Maney Room, Lynnfield Town Hall

Board Members:

Chairman Don Gentile, Vice Chair Kirk Mansfield, Angelo Salamone, Jared Yagjian, Bryce Foote, Jan Solomon, Director Emilie Cademartori

6:30pm – Chairman Gentile called the meeting to order.

New Public Hearing

6:31pm - Notice of Intent – 267 Main Street

Applicant: Mario Zepaj, Zepaj Development LLC

Project: Construction of new single-family home, including new roadway, driveway, stormwater infrastructure, utilities, landscaping and septic system.

John Ogren, Hayes Engineering was present to summarize the subdivision project, pointing out the topography, wetland areas, property lines, additional 20' roadway (Road A), proposed drainage system, and location of the new house lot. A small portion of the driveway is proposed within the 50' buffer. Solomon asked if the home could be shifted completely outside the buffer, to which Ogren replied no, based on an agreement between the owner and an abutter. She also asked how many trees would be removed. Ogren pointed out areas of tree removal, but not specific identified trees.

Chair Gentile suggested a site visit, which is now scheduled for Wednesday, May 10 at 6:00pm. Gentile asked for the trees to be marked within the 100' buffer. Solomon asked that the corners of the house and the driveway be staked.

Gentile asked for comments from the many abutters present, mostly from Village Row. Abutter Arthur Katz, at 11 Village Row, posed many questions regarding potential increased water flow and flooding on neighboring properties. Gentile asked if the stormwater system was peer reviewed before the Planning Board, to which Ogren said yes. Yagjian asked if there were any elevation changes, to which Ogren said yes, but “nothing major”. Ogren added that nothing will be disturbed

within the 25' buffer. Solomon asked if it made sense to peer review the new calculations on the plan, from when it was originally approved by the Planning Board. Cademartori said that the stormwater design was approved as part of the subdivision approval, and met the state requirements at that time. Bill Jones was the peer reviewer.

The new house cannot be pre-determined at the time of subdivision approval, but the roof infiltration must be approved prior to building permit approval - which is still pending.

Angelo asked if the stormwater calculations are designed to meet zero increase in flow to which Ogren said that the stormwater management report shows an actual reduction in surface water flow. Abutter Alma Barozzi, 7 Village Row, asked if more trees could be planted to absorb the water, to which Ogren said that this was not in his proposal. Abutter Laurie Franchi, at 3 Village Row, asked if a culvert pipe could be installed to further divert surface water, to which Gentile said that this was a question for the applicant. Cademartori clarified that the wetland is technically a "vegetated wetland", which has intermittent surface flow.

On a motion duly made by Mansfield and seconded by Solomon, the LCC voted (6-0) to continue the hearing for 267 Main Street until the May 16 meeting.

7:16pm - Notice of Intent – 397 Walnut Street

Applicant: Town of Lynnfield

Project: To construct a golf clubhouse facility with new utilities and new gravel parking lot with associated drainage infrastructure

Cademartori reported that the applicant requested a continuation so that plans could be finalized. They also requested a site visit by the Board prior to the May 16 meeting. The site visit is now scheduled for 6:30pm, Wednesday, May 10.

On a motion duly made by Mansfield and seconded by Solomon, the LCC voted (6-0) to continue the hearing for 397 Walnut Street until the May 16 meeting.

(At 7:21, Yagjian leaves the meeting)

Requests for Certificates of Compliance

7:21pm - Request for Certificate of Compliance - 3 Lakeview Ave #209-0468 & #209-0475

Cademartori reported that these 2 orders are from 2009. The owner has hired a surveyor who has completed a full As-built for both projects. The owner has met the requirements of the OOC, including the installation and maintenance of a vegetated buffer post-construction.

On a motion duly made by Mansfield and seconded by Solomon, the LCC voted (5-0) to issue a Certificate of Compliance for 3 Lakeview - #209-0468 and #209-0475.

7:24pm - Request for Certificate of Compliance - 244 Main Street # 209-0659

Cademartori reported that this project received a partial COC in October 2022 pending establishment of a lawn, removal of erosion control and installation of wetland markers. The many planted trees seem to be thriving. All the big trees on the site were saved.

On a motion duly made by Mansfield and seconded by Foote, the LCC voted (5-0) to issue a Certificate of Compliance for 244 Main Street - #209-0659.

Other Business

7:29pm - Eagle Scout Proposal - Beaver Dam Brook Conservation Area - Jack Mackey

Eagle Scout candidate Jack Mackey provided a powerpoint presentation for his project proposal. Mackey's proposal is focused on the Beaver Dam Brook Conservation area, where he would like to accomplish 4 tasks; remap the area, perform trail maintenance, create 2 new trails and install signage. The new trails would be off Carter Road and Grayland Road. The trail mapping would follow the same format as the maps created by GIS Coordinator Patrick McDonald. Trail blazes could be painted rocks in areas where there are no trees. Planks could be laid in wet spots on the trails. Signage would be modeled after signs recently installed at other Conservation Area properties in town. Gentile asked about Mackey's timeline and manpower. Mackey is planning to complete the project by early Fall, 2023, and expects to recruit approximately 15 helpers. Cademartori noted that the Open Space & Recreation Plan WORKING GROUP has made the restoration of Beaver Dam Brook a priority, which will help with Mackey's project. She added that the Reading Municipal Lighting Department has drafted a license agreement which is being reviewed by Town Counsel Tom Mullen. The agreement would propose a temporary easement for parking/access to the Reading Municipal Lighting District's vacated substation parcel, which abuts the entrance to Beaver Dam Brook at the rear of Centre Stores. Cademartori also noted that a longer-term vision includes possible pollinator meadows, scout camping areas, etc.

On a motion duly made by Solomon and seconded by Mansfield, the LCC voted (5-0) to approve Mackey's Eagle Scout project proposal.

Administrative Matters

7:43pm - Introduction of potential Conservation Commission alternate member - Kathleen Gallagher

Gentile introduced Kathleen Gallagher, a 10-year Lynnfield resident who has expressed interest in joining the Board as an alternate member.

8:00pm - NoMowMay - Proposal from Tree Committee

Cademartori reported that Jane Bandini and the Tree Committee are asking for board interest in participating in this national campaign to benefit early pollinators.

8:10pm - Pillings Pond Committee Update

Mansfield reported that message boards are being prepared for Rotary Park and Highland Avenue. The 2 "No Wake" buoys are ready to be installed in Pillings Pond. The Pillings Pond and Cider Mill area will be cleaned-up by volunteers May 6. However, if there are not enough volunteers, Cider Mill can be postponed until a future date. Cademartori noted that the Cider Mill area needs tree removal with chainsaws. She added that she is hoping the DPW will be able to fund the installation of a split rail fence to the right of Cider Mill on the property line of 76 Walnut.

8:14pm - Updates - other conservation area and conservation activities

Cademartori noted that she has secured a landscaper corporate sponsor for Rotary Park. At some future date, she would like to design a demonstration restoration area for the shoreline erosion area where the fishermen stand. A platform for the fishermen should also be installed.

Cademartori noted that the April 24 Town Meeting includes the capital budget request for Pillings Pond, as usual. However, this year there is added capital funding requested for a Pillings Pond dredging study.

Minutes- The March 21 Minutes will be reviewed at the May 16, 2023 meeting.

8: 16PM - Adjournment

On a motion duly made by Mansfield and seconded by Foote, the LCC voted (5-0) to adjourn the April 18, 2023 meeting.

NEXT REGULAR MEETING – Tuesday, May 16, 2023

As recorded and submitted by Jennifer Welter.