

**TOWN OF LYNNFIELD
JOINT MEETING - CONSERVATION COMMISSION AND
PLANNING BOARD**

MEETING MINUTES

December 20, 2023 - 7:00 PM

Al Merritt Center, 600 Market Street, Lynnfield

Conservation Commission board members:

Chair Don Gentile, Vice Chair Kirk Mansfield, Jared Yagjian, Erin Hohmann, Bryce Foote,
Director Emilie Cademartori

Planning Board members:

Vice Chair Kate Flaws, Clerk Ed Champy, Page Wilkins, Amy MacNulty, Director Emilie
Cademartori

7:00pm – Don Gentile called the meeting to order.

Public Hearing

Chair Don Gentile asked for a motion to elect a chairperson for this meeting.

*On a motion duly made by Vice Chair Page Wilkins and seconded by Amy MacNulty, Don
Gentile was unanimously elected (9-0) to chair the joint meeting.*

Chair Gentile introduced the meeting and summarized the meeting expectations.

**7:05pm - § 10.5 Special Permit Elderly Housing – 1301 Main Street, The Regency at
Lynnfield by Toll Bros. Inc**

Erin Hohmann read the Conservation Commission public hearing notice.

*The Conservation Commission of the Town of Lynnfield will hold a public hearing at 7:00pm on
Wednesday, December 20, 2023 at the Merritt Center, 600 Market Street, Lynnfield, MA.,
relative to a Notice of Intent filed by Ted Merchant, Toll Brothers, Inc., for construction of the
Regency at Lynnfield, a 66 unit, single family detached senior housing development including a*

clubhouse with swimming pool, a roadway network, stormwater management system including nine bioretention areas, a septic system, associated utilities and landscaping located at 1301 Main Street. Work is proposed within multiple resource areas, including bank, bordering vegetated wetlands, land under water, and the 100 foot to buffer bordering vegetated wetlands. This notice is given in accordance with the provisions of General Laws, Chapter 131, Section 40, as amended, and the Town of Lynnfield Chapter 240 Wetlands Protection Bylaw. The hearing will be held at a joint meeting of the Lynnfield Conservation Commission and the Lynnfield Planning Board, Lynnfield Conservation Commission, Donald Gentile, Chair.

Vice Chair Kate Flaws asked for a motion to open the public hearing on behalf of the Planning Board.

On a motion duly made by Page Wilkins and seconded by Amy MacNulty, the Planning Board voted (4-0) to open the public hearing.

Vice Chair Kate Flaws noted that the Planning Board hearing notice was substantially similar to the Conservation Commission hearing notice and asked for a motion to waive the reading of the Planning Board's hearing notice. She noted that the purpose of the Planning Board's hearing is to consider the Special Permit application filed by Toll Brothers, Inc. for construction of the project just heard summarized. The work is depicted on a plan set dated November 30, 2023 by the Morin Cameron Group, Inc., which is on file with the Lynnfield Conservation Department and available for inspection during regular business hours.

On a motion duly made by Clerk Ed Champy and seconded by Amy MacNulty, the Planning Board voted (4-0) to waive the reading of the Planning Board's public hearing notice.

Scott Cameron, with civil engineering firm Morin Cameron Group, Inc. provided an overview of the project presentation and introduced members of the project team. From Toll Brothers, Inc, Cameron introduced Ted Merchant-Land Development Director and David Buckley, Community Planning Director. Other team members include LEC Wetland Scientist Daniel Wells, McMahon-Bowman Traffic Engineering Project Manager Jeffrey Bandini, ESE Consultants land surveying and design staff, and Scott Morin, Civil Engineer, Morin Cameron Group, Inc.

Cameron provided an executive summary of the project. The development sits within the Elderly Housing District which requires that one resident in the house must be over the age of 55 with no full-time residents younger than 18. The development is situated on 36 acres of land, previously part of the Sagamore Golf Course. The project is 66 customizable detached homes. It includes a clubhouse, pool and communal amenities, approximately 4,000' of private roadway, preservation of open space and an extension and looping of the Lynnfield Center Water District public water supply.

The applicant will be seeking the following project permits; Elderly Housing District Special Permit, Scenic Road Permit, Tree Bylaw Permit - Planning Board, Order of Conditions-Conservation Commission, Variance Road Cross Section and Sign Special Permit-Zoning Board

of Appeals, Water System Extension Permit-LCWD, Onsite Wastewater Disposal System Permit-Board of Health.

Ted Merchant, Land Development Director, Toll Brothers, Inc. provided an overview of his company's national footprint, specifically projects in Massachusetts. He gave a brief history of The Regency at Lynnfield project, including land restrictions, and agreements with the LCWD for water supply.

Cameron then reported that a complete survey of the property has been completed by ESC Consultants, and pointed out all abutting properties. Over 60 soil test holes have been dug, the findings necessary for stormwater management and septic system designs. Cameron reported that the soil was considered "good".

LEC Wetland Scientist Dan Wells summarized the completed delineation of the jurisdictional wetlands. The Conservation Commission issued an ORAD (Order of Resource Delineation) in September 2023 confirming the accuracy of the wetland boundary.

Cameron then presented some of the "mechanics" of the site design, including a series of roads - designed to "fit" the topography of the property. He highlighted access points, emergency vehicle access capability, and cul-de-sac and sidewalk design. The team will seek relief from the Zoning Board of Appeals bylaw regarding the width of pavement and number of sidewalks.

Jeff Bandini, Traffic Engineering Project Manager with McMahon-Bowman summarized the transportation study. Work included collection of traffic and trip data, speed assessment, stopping site distances, 5-year crash research data, etc. The conclusions were summarized in a report dated December 12, 2023.

Cameron then summarized the goals of the grading design: balances cut and fills, creates usable flat space around each home, shapes development to fit topography, road design to be pedestrian safe, minimizes development footprint. He then presented a watershed map and highlighted the stormwater management system, including soils makeup, run-off change, flooding, water collection system, basin configuration, and "meadow" landscaping design in place of some lawn areas. Dan Wells provided additional data regarding the specific resource areas during construction and restoration, including impacts to trees.

Cameron reported that the team has a water main design to loop around the property and connect to Vallis Way on Lowell Street. There is a detailed landscape plan and a detailed lighting plan. A tree audit has been done and mitigation will be at approximately a 1.65:1 ratio of impacted trees to planted trees.

David Buckley, Community Planning Director with Toll Brothers, Inc. presented an overview of the home designs planned for the project. There are 6 different home styles with 3 different

elevations, providing 18 different combinations. The 2200 sq. ft. clubhouse will be exclusive for residents, and include a small fitness area. There will be a Board of Trustees named to manage and maintain the common elements in the community. The Main Street entrance sign will be a small monument design. A series of temporary signs will be up during construction. A temporary mobile sales office will be used to complete home sales.

Cameron ended the presentation and asked for any questions.

Chair Gentile noted the next January 16 Conservation Commission meeting would involve an Order of Conditions that will cover all the environmental wetlands issues, including streams, wetlands, wetland crossings, stormwater management, etc. For that meeting, the applicant will provide the Commission with a stormwater management plan, and the Commission is expected to hire a peer review group to review the plans and provide an independent assessment.

Vice Chair Kate Flaws noted that the Planning Board would be continuing the Planning Board's public hearing on the joint presentation at that same night at its scheduled December 20, 2022 8:00pm Planning Board meeting. She then spoke to the audience and noted that typically after a special permit application, the Board opens up the meeting for questions from the public. This will be done as part of the Wednesday, January 31, 2024 Planning Board meeting. In the meantime, all of the information presented at this meeting is posted to the Planning Board website. She reminded the audience that under its mandate, the Planning Board is tasked with analyzing the proposed use, the plans for the property, the social, economic and community needs, traffic flow and safety, the adequacy of water and other public utilities, the impact on neighborhood character, the impact on the natural environment, the potential fiscal impact to the Town, and the compliance per the bylaws. She noted that the larger context of the proposal is that it is the alternative to having the entire golf course developed into single family homes. She suggested, and Chair Gentile agreed, that Board questions would not necessarily be appropriate at the end of this joint meeting, but would be more suitable at the future separate board meetings.

On a motion duly made by Mansfield and seconded by Hohmann, the LCC voted (5-0) to continue the public hearing for The Regency at Lynnfield, 1301 Main Street to the January 16, 2024 Conservation Commission meeting.

On a motion duly made by Amy MacNulty and seconded by Page Wilkins, the Planning Board voted (4-0) to continue the public hearing for the site development plan for the Regency at Lynnfield, 1301 Main Street senior housing development to the January 31, 2024 Planning Board meeting.

On a motion duly made by Mansfield and seconded by Hohmann, the LCC voted (5-0) to adjourn the Conservation Commission public hearing.

As recorded and submitted by Jennifer Welter.