

Market Street Advisory Committee (MSAC)

Meeting Minutes

September 28, 2017

7:00 p.m. – 8:10 p.m.

Merritt Room, 600 Market Street

Attendance: J. Bayer, B. Charville, J. Fleming, S. Yerardi, W. McKenzie, A. Mitchell, J. Gioioso, P. Doucette, T. McClory, A. Ferullo, Selectman R. Dalton.

Absent: P. Parziale, D. Breen, G. Covino.

NEXT MEETING: THURSDAY OCT. 26, MERRITT ROOM 7:00 P.M.

1. Chairperson, Ms. Bayer, calls meeting to order
2. Agenda review, meeting goals and expectations
 - a. Chairperson Bayer notes that the Town website outlining the MSAC is up and running. All meeting notes and announcements will be posted to public. Residential comment document and MSAC mission statement and committee description will also be included.
3. Vote on minutes from 9/14/17 meeting.
 - a. Chairperson Bayer notes revisions by W. McKenzie.
 - b. John Gioioso: asked to pose questions about the minutes given he was absent at the last meeting.
 - c. Selectman R. Dalton clarifies that those members of the committee who were absent at a meeting can not comment or vote on the minutes.
 - d. John Gioioso requests to abstain from the vote approving the minutes.
 - e. Motion to approve, seconded, motion carried.
 - f. Minutes forwarded to town clerk by Chairwoman Bayer
4. Updates on Sub-Committees
 - a. Berm (B.Charville)
 - i. Public comments received on the 14th and suggests that next step is to schedule three separate meetings with the following people/groups: Resident - Dave Moynihan; Berm Consultant: Angus Jennings; National Development - Doug Strauss. The purpose of these meetings is to gather all of the specific issues so that the subcommittee can make a final recommendation back to the MSAC.
 - ii. Wallace McKenzie, Brian Charville and Dave Moynihan discussed the concept of enforcement of design standards as originally intended, clarity of maintenance over time and detailed language in the design standards.
 - iii. Dave Moynihan provide public comment: original intent of the design standards for the berm was to start with something that would provide sufficient vegetation and eventually grow into something better.

- iv. Chairperson Bayer: requests that the Berm Subcommittee present findings to MSAC at the next meeting on Oct. 26th.
- b. Traffic (Chief D. Breen/Sal Yerardi)
 - i. Sal Yerardi - reported that speed bumps have been addressed and no major issues currently. However, further clarification is needed for the winter solution when the temporary speed bumps will be removed. Next step is for Sal to talk with Chief Breen about winter solutions and then have a discussion with Doug Strauss from National Development.
- c. Noise (Anne Mitchell)
 - i. Anne and Paula plan to meet with Nanci from National Development to provide residential feedback following last meeting on the 14th.
 - ii. Noise from leaf/clean blowers has been identified. Selectman R. Dalton commented that morning noise at 5am has been remedied based on his observation during dog walking hours. Dave Moynihan concurred that morning noise issues have improved.
 - iii. Snow removal noise issues still need to be addressed pending decisions on where the final snow removal piles will be located.
 - iv. New noise issues (Kiosk) - received resident feedback that they can be loud. Nanci (National Development) commented that Kiosk noise issue has been addressed as sound has been turned off at the Kiosks.
 - v. Construction of Building 1350: Next step is to meet with National Development to get a timeline on when the construction will start (days/hours/duration). Further discussion required to determine how the MSAC communications construction announcements to abuttes with public notices.
 - vi. Noise By-law: A. Mitchell mentioned that further discussion is required around the topic of drafting a general town noise by-law that would put regulations in place that would help with enforcement issues related to noise at Market Street and provide residence with a long-term plan to address and enforce noise complaints.
 - Question/Discussion between J. Gioioso, W. McKenzie, P. Doucette and D. Moynihan regarding the origin of the 9 decibel level as stated in the design standards. Resident D. Moynihan provide public comment that he has started drafting a general noise by-law for review.
 - The noise standard is part of the 2007 and 2011 Development Agreements that were created and agreed to by National Development and the Town.
- d. Building 1350 (J. Gioioso/B. Charville)

- i. Construction schedule from National Development has changed to the end of Oct pending the steel deliveries. Construction is scheduled to commence November 1.
 - ii. Resident Feedback: J. Gioioso asked the committee about the concept of having a resident/citizen attend the weekly construction/safety meetings on an adhoc basis to make sure any issues important to residence are heard.
 - B. Charville suggested that Mr. Roberto (Lynnfield Building Commissioner) be the natural conduit to provide feedback.
 - Resident D. Moynihan provided public comment that residents are not concerned about the safety of the construction process and have faith that National Development will execute the construction in a safe manner. Residents are less concerned about safety and more concerned about any construction related activity that produces significant noise.
 - Selectman R. Dalton clarifies that National Development's construction timeline should provide the necessary information to the MSAC and the abutting residences of any major construction activity.
- e. Theatre (Taidgh McClory) - Subcommittee on hold - no updates
- f. Parking (Sal Yerardi)
 - i. Sal discussed the parking shortfall estimates based on existing drawings of 1350 Building (showing 66 space - shortfall); VHB study that calculates a seasonal shortfall of 383 spaces during the December/Peak parking times when considering the full build out including Building 1350 and theatre.
 - ii. Sal noted that there is no documentation that shows the parking shortfall scenario including Building 1350 without the theatre and parking garage. Estimates will have to be made.
- g. Financial Impact (W. McKenzie)
 - i. Subcommittee met with Ted Tye at National Development on the 20th to discuss the future/success of Market Street, impact of retail and future plans:
 - Downturn in retail is not a cycle. Internet is changing the way people shop.
 - Building 1350 will bring people in during the morning/afternoon
 - National Development concerned about the high tax rate. Taxes are high - spread to each store based on sq footage. The request for a reduction is close to being settled. is in the process of filing for an abatement.
 - National still have 50,000 to 60,000 sq ft of retail space allowed.
 - Seeing more retail demand, office demand is light.

- National Development expects to present a movie theatre concept to the town in the future, possibly as soon as spring of 2018 and would like to gather resident feedback prior to that and if there is still negative feedback on a theatre, they would like suggestions of other entertainment options
 - Restaurants at Market Street are indicating that it is challenge to hire and keep wait staff given minimum wage requirements
 - MBTA access has not been a topic of concern from retailers.
 - Tesla has plans to add super charging stations at Market Street in a few select locations. B. Charville confirms plans have been discussed at Planning Board level, but no recent approvals or decisions have been made.
- ii. Other items in progress:
- Received a response from fire chief which we are reviewing
 - Awaiting response from Town Mgr on the requests that were sent. - Request has been made to the Town Manager for two spreadsheets outlining the tax revenue from Market Street.

5. Other Business - No Comment

6. Expectations for Next Meeting

- a. Presentations from Berm and Noise Committee and updates from Traffic, Parking and Building 1350

7. Residents in attendance invited to share feedback on the Berm;

- a. Dave Moynihan: Confirmed no further feedback different from feedback shared earlier in the meeting.

8. Meeting adjourn: 8:10 p.m.