

LYNNFIELD PLANNING BOARD MEETING – October 25, 2023

1. 7:00pm - Call to Order

Chair Charville called the meeting to order at 7:00 pm and identified the Planning Board (PB) members in attendance, including himself, Vice Chair Kate Flaws, Clerk Ed Champy, Amy MacNulty and Page Wilkins. Chair Charville introduced staff members in attendance; Director Emilie Cademartori and Administrative Assistant Sondria Berman, and stated the meeting was being recorded by audio to assist with the preparation of minutes.

2. 7:01pm – Continued Public Hearing- 200 Essex Street - Scenic Road Bylaw and Public Shade Tree Removal

Chair Charville requested a motion to re-open the public hearing for 200 Essex Street request to remove public shade trees under Ch. 213-VI of the Scenic Road Bylaw; Clerk Champy moved in favor and Vice Chair Flaws seconded the motion. The motion carried 5-0.

Chair Charville stated he was in receipt of a letter to the PB dated October 25, 2023, in which the applicant's attorney, Andrew Delory, requested a continuance due to a delay in securing an arborist to assess the health of the public shade trees at 200 Essex Street. Atty. Delory stated that an arborist's report would be required in order to have a productive meeting with the Town Engineer. Atty. Delory added the arborist completed a site visit at 200 Essex Street on October 24th but the final report was pending. He indicated upon receipt of the report he and his client would schedule a meeting with the Town Engineer.

Director Cademartori stated that the Town Engineer reviewed the sight distance at 200 Essex Street according to the proposed site plan, and stated it is likely the site plan will be revised to incorporate the arborist's assessment and other sight distance concerns for entering and exiting the property.

Chair Charville asked for audience comment; hearing none, *Chair Charville requested a motion the PB continue the public hearing for 200 Essex Street to Wednesday, November 29th, 2023 at 7 pm at the Merritt Center; Vice Chair Flaws moved in favor and Ms. Wilkins seconded the motion. The motion carried 5-0.*

3. 7:05 pm – ZBA Case #23-24 146 Salem Street Section 5.5 Special Permit Raze and Rebuild

Attorney Timothy Doyle presented a request for special permit under section 5.5 of the zoning bylaws for a raze and rebuild of single-family home on an existing nonconforming lot at 146 Salem Street. Atty. Doyle stated the existing lot is 23,610 square feet and lacks minimum frontage. He stated

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the applicant is proposing to tear down the current three-bedroom dwelling and construct a five-bed, three car colonial home totaling 2700 sq. feet. Attorney Doyle stated the dwelling will meet all setback requirements, and that there will be no new non-conformity as a result of the new construction. Atty. Doyle stated that the lot coverage of the property will increase from 6.2% to 11.5%.

Director Cademartori stated the applicant has also filed for a tree permit requesting tree removals within the setbacks; she added that the permit is currently under review by PB staff.

Ms. Wilkins inquired about the new driveway location; Atty. Doyle stated the driveway was moved towards the right of the property to avoid as much overlap with the leaching field as possible.

Chair Charville asked for audience and staff comments; Director Cademartori stated she was interested in finding out if the applicant would consider saving some of the proposed tree removals from their tree permit application. She noted there is a large oak in the front yard and a large oak on the property line that could be protected if the applicant was willing to establish tree protections. Clerk Champy stated that if the trees are large, it would be financially beneficial to the applicant to save the trees.

Ms. MacNulty asked Ms. Cademartori to provide an update on tree bylaw funds collected to date; Director Cademartori stated the majority of applicants prefer to replant trees for mitigation. She estimated the total funds collected to date at approximately \$12,000, with a number of pending payments to be received once building permits are closed out.

Director Cademartori told Atty. Doyle that the length of the driveway coupled with the 5-7 foot drop in topography towards Salem Street will generate a significant amount of stormwater into Salem Street. She noted without a nearby catch basin on Salem Street, it is likely the design will create an icing situation for the driveway and Salem Street. She recommended the applicant review with their engineer the design and plan to address these concerns at the ZBA hearing.

Chair Charville requested a motion that the PB not oppose the special permit under section 5.5 of the Lynnfield Zoning Bylaws for 146 Salem Street; Clerk Champy moved in favor and Vice Chair Flaws seconded the motion. The motion carried 5-0.

4. 7:16pm ZBA Case# 23-26 34 Edgemere Road Section 9.2.5 Special Permit Wetland Buffer District

Daniel and Elizabeth Kent of 813 Summer Street presented their request for special permit for 34 Edgemere Road. Mr. Kent stated the proposed project includes the construction of a two-car garage

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addition to the existing single-family home. Mr. Kent added the corner of the garage enters into the 50-foot buffer zone and required both a permit from the Conservation Commission and a special permit from the ZBA. He noted that the Conservation Commission issued an Order of Conditions for the property the prior week.

Director Cademartori noted there is only 18 feet between the corner of the garage and the wetland. She indicated the Conservation Commission implemented a strict limit of work. She added two large pines are slated to be removed as part of the construction, however, the Commission required a re-vegetated area with woody shrubs and trees upon completion of construction work. Mr. Kent stated they anticipate planting two red maples on the left side of the home. Ms. Kent asked if they could plant trees in the bordering vegetated wetland area; Director Cademartori indicated it was possible with guidance from the Conservation Commission.

Chair Charville asked for audience and PB comments; hearing none, ***Chair Charville requested a motion that the PB not oppose the special permit for 34 Edgemere; Ms. Wilkins moved in favor and Ms. MacNulty seconded the motion. The motion carried 5-0.***

5. 7:23pm – Fall Town Meeting Review/Other Updates

Site Plan Review Bylaw Amendment: Chair Charville reminded town staff to notify the Attorney General of the approved bylaw amendment.

Chair Charville shared that he and Director Cademartori had a meeting with Town Administration regarding the 618 Main Street property and the Town's intent to purchase a historical preservation restriction on the home; he indicated that Town Counsel is working on a draft restriction that incorporates the "viewshed" (the areas visible from Main Street) that are to be preserved. Director Cademartori indicated that negotiations with the homeowner are ongoing, and that it is unclear if the homeowner will agree to the town's terms.

Director Cademartori indicated that the Lynnfield Historical Commission is seeking the approval of the Massachusetts Historical Commission, as the restriction will be both perpetual and more significant. The PB discussed the development options for the property, including an ANR to create an additional rear lot with possible construction and design standard waivers. Director Cademartori stated the Town believes their offer is competitive given the assessed value of the property.

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Library Proposal

Director Cademartori explained the Lynnfield library trustees debated presenting the vote for a second time at a special town meeting; she stated a special meeting is unlikely to occur near-term given that the finance committee and library trustees are interested in re-designing the concept plans to showcase a more traditional, less modern aesthetic before another town vote. Director Cademartori stated the library will likely wait for spring town meeting. Vice Chair Flaws stated that based on her conversations with Joe Gallagher and other residents, most considered the cost of a new library to be a determining factor for their vote. Vice Chair Flaws added that the alternative option- renovating the existing library- needed to be reassessed.

Clerk Champy concurred with Vice Chair Flaws that the cost for the library is significant; Director Cademartori recommended that in the event the library project is voted down again, it would be important for the town to form a working group to oversee a mini master plan for the Reedy Meadow site, to decide what kinds of projects or restoration is best. The PB discussed possible projects and collaborations for the site as well as funding plans.

Sagamore Place Update

Director Cademartori stated the Town's peer review for Sagamore Place has not been completed yet, so the street acceptance request is still pending.

Vallis Way Update

Director Cademartori stated that the LCWD has approved a plan for Vallis Way to secure a water line for the street. She added that the developer will need to come before the PB to request minor amendments including a removal of a waiver for a gas line and to change the drainage pipe to an alternate pipe material. Director Cademartori asked to confirm the PB believed these amendments to be minor; the PB agreed. The PB discussed the plan for the water line loop for Vallis Way to ultimately travel through the Toll Brothers development in the vicinity of the Sagamore Spring driving range.

7. 8:05pm MAPC Vision Plan Update

Director Cademartori stated MAPC's contract scope for the community vision plan included an in-person forum to discuss survey results ahead of the draft plan, but that the current timeline proposed by MAPC does not include an in-person forum until after the draft plan is presented to the PB in November. Director Cademartori asked the PB if this was acceptable; Vice Chair Flaws emphasized the importance of an in-person forum ahead of the draft plan to collect in-person responses. PB

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members discussed timeline options and agreed it was best to host an in-person forum an hour before the November 29, 2023 PB meeting at the Merritt Center and allow for the draft vision to be presented in December 2023. PB members discussed ways to publicize the in-person forum and planning for recording the forum.

Director Cademartori stated she would circle back with MAPC and confirm the date/time for the forum; Ms. Wilkins suggested MAPC could offer an update at the November PB meeting or a summary of the forum for the PB instead of the draft plan. Chair Charville noted that moving the draft plan to December would not delay the visioning project to any significant degree.

-8:18pm Vice Chair Flaws left the dais and exited the meeting -

11. 8:20pm- Meeting Minutes

Chair Charville requested a motion to approve the September 27th, 2023 and October 16th, 2023 PB meeting minutes as circulated; Ms. Wilkins moved in favor and Clerk Champy seconded the motion. The motion carried 4-0, with Vice Chair Flaws absent for the vote.

Administrative Items

- 200 Essex Street- Continued Public Hearing
- Community Preservation Act – on hold
- Sagamore Place Peer Review Update
- Vallis Way Requests for Minor Modifications
- October 30th public forum LCWD/Conservation Commission appeal to allow Willis Woods trail network across LCWD property

10. 8:25pm – Adjournment

Chair Charville requested a motion to adjourn. Vice Chair Flaws moved in favor and Ms. Wilkins seconded the motion. The motion carried 5-0.

Respectfully submitted,

Sondria Berman