

## **LYNNFIELD PLANNING BOARD MEETING February 27, 2017**

A meeting of the Planning Board (PB) was held on Monday, February 27, 2017 at 5:30 in the Selectmen's Meeting Room. Present were: Chairman John Faria, Alan Dresios, Heather Sievers, and Michael Sheehan.

Chairman Faria announced the meeting was being recorded, and that the "original" Public Hearing was being called to order.

### **1. Continued Public Hearing - Market Street – Major/Minor Modification**

Mr. Ted Tye of National Development submitted a letter which was entered into the record. Chairman Faria asked if Mr. Tye had received a copy of the letter that was sent to the PB by the Town of Wakefield regarding sewage disposal and water. Mr. Tye said yes; Chairman Faria said the letter would be entered into record. Chairman Faria said he had the letter of withdrawal and would accept that. Chairman Faria requested a motion to close the Public Hearing. Mr. Dresios made the motion and Ms. Sievers seconded it.

### **2. Market Street at Lynnfield Modifications within the PVDD**

Chairman Faria said this agenda item concerned a new submission that Mr. Tye would present. Mr. Tye said an earlier public discussion had allowed National Development to reconsider their original proposal, which had an allowed height of 42' (the limit being 45'), but was 3 stories. Chairman Faria said that Mr. Tye's requested opinion on the matter from Town Counsel (TC) had been received. Mr. Tye informed that TC felt the 3 story building was allowable as it was within the 45', but that the PB chairman said that was a legal opinion and that the PB would exercise its own judgement. Chairman Faria said that this portion of the meeting was not a public hearing, but a preliminary discussion prior to a public hearing. Resident Wallace McKenzie asked which of the 3 agenda items was being discussed; Chairman Faria said it was the 3<sup>rd</sup>, which is a new submission. Mr. Tye said this revised submission was for a smaller, 2-story building that is 40,000 sq. ft. Mr. Tye asked the PB to determine if this is a major or minor modification. Mr. Tye also said he has submitted the requested project tracking sheet. He added that having a building instead of the existing parking lot would reduce the lumens by 39%. Mr. Tye said the building's tenant would be Lahey Health, and medical offices are an allowed use. Mr. Tye added that the public hearing would be scheduled as soon as the PB determines if this is a major or minor change.

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Chairman Faria requested comments; resident Patricia Campbell said she finds a lack of parking at Market Street, problems with traffic, and is concerned about crime, and increased expenses for town fire and police. She is therefore against the project. Mr. McKenzie hoped the PB would realize this is not about Lahey, but about a 2-story building, as tenants do change; he added he is glad that any new buildings must conform to the existing Design Standards. Mr. McKenzie presented slides he had made as well as some from an earlier "Meadow Walk" presentation to the community, which show that the new building is being planned for an area that was not agreed to as a location for buildings in the original plan. Mr. McKenzie said he is asking that the PB and National Development honor the original agreement that put in place 10 years ago. Mr. Dresios spoke about the procedure that must be followed when design changes are proposed. Chairman Faria reiterated that this meeting was an opportunity for voicing concerns and discussion, not a time when any decisions would be made. Resident Karen Ruecker said the traffic impact of Market Street has been significant and wanted to know if public transportation and a parking garage were being planned. A resident of Alexandra Road asked how many offices the proposed building would have, as he is concerned about rush hour traffic increasing with so many new employees. Resident David Basile voiced concern about how many handicapped spaces would be required of a medical building vs. a commercial building, and said that during the holiday season he had been diverted from Exit 43 to Exit 42 due to the traffic volume. He thinks this proposal calls for an updated traffic study. Resident Robert Williams echoed the other residents' concerns about traffic at all hours and said a traffic study was a reasonable expectation.

Finding no other comments, Chairman Faria requested a motion to conclude the meeting. Mr. Dresios said additional items needed addressing. Chairman Faria said the likely date for the next PB meeting was March 16<sup>th</sup>, and that all concerns brought up this evening would be addressed. He added that the PB would adhere to all agreements that had been voted into effect by the town. Chairman Faria announced that Mr. Dresios had available copies of the proposed revisions to the Market Street Design Standards in a redlined format. Chairman Faria said the recodification of the Zoning Bylaws would be placed on the Warrant and this would be on the agenda for 3/16, followed by a scheduled Public Hearing. Mr. Dresios said the Bike Path Committee would also be heard on the 3/16 agenda; Chairman Faria wanted to be sure that groups representing both sides of that issue be notified of the meeting. This matter is on the agenda so the PB can make their recommendation at Town Meeting. Chairman Faria requested a motion to adjourn. Ms. Sievers made the motion and Mr. Dresios seconded it; the motion was unanimously approved.

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A resident asked when National Development would next be on the agenda. After discussion it was determined that the Public Hearing should be scheduled for 3/23. Chairman Faria announced the meeting adjourned.

Respectfully submitted,

Susan Lambe, Planning Office