

LYNNFIELD PLANNING BOARD MEETING November 30, 2016

A meeting of the Planning Board (PB) was held on Wednesday, November 30, 2016 at 7:00 in the Maney Room at Town Hall, 55 Summer Street. Present were: Co-Chairman John Faria, Co-Chairman Alan Dresios, Charlie Wills, and Heather Sievers. Michael Sheehan was absent.

1. 42 Pillings Pond Road – Board of Appeals Case #16-20

Atty. Jason Kimball stated this case was before the Planning Board (PB) last month, and showed plans with side setbacks of 5' - 6'. The PB had recommended 10' setbacks which were now shown on a revised plan. Atty. Kimball said abutters were present and in agreement with the revised setbacks; he added that the lot was nonconforming. Co-Chairman Faria stated the prior plan had shown the adjacent properties and lot lines and was therefore more useful. The unidentified abutter said he was the closest neighbor to the proposed garage and he had no objection to this new plan. Co-Chairman Faria asked Mr. Wills if he saw any problems with the new plan; the answer was no. Ms. Randle provided the tax map to show the lot lines and it was reviewed. Co-Chairman Faria requested a motion that the PB has no objection to the proposal provided the applicant maintains evergreens on his lot to screen the structure from the abutter's property. Mr. Wills moved the motion and Ms. Sievers seconded it; the motion carried 4 – 0.

2. Market Street

Co-Chairman Faria stated that the PB must make a decision on the compliance of the signing and facades; he added that Building Inspector Jack Roberto would not be reviewing the signs. Co-Chairman Faria recommended that the developer be given the checklist created by Walter Adams to be filled out in advance of any sign or façade changes or construction, and this should be given to the PB for review. [Transcription note: at this point the audio recording of the meeting was inaudible for several minutes.] Doug Straus of National Development said "our goal was not to provide more work for the board", and that in the interest of approving signs quickly, he would rather retain Walter's service. Co-Chairman Faria stated that would be agreeable with him and that a proposal should be presented. A discussion about utility systems ensued, specifically if a gas meter is a 'utility facility' that would require screening. Co-Chairman Faria stated that in planning Market Street (MS), it had always been the intent of the PB to have the back of the buildings look as if they were part of the community center being planned. The back of the

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building facing the residential units was particularly bothersome as it was viewed from people's homes. Mr. Straus asked if some type of screening at just that building would be acceptable; Co-Chairman Faria and other PB members said yes. It was agreed that bushes would be acceptable and specs of types and sizes for just that building would be sent to the PB by January 24, 2017, the date of the next regular meeting.

Moving audio signs were then discussed at length. Co-Chairman Dresios said these were not included on the list of allowable signs; Mr. Straus said they were not prohibited either. Co-Chairman Dresios said the concern is too much advertising at MS, and that it is a violation of the 'flashing sign' prohibited use. Mr. Straus said he had received no complaints about the signs, and MS needed to stay abreast of improved technology in order to attract tenants such as Apple. Co-Chairman Dresios suggested a modification to the Design Standards (DS) would be needed. Mr. Wills asked how this would affect the rest of the town if others wanted to use such signs. Co-Chairman Faria said that the PB had the authority to grant a waiver at MS since it is subject to the PVDD; in other parts of town, the ZBA would be required to rule. Ms. Sievers said she would be in favor of granting a waiver. Mr. Straus said these signs do not impact any neighborhoods, and that their revenue is important in light of MS's tax bill being 3 times what it was originally estimated at. Co-Chairman Faria said it is in the town's best interest that MS is successful, and that he would not make a motion for a waiver at this time. Mr. Straus asked Co-Chairman Dresios what his opposition to the signs was; he answered that they were not an allowed use and were put in place regardless of that. Co-Chairman Dresios said he could therefore not support a waiver; he could only support a revision of the DS. Mr. Wills agreed with this. Mr. Straus asked if he should draft this and include sign specs; Co-Chairman Dresios said yes, and it could be reviewed at the January meeting.

3. **Master Plan** – Progress Update

Ms. Sievers had forwarded an update of the planned survey to the PB; Co-Chairman Faria said that he felt the demographic questions should be at the beginning of the survey. Ms. Sievers responded that it had been strongly recommended not to have these questions at the start. Co-Chairman Faria asked how the survey would be distributed and collected; Ms. Sievers said Survey Monkey would be used and a flyer publicizing the survey would be included in the Census mailing. Additional publicity would include newspaper and local cable TV spots. Co-Chairman Faria asked how to prevent multiple responses per person; Ms.

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Sievers said Survey Monkey kept track of email addresses and would not allow duplicates. Co-Chairman Faria felt that was invasive. Co-Chairman Faria suggested adding a question asking how long the responder planned to live in Lynnfield. Additional possible questions were discussed, including: centralized IT for the town and the number of selectmen. Each of the 58 questions was reviewed in detail, and many ideas were discussed.

4. Minutes – May 25, 2016

Ms. Randeale said they were not complete due to computer problems.

5. Zoning Map

Co-Chairman Faria said Ms. Randeale had this “under control”; she agreed and said she had to send it back with her comments.

6. Proposed Agenda for Next Meeting

Co-Chairman Faria said Ms. Randeale had requested a new desk and asked if there were any objections; she said it was not a desk but something that allows standing while working and that it had already been delivered.

Ms. Randeale asked that another set of minutes from “the 25th” be reviewed; Co-Chairman Faria said this would be done at the next meeting as not everyone had brought their copies along.

Ms. Randeale announced the ZBA was looking for a new member in case anyone had a suggestion.

Ms. Sievers added that a 1-year membership to Survey Monkey needed to be purchased for \$200.00; she added that a website for the Master Plan would be set up and this would entail a hosting charge. Co-Chairman Faria said he hoped this would be finished in time to make a presentation at Town Meeting.

Co-Chairman Faria asked how many were in favor of adjourning; all present said “aye” and he announced that the meeting was adjourned at 8:55 PM.

Respectfully submitted,

Susan Lambe, Planning Office