

LYNNFIELD PLANNING BOARD MEETING April 2, 2019

1. Call to Order

A meeting of the Planning Board was held on Tuesday, April 2, 2019 at 7:00 p.m. in the auditorium at Lynnfield High School. Present: Vice-chairman Michael Sheehan, Clerk Charlie Wills, and Katherine Flaws. Vice-Chairman Sheehan called the meeting to order at 7:00 PM and announced it was being recorded. He informed those present that the 3 Public Hearings (PH) on the agenda would be continued until April 16, 2019.

7:00 - Public Hearings:

2. Proposed Zoning Map Amendment – Woods of Lynnfield

3. Amendment to Zoning Bylaws – Elderly Housing

4. Proposed Zoning Bylaw Amendment – MarketStreet / Theater

Vice-Chairman Sheehan requested a motion to open the PH. Ms. Flaws made the motion and Mr. Wills seconded it; the motion carried 3 – 0. The text of the notice was read; Mr. Wills motioned to waive the reading in its entirety and Ms. Flaws seconded it. The motion carried 3– 0. Vice-Chairman Sheehan requested a motion to continue the PH until Tuesday, April 16th at 7:00 PM in the Lynnfield Middle School auditorium in order to have a full complement of Board members present. He added that anyone unable to attend the continued PH may present information on issues they wish addressed in advance so they may be heard. Mr. Wills made the motion and Ms. Flaws seconded it; the motion carried 3 – 0.

Ms. Flaws motioned to close the PH; Mr. Wills seconded, and the motion was approved 3 – 0.

5. Design Standards Waiver Request – Market Street, Anoush'ella

Architect James Hiatt said that per the Board's request he had spoken with Walter Adams who said he did not think it was in his purview to waive the Design Standard (DS), and that it would be appropriate to request a waiver in this situation. Mr. Hiatt added that he is appearing to make that request. Mr. Hiatt said that measuring the sign area using the 3 rectangles method results in an area of 34.24 sq. ft. vs. the allowed 34 sq. ft., but Mr. Adams measures the entire sign area. Vice-Chairman Sheehan noted that Mr. Adams did indicate the restaurant was in a unique location at Market Street and asked if reducing, or "cutting", the sign would solve the issue. Mr. Hiatt said the sign would still not be within the DS. Mr. Hiatt said they are only using 1 sign (on the canopy), and will not have an allowed 2nd sign on the primary storefront. Ms. Flaws said this case is similar to the prior Charles Schwab sign waiver. Mr. Wills asked for clarification and then said "based on the previous case, this has only come up once". Vice-Chairman Sheehan

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said this is a similar situation and the location is difficult, therefore he does not see a problem in granting a waiver. Mr. Wills agreed. Vice-Chairman Sheehan requested a motion “to grant a waiver to allow the sign as detailed in the sketch dated 3/29/2019”. Mr. Wills made the motion and Ms. Flaws seconded it; the motion carried 3 – 0.

Mr. Wills motioned to adjourn the meeting at 7:20 PM; Ms. Flaws seconded, and the motion was approved 3 – 0.

Respectfully submitted,

Susan Lambe, Planning Office