

LYNNFIELD PLANNING BOARD MEETING April 16, 2019

1. Call to Order

A meeting of the Planning Board (PB) was held on Tuesday, April 16, 2019 at 7:00 p.m. in the Auditorium at Lynnfield Middle School. Chairman Brian Charville announced it was a special meeting of the PB for the purpose of holding a Public Hearing (PH) and called the meeting to order at 7:04 PM. Present were Chairman Charville, Vice-chairman Michael Sheehan, Clerk Charlie Wills, Katherine Flaws, and Thomas Wallace.

2. New Board Member

Chairman Charville welcomed and congratulated newly elected Board member Thomas Wallace. Mr. Wallace was elected at the April 9th town election to a 5 year term on the Board.

3. Election of Officers

Mr. Wills nominated Mr. Charville as Chairman; Ms. Flaws seconded the motion, which passed 4 – 0, Mr. Charville abstaining. Ms. Flaws nominated Mr. Sheehan as Vice-chairman. The motion was seconded by Mr. Wallace and it carried 4 – 0, Mr. Sheehan abstaining. Mr. Sheehan nominated Mr. Wills as Clerk and Ms. Flaws seconded the motion, which passed 4 – 0, Mr. Wills abstaining.

Chairman Charville announced the meeting was being recorded by video and audio. He then requested a motion to reopen the PH which had begun on April 2, 2019 on the Warrant Articles (WAs) for Town Meeting (TM). Mr. Sheehan made the motion, and Mr. Wills seconded; the motion carried 5 – 0.

4. Proposed Zoning Map Amendment – Woods of Lynnfield, 1414 Main Street (Assessor's Map 8 – Lots 1325, 1488, and 2113)

Atty. Jay Kimball represented the developer, Angus Bruce. Atty. Kimball explained the WA requests a rezoning of 22.6 acres from RD to Elderly Housing (EH). The site could support 15 single-family (SF) homes by-right, but, instead, the proposal is to build 66 duplex units for 55+. John Morin of Morin-Cameron Engineering gave an overview of project details, including:

- the 22.6 acres consists of 3 parcels
- the project is planned to be 33 buildings with 2 units in each
- there will be a septic system that includes a reserve
- there will be 2 way access consisting of 2 14' roadways, 400' in length
- water supply will be public and subject to DEP approval; 3 wells (only 1 is required) are planned for the center of the project area, these will have a 9,900 gpd output

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- fire protection will include 4 15,000 gallon cisterns, and all units will have sprinklers
- topography of the site allows for no visible structures from Main St.
- 50% of the site will not be cleared, leaving less than 15% total impervious area
- stormwater management system will be located in the NW corner of the site; only a smaller system is needed due to the minimal imperviousness

Joel Frisch of Northeast Geoscience explained the water supply in greater detail, including:

- 66 units does meet the requirement for using public water supply
- the 3 9900 gpd wells will have 6" sides and pump at a rate of 5 gallons per minute
- water from the wells will flow to storage tanks; pumps there will flow water to homes
- DEP has reviewed the plan and given site approval for a pumping test which consists of 5 days of continuous pumping at 133% capacity, as well as water quality testing
- DEP then reviews results and completes final inspections prior to issuing a final permit for Public Water Supply
- wells have a protected radius in place, septic is installed outside this area

Chairman Charville asked if this radius was smaller due to the area being forested; Mr. Frisch said yes. He also asked if the 3 wells would be 500' deep; Mr. Frisch said yes, this was typical. Chairman Charville inquired as to what the typical well depth of LCWD's wells is; Mr. Frisch said shallow wells can be as shallow as 60' and bedrock wells are hundreds of feet. Mr. Wills asked if there was a stub road shown on the plan; Mr. Frisch said no, that area was a detention basin for stormwater. Ms. Flaws asked if using MWRA water (as the former Sagamore Pines attempted) was explored; Mr. Frisch said no, this is a more modest system. Mr. Bruce said that project had no protective radius which is required by the MWRA. Ms. Flaws asked what the project's impact would be on the LCWD water supply. Mr. Frisch said this would be determined by monitoring LCWD conditions 10 days prior to testing, then running the 5 day test, and finally, monitoring LCWD recovery readings for 10 days. Ms. Flaws asked if this should be done at a certain time of year; Mr. Frisch said not for a system of this size; he added that the closest LCWD well is 0.42 miles from the site. Ms. Flaws asked what would happen if an impact was found; Mr. Frisch said the DEP would not approve the system.

Tim Letton of Greenman-Pedersen explained the traffic study in greater detail, including:

- the current traffic study is just preliminary, additional counts to be done when the golf course opens; Chairman Charville asked if this data would be available for TM, Mr. Letton said no

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- only 2 accidents were recorded at the site between 2012 – 2016 according to government data; both were single vehicle crashes (one involving a deer, the other, a utility pole)
- posted speeds on upper Main St. are 25 and 35 mph.
- traffic projections in the study are for 7 years and include 3 possible new developments resulting in annual growth of 0.85% annually; Mr. Letton conservatively rounded to 1%
- total daily, weekday vehicle trips for the EH project are estimated at 390

Chairman Charville asked if the traffic at the Lowell St. intersection had been analyzed; Mr. Letton said the project would result in 15 – 18 vehicles per hour there. Chairman Charville asked if a 7 year projection with 3 possible new developments had been done; Mr. Letton said not yet.

Mr. Bruce gave additional proposal details, including:

- clarification that this zoning amendment does not guarantee the project; the plans must still go through all regulatory processes.
- since this is a 55+ project, no additional school students would be added
- the project is 80% undisturbed forest
- road and snow maintenance costs would not come from tax dollars
- tax revenue from the project would be \$860K annually vs. \$330K from single-family homes on the property
- 1-time mitigation paid to the town from the project would be \$650K vs. \$390K from single-family homes
- cost to educate 1 pupil is \$15.2K/year, which could result in an annual cost of \$600K for the number of school-age children that would live in by-right single-family homes on the property if homes are built instead of 55+ Elderly Housing.
- cost to maintain the road would be \$6K annually

Mr. Wills asked how the number of potential school children from 15 single-family homes was estimated; Mr. Bruce used 2.5/home vs. the MA average of 2.7/home.

Resident Ken Peterson spoke about his major traffic concerns and said he has kept a file of traffic incidents since 1985. He explained that upper Main St. is a county road; therefore the town cannot regulate traffic there. Mr. Peterson said this is an extremely dangerous street due to the double curvature. He added that upper Main St. (beyond Sagamore GC) has no piped in water and all residents use shallow surface wells; this means there are no fire hydrants on this dangerous stretch of road. Mr. Peterson requested the PB please vote no on this article.

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Resident Ray Samora asked where the water storage tanks would be located; Mr. Frisch said underground. Mr. Samora asked if there would be sewers from the access road; Mr. Morin said there would be no discharge onto Main St. Mr. Samora added that there is a lengthy history of accidents there; as a truck driver he knows it is required to be aware of the 1/4 mile of road in front at all times. He explained that driving over the crest of the hill would not allow for this and could require emergency measures.

Resident Holly Ciampa asked if the traffic study was based on retirees; Mr. Bruce said the basis was 55+. She asked if adult children would be allowed to live there; Atty. Kimball said 1 of the 2 owners must be 55+. Mr. Bruce said he would include enforcement action on this policy in the HOA. Ms. Ciampa asked if the sewage treatment plant would face Main St.; Mr. Morin said it will only appear as a landscaped lawn and have no odor. Ms. Ciampa asked if the new wells would take away from existing wells; Mr. Frisch said this will be tested if residents allow access to their property. Ms. Ciampa asked how long construction would take; Mr. Bruce estimated permitting and building at 24 months. Ms. Ciampa said drivers cannot see over the hill when leaving Friendship Lane; Mr. Bruce had discussed speeding concerns with the Police Chief and agreed to add flashing speed signs with cameras to encourage reduced speeds.

Chairman Charville asked about the development agreement with the town. Atty. Kimball said it was being reviewed by Town Counsel and was a \$10K payment to the town for each unit sold. Resident Lauren Hurton asked what the expected traffic flow would be in AM peak hours and where the flashing speed signs would be located. Mr. Bruce said 10 vehicles entering and 20 exiting, and further traffic study and Police input would determine location of the signs.

School Committee Chairman Jamie Hayman asked about the “echo effect” of the development on schools. Mr. Bruce estimated 10 – 12 units would be sold to local residents. Mr. Hayman asked if 15 single-family homes would be built if this article is not approved; Mr. Bruce said that would be allowed, but would still have to go through the approval process. Resident Eric Curran asked about the fire-suppression system. Mr. Morin said there will be 4 15,000 gal cisterns kept full at all times, as well as sprinkler systems in each unit. Resident John Thomas asked what the sightlines and lighting visible from Main St. would be; Mr. Bruce said some roofs may be visible and exterior lights would be shielded. Mr. Thomas asked what the distance from the crest of the hill to the new access road is; Mr. Letton said 400’, and 355’ is the required stopping site distance.

Additional residents spoke; comments included the importance of this decision, the desire to preserve Lynnfield’s “small town feel”, truck accidents, submission of a 1990 Lynn Item article

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detailing traffic concerns, and a likely increase in Sagamore GC traffic due to the closing of the Middleton GC.

Chairman Charville asked if any other town boards had made a recommendation on the project yet; Mr. Bruce said no. Mr. Wills reminded the audience that regardless of the PB's action, the Zoning Amendment would not be approved without a 2/3 majority vote at Town Meeting. Mr. Sheehan said that traffic and fire suppression in the area are valid concerns and making a decision based on preliminary reports is difficult. Ms. Flaws agreed and added that the project is isolated and unconnected to the community; she therefore made a motion that the PB not recommend the Warrant Article. Mr. Sheehan seconded the motion that the PB not recommend this TM Warrant Article. Mr. Wills stated that if this is not approved, 15 homes will be built adding many more drivers. Mr. Wallace agreed with this and added that a 2/3 majority is still required at TM and he encouraged residents to attend and be heard. Chairman Charville said he had felt this was a good project, he trusted state agencies (DEP) for review of water supply effects, and this was a needed product for Lynnfield. He said he now felt that the added density of EH vs. RD is not appropriate for this location. The motion was voted upon and approved 4 - 1, with Mr. Wills voting against.

Mr. Wills motioned to close the PH for WA #16; Ms. Flaws seconded the motion, which passed 5 - 0.

5. Elderly Housing - Zoning Bylaw Amendment

Planning and Conservation Director Emilie Cademartori explained this amendment (Annual Town Meeting / Warrant Article 15) would require any new EH project to apply for and receive a Special Permit (SP) from the PB. The prior process had given site plan approval authority to the ZBA, and this was inadvertently omitted when the bylaw was recodified in 2017. Director Cademartori said that site plan approval cannot be denied, but a SP can be denied or approved with conditions; therefore, this is a way for the PB to appropriately shape a project in the public interest. She added this will give the town more approval over future projects. Resident Holly Ciampa asked if the increased authority of the PB would allow approval of projects / rezoning without residents' input; Chairman Charville said no, there would still be a required 2/3 majority vote at TM. Resident Leigh Thomas asked how this change could affect the Woods of Lynnfield; if the current EH bylaw allows 136 units, could this project be even more units. Director Cademartori said no; the 66 units planned here were based on the Groundwater Overlay district. Chairman Charville moved that the PB recommend that TM adopt WA #15; Ms. Flaws seconded the motion. The motion carried 5 - 0.

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Mr. Sheehan motioned to close the PH for WA #15; Mr. Wills seconded the motion, which passed 5 – 0.

6. Proposed Zoning Bylaw Amendment – Theater as an allowed use at MarketStreet

Chairman Charville announced that National Development had informed the Board of Selectmen they do not plan to go forward with WA #14. Mr. Sheehan motioned to close the PH for WA #14, and Ms. Flaws seconded. The motion carried 5 – 0.

Ms. Flaws motioned to adjourn the meeting at 9:30 PM; Mr. Sheehan seconded, and the motion was approved 5 – 0.

Respectfully submitted,

Susan Lambe, Planning Office