

# **LYNNFIELD PLANNING BOARD MEETING October 30, 2019**

## **1. Call to Order**

The monthly meeting of the Planning Board (PB) was held on Wednesday, October 30, 2019 in the Maney Meeting Room at Town Hall. Chairman Charville called the meeting to order at 7:00 PM, and noted that all PB members were present: Chairman Brian Charville, Vice-chairman Michael Sheehan, Charlie Wills, Thomas Wallace, and Katherine Flaws. Chairman Charville said the main purpose of the meeting was a discussion with the Ipswich River Watershed Association and added the meeting was being recorded by audio.

## **2. 914 Salem Street/6 Witham Street - Definitive Plan Signing**

PB members signed original, Mylar copies of the Modified Definitive Subdivision Plan.

## **3. Zepaj Lane – Partial Bond Release**

Chairman Charville said Town Engineer (TE) Charlie Richter had recommended reducing the bond amount by \$208,294 and setting the new DPW bond amount at \$62,042. Chairman Charville requested a motion to approve the partial bond release. Ms. Flaws made the motion and Mr. Sheehan seconded it. Developer Mario Zepaj thanked the PB for their assistance and Director of Planning and Conservation Emilie Cademartori expressed thanks that all of the TE's concerns had been addressed so quickly. Chairman Charville called for the vote and the motion carried 5 – 0; he then read aloud and signed the Certificate of Partial Release.

## **5. Tree Protection Bylaw and Grant update**

Ms. Cademartori informed the PB that she had spoken with MAPC to lay out a timeline for developing the new bylaw in hopes of having a draft ready for February in order to possibly submit to April Town Meeting. MAPC had questioned when the final product would be needed in order to meet this goal and now plans to attend the November PB meeting to begin work. Ms. Cademartori said she had sent a preliminary survey to members of the Town's boards and commissions this week and had received a 50% response rate and positive comments. Ms. Cademartori requested additional feedback from the PB; specifically, "trigger points" for the bylaw:

- in what cases the bylaw would be invoked
- what type of permit would be required
- who the permitting authority would be

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Mr. Wallace said he attended the DCR Tree Steward training recently and had feedback from other towns who have undertaken a tree bylaw.

Chairman Charville asked what percentage of the town has tree cover; Ms. Cademartori said this was currently being worked on. Mr. Wallace suggested using iTree. Mr. Wills said it was important to recognize grading when analyzing this. Ms. Flaws said she envisions the bylaw as a tool to guide tree work on existing lots, and Chairman Charville suggested that tree screening be part of the bylaw. Further discussion included community input, allowing the “thinning” of overgrown trees, and a broader survey for residents. Mr. Sheehan suggested a meeting for residents could make a positive impact by educating residents who may be resistant to the idea of a tree-protection bylaw.

## **6. Approval of Minutes – September 25, 2019 and October 2, 2019**

Chairman Charville requested a motion to approve the minutes for the September 25, 2019, and October 2, 2019, meetings as circulated to the PB; Mr. Wills made the motion and Mr. Sheehan seconded it; the motion carried 5 – 0.

## **4. Ipswich River Watershed Association (IRWA)**

Chairman Charville welcomed Executive Director Wayne Castonguay. Mr. Castonguay said that the Ipswich River basin supplies water to 350,000 users daily and the state had recently declared that water yield was being exceeded by usage. This resulted in adoption of a “Net Zero” policy in January. Mr. Wallace asked about Lynnfield water usage being higher than the state average; Mr. Castonguay said the town has 2 water districts and that within the Lynnfield Center Water District (LCWD), usage was declining but the total town usage still remains high. Ms. Cademartori informed the PB that Lynnfield is now a Greenscapes Community and 5<sup>th</sup> graders would receive annual education about water conservation. Ms. Flaws asked why the MWRA has much stricter protective measures in place than the IRWA; Mr. Castonguay said that while protective development and permitting restrictions can be effective, conservation efforts are still vital. He added that 5000 new housing units are currently proposed within the Ipswich River basin, and towns need to address this. Ms. Flaws asked if it would be worthwhile to pursue state regulations with a coalition of IRWA communities; Mr. Castonguay said this would be a difficult battle in light of the current push for more housing.

Ms. Cademartori introduced LCWD Superintendent John Scenna, who gave an update, including:

1. Water usage has decreased from 67.8 gallons per person/per day in 2017 to 59.7 in 2018.

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2. Supplemental water sources, including the MWRA and Lynnfield Water District are being researched.
3. 35 – 40% of annual water usage is in the June – August period.
4. LCWD is being aggressive about pursuing future projects.

LCWD Commissioner Rob Almy said the LCWD had undergone a complete change at the policy level and was working with an excellent staff; he added that the best ideas presented included early education and the certifying of landscapers. Mr. Almy said the LCWD owns large parcels of land along the Ipswich River. Chairman Charville asked if private well use was being measured; Mr. Castonguay said a study of all private wells within the IRWA had just been completed. Mr. Scenna said that a new program to inspect private wells would begin this winter. Mr. Wills added that all homes built before 1940 have wells and asked if the LCWD would reconsider building a town reservoir; Mr. Almy said that the proposed reservoir area was now greenspace and located within the well fields. Chairman Charville asked where this potential reservoir site was located; Mr. Almy said it was 25 acres at the rear of Beaver Dam Brook. Mr. Wallace asked if any river clean-up projects where residents could volunteer were pending; Mr. Castonguay cited the annual spring clean-up and added that a volunteer stewardship corps existed. Ms. Flaws asked where statistics for development and future water needs could be obtained in order to advocate for property development restrictions within the IRWA; Mr. Castonguay said no central source for such information existed. Mr. Sheehan asked why the Quabbin Reservoir is protected but Ipswich River basin protections would be so difficult to obtain; Mr. Castonguay said the Quabbin supplies 50% of the state's water and maintains exemption from surface water treatment. Chairman Charville asked what size the Quabbin protection zone was; Mr. Castonguay said 400' and added that the protection zone within the Ipswich River basin is 200'. Ms. Flaws asked if the Quabbin aquifers were protected; Mr. Castonguay said yes. Chairman Charville asked if Town Counsel should be consulted regarding regulating private wells; Mr. Almy said the town, not the LCWD, has authority in this matter.

### **7. Administrative Matters/Topics for Next Meeting**

- MAPC visit to discuss tree bylaw and recently received grant to explore possible cluster development.

Ms. Cademartori updated the PB on Sagamore Place; she said construction on the road and the detention basin had begun for the 2 approved lots, and that infrastructure to allow for the development of the additional lots would be incorporated. Ms. Cademartori said the engineering

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firm Horsley Witten had been retained as peer reviewers for Sagamore Place, and peer reviewers for Tuttle Lane were now being researched. Chairman Charville asked about progress on Tuttle Lane; Ms. Cademartori said construction work had been put out to bid and the Hannons plan to begin major site work soon. `

Ms. Flaws motioned to adjourn the meeting at 8:44 PM; Mr. Wallace seconded, and the motion carried 5 – 0.

Respectfully submitted,

Susan Lambe, Planning Office