

LYNNFIELD PLANNING BOARD MEETING January 29, 2020

1. Call to Order

The monthly meeting of the Planning Board (PB) was held on Wednesday, January 29, 2020 in the Maney Meeting Room at Town Hall. Chairman Charville called the meeting to order at 7:00 PM, and noted the entire PB was present, including: Michael Sheehan, Katherine Flaws, Thomas Wallace, Charlie Wills, and Brian Charville. Chairman Charville said that the meeting was being recorded by audio, and that agenda item #3 could be heard first as it was very brief.

3. #914 Salem Street Subdivision – Establish Bond Amount

Chairman Charville reviewed the memo from Town Engineer (TE) Charlie Richter which detailed the set amount at \$14,960.00. Developer David Capachietti said the required Form F-2, Lender Guarantee of Performance, was being processed at his bank. Finding no discussion, Chairman Charville requested a motion that the PB endorse the form; Mr. Sheehan made the motion and Mr. Wills seconded it; the motion carried 5 – 0. The document was signed by 4 Board members and notarized by Ms. Flaws.

2. 17 Edgemere Road – ZBA Case #20-01

Homeowner Ryan McCormack and architect Chris Vance appeared to present their application for a Variance under §8.3.7.1 and a Special Permit under §8.3 to extend the current dwelling to add an accessory apartment. Chairman Charville explained that the PB issues a recommendation to the ZBA, which is the deciding authority, and added that expansion of a dwelling for an accessory apartment is not allowed by the Zoning Bylaws. Mr. Vance said the proposed setbacks and apartment size were within regulations and the Variance was needed to build out the garage bay 158 sq. ft. Mr. Wills asked if the apartment was accessible to the 2nd floor of the home; Mr. Vance said a staircase to the playroom existed and would serve as a 2nd exit. Chairman Charville asked if the apartment would exceed 300 sq. ft.; Mr. Vance said yes, but it would not exceed 25% of the total dwelling area. Planning and Conservation Director Emilie Cademartori asked if the existing 4BR septic would be upgraded; Mr. McCormack said they planned to upgrade to a 5 BR system. Mr. Vance said the preliminary engineering indicates the system could support 5 Bedrooms. Mr. Sheehan said the proposal seemed to fit within the provisions for an accessory apartment. Ms. Flaws referenced the bylaw which states that a dwelling “can be enlarged if providing access or egress”. Mr. Wills asked how this bylaw is enforced and suggested that a mechanism is needed to prevent 2-family homes. Chairman Charville asked if an inventory of accessory apartments exists; Ms. Cademartori said an inventory is required to be annually monitored, but was unsure if the ZBA was doing so.

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Chairman Charville requested a motion that the PB not oppose this application for a Special Permit and Variance at 17 Edgemere Rd.; Ms. Flaws made the motion and Mr. Wallace seconded it; the motion carried 5 – 0. Mr. Wills added that the home would have been allowed to be constructed this way at the time it was built.

4. Proposed OSRD (Open Space Residential Design) Bylaw – Update/Discussion

MAPC Senior Planner Ella Wise thanked the PB for their feedback and said she had prepared a slide show detailing options of possible next steps in crafting an OSRD bylaw for Lynnfield. Ms. Wise added that the timeline for April Town Meeting was tight and would necessitate meetings at 2-week intervals. Following the slide presentation of options, the following discussion/questions ensued:

- Chairman Charville asked about the size of the Concord Riverwalk project- the existing homes and 8 new cottage units are smaller than the Tuttle Lane area; Mr. Wills added that the cottages are now selling for \$700K.
- Ms. Cademartori said the PB would have discretion for OSRD permits
- Ms. Flaws opined the maximum density bonus should be 50%
- Chairman Charville asked what the price to construct a home selling for \$1 – 1.5 million would be; Ms. Cademartori will research this.
- Ms. Flaws said she was unsure about offering public access to open spaces
- Ms. Cademartori asked if open space would be HOA or town-owned; Ms. Wise said it could be either.
- Ms. Wise asked if she should pursue a 100% density bonus; Ms. Flaws said less than that, or alternately, keep all options in the draft for now.
- Mr. Sheehan opined the basic OSRD bylaw is best as the maximum density bonus could be a “tough sell”.
- Ms. Flaws asked if a metric for # of Bedrooms could be added to estimate school #s.
- Ms. Cademartori suggested eliminating combining bonuses.
- Mr. Wills asked why the town would want such a bylaw; Ms. Flaws said current Zoning Bylaws are from the 1950s and have created a socio-economic division and the need for diversity, to which Chairman Charville added open space protection was needed.

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- Ms. Wise said she would integrate this feedback and discussion could resume on 2/12/20.
- PB agreed that Tuttle Lane was the best choice for mock-ups.
- Chairman Charville opined the opposition to the proposed bylaw would likely be school enrollment #s and traffic.
- Ms. Cademartori said the trigger for the OSRD bylaw could be building 3+ homes.
- Ms. Flaws suggested proposing only the OSRD bylaw now and adding density bonuses later.
- Ms. Cademartori will ask local developers for realistic building costs.

All of the items discussed will be reviewed at the meeting on Wednesday, February 12th.

6. Approval of Minutes – December 18, 2019 and January 15, 2020

Chairman Charville requested a motion to approve the December 18, 2019 and January 15, 2020 meeting minutes as submitted; Mr. Wills made the motion and Mr. Wallace seconded it; the motion carried 5 – 0.

6. Administrative Matters/Topics for Next Meeting

- Special meeting on February 12, 2020, to discuss OSRD proposed bylaw.
- 13 Underhill Road – proposed ANR for division of lot on 2/12 or 2/26.
- New Zoning Bylaws and Map have been approved by the AG and sent to E-Code; likely 6-8 weeks to complete.

Mr. Sheehan motioned to adjourn the meeting at 8:30 PM; Ms. Flaws seconded, and the motion carried 5 – 0.

Respectfully submitted,

Susan Lambe, Planning Office