

LYNNFIELD PLANNING BOARD MEETING November 20, 2019

1. Call to Order

The monthly meeting of the Planning Board (PB) was held on Wednesday, November 20, 2019 in the Maney Meeting Room at Town Hall. Chairman Charville called the meeting to order at 7:00 PM, and noted that PB members Michael Sheehan, Thomas Wallace, and Brian Charville were present, and that Charlie Wills and Katherine Flaws were expected.

2. Parsons Avenue Extension – Final Bond Release

Director of Planning and Conservation Emilie Cademartori said the developer had requested the release of all monies still being withheld, and that both Town Engineer (TE) Charlie Richter and LCWD Superintendent John Scenna had written memos approving the release.

Chairman Charville requested a motion that the PB approve the final bond release. Mr. Sheehan made the motion and Mr. Wallace seconded it; the motion carried 3 – 0 and Chairman Charville signed the Certificate of Final Release. Chairman Charville informed that the meeting was being recorded via audio.

3. Sagamore Place Update

Ms. Cademartori informed the PB that the road had been paved and the detention basin was still under construction and is planned to conform to new stormwater standards to account for the 3 additional lots which are anticipated. Ms. Cademartori said developer Angus Bruce would attend the December PB meeting in order to: set bond amounts, seek an extension for completion time, and offer proof of recording the revised drainage easements.

(Chairman Charville noted for the record that Ms. Flaws arrived at 7:05 PM)

Chairman Charville asked if any of these updates affect the golf course; Ms. Cademartori said no, but Mr. Bruce is going forward with soil testing on the Richardson property. Resident Ken Peterson asked how many residences were planned for Sagamore Place; Ms. Cademartori said that currently 2 building lots were approved, but Mr. Bruce has created 3 additional lots via ANR in land court. Ms. Cademartori added that these 3 lots cannot be utilized until the stormwater plan has been approved. Mr. Peterson asked if a plot plan has been done and what the zoning was; Ms. Cademartori said there is an existing plot plan for the 2 lots and the zoning is 60,000 sq. ft.; she added that Mr. Bruce's revised/modified plan will include 4 lots on Sagamore Place and 1 lot on Main Street. Chairman Charville asked if this is the same as the prior plan; Ms. Cademartori said yes. Mrs. Peterson asked about plans for the "other property"

LYNNFIELD PLANNING BOARD MEETING November 20, 2019

(meaning the Richardson property as well); Ms. Cademartori said there is a proof plan showing 15 homes and that soil tests were being done in conjunction with the Board of Health.

4. Approval of Minutes – October 30, 2019

Chairman Charville requested a motion to approve the minutes for the October 30, 2019 meeting as submitted; Ms. Flaws made the motion and Mr. Sheehan seconded it; the motion carried 4 – 0.

5. Metropolitan Area Planning Council (MAPC) – Grant Update

Ella Wise and Mark Racicot of the MAPC attended the meeting. Ms. Wise said the goal for the meeting was to begin the discussion of developing tree protection and Open Space Residential Design (OSRD) bylaws using the grant monies, and that public engagement and refinement would follow. Ms. Wise presented project definitions, existing conditions, and examples of successfully executed OSRD and Cottage Cluster (CC) bylaws and projects in other MAPC communities. A timeline of presenting the new zoning bylaws at the April Town Meeting (TM) and voting on them at the October TM was discussed. (Mr. Wills arrived at 7:30 PM) Ms. Wise said the MAPC is looking for guidance and input in order to begin working towards goals for Lynnfield.

Ms. Cademartori said that as background to setting goals for the project, she had reviewed the total housing units in town in order to determine housing diversity. Chairman Charville said that Lynnfield has ‘starter homes’ in name only, not price; Ms. Cademartori agreed the true amount of affordable housing is low. Ms. Flaws asked if Lynnfield was vulnerable to 40B development; Ms. Cademartori said no, since all rentals count towards the total, our SHI is above the 10% threshold. Mr. Wills asked if developers would be required to obtain a Special Permit or if potential projects would be By-Right; Ms. Wise said the recommended practice is By-Right in order to remain attractive to developers. Ms. Flaws endorsed the idea of having developers present both traditional subdivision and OSRD options. Mr. Sheehan asked if developers would be required to provide both options; Ms. Wise said it would require conceptual plans only, not costly engineering. Mr. Wallace asked what towns had CC and OSRD zoning bylaws; Ms. Wise said OSRD zoning is fairly common and CC zoning is less so. Mr. Racicot said recent development in Hopkinton has been over 10% CC zoned, and Hanover has also enacted such zoning. Ms. Cademartori asked if there are any towns where such zoning is mandatory based on size; Mr. Racicot said Beverly requires projects of 6+ lots to show both options and Amherst requires CC zoning. Ms. Wise will prepare the Tuttle Lane site plan as an example of OSRD zoning and Wills Brook as a test case of CC zoning. Ms. Flaws asked Mr. Wills if, as a

LYNNFIELD PLANNING BOARD MEETING November 20, 2019

developer, he had a preference for traditional or OSRD zoning; Mr. Wills said it would depend on the site. Ms. Cademartori reminded all that By-Right projects would still require Subdivision approval process.

Ms. Wise presented tree protection bylaws enacted by 3 MAPC towns: Concord, Wellesley, and Lexington, and asked the PB what would trigger enforcement of such a bylaw in Lynnfield. Ms. Flaws asked if a change in property ownership could trigger; Mr. Wallace suggested including commercial zones and public right of ways in any bylaw and added that public resistance was possible. Ms. Wise mentioned that tree protection bylaws usually have a hazard clause allowing for removal of dangerous trees. Mr. Wills said that grade changes on some sites can necessitate tree removal; Ms. Flaws suggested mitigation in such cases and Mr. Wills agreed. Resident and Tree Committee member Jane Bandini said the town should be under the same restrictions as private property owners. Resident Patricia Fabbri said that while tree size is important, canopy area is also significant, and suggested allowing dead trees to remain in place for habitat and enforcing significant fines for removal of large, healthy trees. Mr. Wills said that moving such trees within a subdivision had also been done in the past. Mr. Sheehan said he would be hesitant to propose fines for hazardous tree removal as this would hinder passage of a bylaw. Chairman Charville and Ms. Bandini both endorsed designating approved arborists. Mr. Wallace said the town of Ashland requires permitting any tree removal and notifying abutters. Resident Patricia Campbell endorsed educating people as to the value of trees.

Ms. Cademartori asked the PB for their opinion as to what would trigger the tree protection bylaw; Mr. Sheehan said the Subdivision Review process. Chairman Charville said all trees on commercial property should be subject to the bylaw. Resident Page Wilkins suggested the addition of swimming pools or decks could be a trigger; Ms. Fabbri said a title transfer. Chairman Charville asked why bylaws only apply in setback areas; Ms. Cademartori said this preserved the perimeter of the lot. Mr. Wallace said the trigger could also be done by lot size and percentage of coverage. Chairman Charville suggested a future joint meeting with the Conservation Commission and Tree Committee. Ms. Cademartori said a larger survey would be done and suggested a weekly news article on the value of trees. Chairman Charville asked Ms. Wise and Mr. Racicot to coordinate with staff on all next steps.

6. Administrative Matters/Topics for Next Meeting

- Sagamore Place – Request for Extension and Bonding
- Budget and Capital Requests FY 2020/2021

LYNNFIELD PLANNING BOARD MEETING November 20, 2019

- Proposed Revisions to Subdivision Rules & Regulations
- Proposed Private Well Regulation Update

Ms. Flaws motioned to adjourn the meeting at 9:14 PM; Mr. Sheehan seconded, and the motion carried 5 – 0.

Respectfully submitted,

Susan Lambe, Planning Office