

LYNNFIELD PLANNING BOARD MEETING February 12, 2020

1. Call to Order

The monthly meeting of the Planning Board (PB) was held on Wednesday, February 12, 2020 in the Maney Meeting Room at Town Hall. Chairman Charville called the meeting to order at 7:01 PM, and noted that PB members Michael Sheehan, Thomas Wallace, Charlie Wills, and Brian Charville were present, and that Katherine Flaws was absent. Chairman Charville said that the meeting was being recorded by audio.

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

Planning and Conservation Director Emilie Cademartori informed that MAPC Senior Planner Ella Wise had generated sketches based on feedback from the 1/29/20 PB meeting and then reviewed the slides. The presentation used the currently in progress Tuttle Lane subdivision as an example of outcomes of 4 possible OSRD bylaws. Following the slide presentation of options, the following discussion/questions ensued:

- Ms. Cademartori said each option detailed the total # of units and the total # of Bedrooms (BR).
- Chairman Charville asked if OSRD bylaws would require maintaining the 3 existing homes; Ms. Cademartori said it was not required but could be a useful option in cases of historical significance.
- Ms. Cademartori explained the Option #1 density bonus (DB) for affordable housing would result in 1 additional market rate unit for each affordable, deed restricted unit added. She added that if the affordable units were duplexes as illustrated, additional relief would be needed (but using duplexes was not mandatory, only an option). Chairman Charville asked if the reason for Option #1 was to encourage affordable housing; Ms. Cademartori said yes; it would create deed restricted, affordable homes, and potentially smaller-size homes that could cost less than market rate homes. Mr. Sheehan asked in what way deeds would be restricted; Ms. Cademartori said that unlike 40B, “affordable” housing is not monitored by the state and another mechanism would be chosen. Chairman Charville asked if the Housing Authority could be the monitoring agency; Ms. Cademartori said possibly.
- Ms. Cademartori said Option #3 (OSRD with combined DB for affordable housing and public access) could generate anxiety and did not have to be included as an option.
- Ms. Cademartori said Option #4 (OSRD with cottage cluster bonus) offered the option of individual ownership and could generate less total BRs based on smaller size. Chairman Charville asked how the total # units in cottage clusters was capped; Ms. Cademartori said via a

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100% DB. Chairman Charville asked what determined the maximum size of each cottage; Ms. Cademartori said the PB could choose this and no deed restriction or monitoring is necessary.

- Ms. Cademartori said Ms. Wise had requested feedback in order to do more detailed sketches for a public presentation.
- Chairman Charville asked how Option #4 could transform the Sagamore Springs parcel; if 80 by-right homes became 160 cottages, what would the maximum size be? Ms. Cademartori said that cottage cluster applied to the 168 acres at Sagamore would result in 84 acres built upon and 84 acres preserved. She added that the size of any project at that location would be affected by the need for a waste water treatment plant vs. the option for septic there. Mr. Wills opined that a proposal of 60 condos and preserving the golf course at that site was “a good deal”. Ms. Cademartori added that a developer was considering requesting a modification to Greenbelt Zoning in order to build 60 units as a subdivision at the site. Chairman Charville asked if these would still be age restricted either contractually or by Zoning, and if using Greenbelt still required site plan review; Mr. Wills said the ZBA was responsible for site plan review and the PB still oversaw Subdivision approval. Mr. Wills added that PB review/approval came before ZBA review. Mr. Sheehan asked if modifying Greenbelt Zoning needed to go before Town Meeting (TM); Ms. Cademartori said the Greenbelt Zoning modification would need to, but the project itself would not.
- Chairman Charville opined that the maximum density bonus seemed too intimidating for TM.
- Resident Jane Bandini asked if 50% saved greenspace resulting from OSRD bylaws was grass, would that be restored to natural vegetation? Chairman Charville said that was not likely a developer obligation, but Ms. Wise could be consulted. Ms. Cademartori said such regulations could be added if the bylaw was approved; Mr. Sheehan suggested asking MAPC for guidance.
- Ms. Cademartori asked if the duplex-optional provision should be removed; Chairman Charville favored keeping it. Ms. Cademartori said that the most important number for the voting public would be the BR count; the unit count could appear frightening, but the BR count is more significant. She added that developer Angus Bruce had shared that increased unit count helps developers and does not increase BR count. Mr. Sheehan asked if the duplex option was needed for the DB; Ms. Cademartori said duplexes would not change the unit count, but may change how units are situated.
- Mr. Sheehan opined the basic OSRD bylaw saving 50% of greenspace and the DB for accessing that greenspace are the easiest to understand and least controversial options; he added the other options are too confusing.

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- Resident and developer Ed Champy opined the basic OSRD bylaw decreases market value. Mr. Wills added that developers face difficulty when trying to fit homes and septic systems on smaller lots.
- Chairman Charville asked Mr. Sheehan his opinion on including the affordable housing bonus; Mr. Sheehan said past local feedback has not been in favor of this.
- Ms. Bandini suggested keeping options as simple as possible; resident and Conservation Commission member Melanie Lovell added that public access to greenspace was not likely to be popular and cited the lack of residents using the available Partridge Island Trail. Ms. Cademartori suggested DB for saving higher percentages of greenspace instead of offering access.
- Mr. Wallace asked if the purpose of OSRD bylaws was open space or diversity and said the priority should be made clear. Mr. Wills opined that supply and demand could prevent affordability: there is “too little land left, and too much money chasing it”.
- Resident Beth Aaronson asked if allowing in-law apartments would add diversity; Ms. Cademartori said the state is pushing for allowing accessory use apartments, but Lynnfield bylaws only allow for in-law use units.
- Chairman Charville offered the following recap as feedback for MAPC:
 1. Adopt basic OSRD by right
 2. Adopt cottage cluster (including 100% DB) by Special Permit. (question: is 1500 sq. ft. the standard size cap?)
 3. Mandatory for 3+ lots in Zones B, C, and D; Zone A exempt as lots too small for septic. (question: allow use of shared leaching fields? BOH will also be consulted)
 4. Bonus for permanently preserved open space at 50% +
 5. Bonus for restoring natural vegetation
- Mr. Wills asked if adopting such bylaws would give the PB more leverage; Ms. Cademartori said no and Chairman Charville said the bylaws would add objectivity and remove guesswork. Mr. Wills added that smaller lots make it more difficult to save trees.
- Chairman Charville asked if the basic OSRD and cottage cluster bylaws could be 2 different Zoning articles; others agreed this could help ease passage.
- Mr. Wallace suggested focusing on the BR count would make the bylaws more palatable.

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Ms. Wise will review all feedback and update the sketches and bylaws accordingly. The monthly February PB meeting on the 26th will be used to present the results to the public for review.

3. Approval of Minutes – January 29, 2020

Chairman Charville requested a motion to approve the January 29, 2020 meeting minutes as submitted; Mr. Wills made the motion and Mr. Sheehan seconded it; the motion carried 4 – 0.

4. Administrative Matters/Topics for Next Meeting

- Board members updated the signature form for the Southern Essex Registry of Deeds.
- Market Street minor site plan revisions for Burton's and Whole Foods; to be included at Regular March meeting vs. Special Meeting.

Mr. Sheehan motioned to adjourn the meeting at 8:31 PM; Mr. Wills seconded, and the motion carried 4 – 0.

Respectfully submitted,

Susan Lambe, Planning Office