

# **LYNNFIELD PLANNING BOARD MEETING May 27, 2020**

## **1. Call to Order**

A meeting of the Planning Board (PB) was held on Wednesday, May 27, 2020; the meeting was held virtually via the Zoom platform. Chairman Charville called the meeting to order at 7:04 PM, and noted that 4 PB members were in attendance, including: Michael Sheehan, Katherine Flaws, Thomas Wallace, and Brian Charville, and, that Charlie Wills was logging in. Mr. Wills joined soon after by phone. Chairman Charville added that the meeting was being recorded and per current State Regulations all Open Meetings were being held virtually and all votes would be taken via roll call.

## **2. 33 Homestead Road – ZBA Case #20-04**

Atty. Jay Kimball, Civil Engineer Chris Sparages, and home owner Keven Doherty appeared to present their application requesting Special Permits under §§ 5.3 and 5.5 of the Zoning By-Law, and § 9.2.4.2 of the Wetlands Buffer Zone District to permit construction of a proposed addition. Atty. Kimball said the home was on a non-conforming lot withing the Groundwater Protection District (GWP), and the existing 1 car garage would be expanded to a 2-car garage with a great room above it. The entire addition would be 25' x 32' which is still within the lot coverage regulations of the GWP. Chairman Charville asked when the home was built; Mr. Sparages said the lot was created in 1946 and the home was built in 1957. Mr. Sparages added that a NOI had been filed with the Conservation Commission (ConCom). Chairman Charville asked if the lot coverage would increase from 3.9 to 4.7%; Mr. Sparages confirmed this and said it would increase to 2700 sq. ft. from 2200. Chairman Charville asked if the retaining wall being added was to support the addition; Mr. Sparages said no, it would support the added walkway to the back of the house. Chairman Charville asked if the septic system was in the front of the house; Mr. Sparages said the tank was in front and the leaching field was to the right of the walkway. Mr. Wills said he had viewed the site and found no objection to the plan as the footprint will remain almost intact. Chairman Charville asked if there were any concerned abutters, and Mr. Doherty said he had spoken with all direct abutters and no issues were raised. Chairman Charville requested a motion that the PB not oppose the requested Special Permits. Mr. Wills made the motion and Ms. Flaws seconded it. The motion was voted on via roll call: Wills-Aye, Charville-Aye, Flaws-Aye, Wallace-Aye, Sheehan-Aye.

## **3. Subdivision Pending Expirations – Violet Circle and #914 Salem Street**

Planning and Conservation Director Emilie Cademartori explained that both subdivisions expire in the near future, but under the current State of Emergency (SOE), all expirations are tolled until the SOE ends. Ms. Cademartori added that both applicants had indicated they will apply

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for the needed extension when it is allowed, and added that Town Engineer (TE) Richter had recommended no additional fees be charged for the extensions.

### **4. Hannah's View Estates – Preliminary Subdivision Plan**

Engineer Scott Cameron gave an overview of submitted materials, including:

- a full Stormwater Report detailing compliance with all town and state standards
- existing watershed conditions showing that most runoff flows to the south and west, and there is no runoff into any wetlands or municipal systems
- proposed watershed conditions detailing lots designed with 20% or less impervious coverage

Mr. Cameron added that the plans used more rigorous standards than required. Chairman Charville asked how these lots at Hannah's View Estates (HVE) would relate to those being developed at Sagamore Place. Mr. Cameron said he has spoken to Mr. Ogren about this and they plan to coordinate "so the designs mesh". Mr. Wills asked about the plan showing test holes, saying it appears the perk tests are where homes may be located. Mr. Cameron said his current goal was to assess the overall property and that some tests will need to be redone when home designs are complete. Mr. Wills then asked about the required stub on the cul-de-sac; Mr. Cameron promised information about that at the next meeting as he is researching abutting property.

Chairman Charville announced that the Preliminary Plan review will be continued at a future meeting and invited meeting attendees to speak. Resident Ken McNulty asked Mr. Cameron how all systems will function on such steep land. Mr. Cameron said measures such as under drains to protect the roadway and building on flatter areas of the property would enable existing conditions to be maintained as closely as possible. Chairman Charville asked if lots 2 & 3 had enough room for a home and a septic system; Mr. Cameron said this was being studied and more information is forthcoming. Ms. Flaws asked if, based on the IRWA letter just received, the project should move ahead while the land is still in protected status. Chairman Charville said he would seek advice from Town Counsel (TC); Mr. Cameron agreed with this. The updated IRWA letter will be sent to Mr. Cameron and he reminded all that the Preliminary Plan is non-binding. Chairman Charville asked what the distance from the property to the Ipswich River was; Mr. Cameron determined it was approximately 1700' and confirmed that was partially LCWD land. Ms. Flaws asked if any non-profits had expressed interest in purchasing the land. Ms. Cademartori said that the LCWD is concerned about their wells and the town may be open to a collaborative purchase; she added that the 1<sup>st</sup> proposal from Richardson Green needed revising. Developer Angus Bruce said he would obtain the needed revision by next

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week. Resident Amy McNulty asked what the specific LCWD concerns were; Ms. Cademartori said the Preliminary Plan did not require specific comments.

Ms. Cademartori supplied comments from TE Richter, including:

- underground chambers should not be located beneath a roadway
- the line between the HVE and the Sagamore place systems needs clarification
- sidewalks on both sides of the roads should be added
- do not use permeable paving for roads or sidewalks
- need for the cul-de-sac stub even if it requires reduced frontage on 2 lots
- concern regarding the sight lines off the Main Street exit

Chairman Charville confirmed the importance of the stub road to the adjacent land being documented and built, based on the PB's fairly recent experience with Cranberry Lane and Tuttle Lane, and Mr. Cameron said it was being researched. Chairman Charville asked Mr. Cameron if updated plans would be ready for the June 24<sup>th</sup> meeting; Mr. Cameron said he would deliver them the Friday before. Mr. Bruce said he would request an extension of time for the PB to act until 6/26/2020.

Mr. Bruce requested discussing Sagamore Place; Chairman Charville agreed to the PB hearing updates from Mr. Bruce at this meeting, but no requests for or substantive discussion of modifications, because the approved definitive plan of subdivision for Sagamore Place was not on the PB's agenda this evening. Mr. Bruce requested the bond be set and asked if the TE could determine the amount rather than wait until the 6/24 meeting. It was decided to have a special meeting of the PB on 6/10, at which time the bond will be determined and possibly updates to the preliminary HVE plan can be reviewed.

### **5. Proposed Tree Bylaw – Update/Discussion**

Ms. Cademartori said that the Tree Bylaw still needed additional reviewing to determine many of the components of effectively administering it. Ms. Cademartori explained that while the concept of a tree bylaw is excellent, the real scenarios it would create would be quite difficult to execute with the staff currently in place. Chairman Charville asked all PB members to consider this and review the bylaw again to be prepared to comment at the next PB meeting. Ms. Flaws recommended an exception for hazardous trees and a \$25 application fee. Ms. Cademartori asked the PB to consider how to clarify and simplify the process for any resident wishing to undertake a project.

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### **6. Approval of Minutes – May 13, 2020**

Chairman Charville said these would be approved at a later meeting.

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

Chairman Charville said the June 10<sup>th</sup> Special Meeting would include: setting the bond for Sagamore Place based on the TE's recommendation, Town Counsel's review of the IRWA correspondence about HVE, and the proposed Tree Bylaw; he added that HVE could be as well on 6/10 if updated plans were complete, but Mr. Cameron said that he did not think updated plans would be ready by 6/5 for posting with the 6/10 agenda.

Mr. Wills motioned to adjourn the meeting at 8:33 PM; Mr. Wallace seconded. The motion was voted on via roll call: Wills-Aye, Flaws-Aye, Wallace-Aye, Sheehan-Aye, Charville-Aye.

Respectfully submitted,

Susan Lambe, Planning Office