

LYNNFIELD PLANNING BOARD MEETING August 3, 2020

1. Call to Order

A special meeting of the Planning Board (PB) was held on Monday, August 3, 2020; the meeting was held virtually via the Zoom platform. Chairman Charville called the meeting to order at 7:01 PM and stated that PB members in attendance were Brian Charville, Kate Flaws, Tom Wallace, and Ed Champy; Michael Sheehan was absent.

2. 109 Lowell Street – Proposed Approval-Not-Required Plan

Atty. Jay Kimball stated that this plan had been presented at last week's PB meeting, and the Board wished to have the opinion of Town Counsel (TC), Tom Mullen. Chairman Charville said that Atty. Mullen had reviewed and found no issues with the ANR. Mr. Wallace said he had reviewed the 2008 Land Court case Bosworth vs. the Milton PB, which ruled to "allow creating a subdivision with a non-buildable lot". Chairman Charville asked if the applicant would now petition the ZBA for zoning relief; Atty. Kimball said no, they are considering submitting a proposed definitive plan of subdivision.

Chairman Charville requested a motion that the PB endorse the plan as approval-not-required as received; Mr. Wallace made the motion and Mr. Champy seconded it. The motion carried 4-0 on a roll call vote: Charville-Aye, Wallace-Aye, Flaws-Aye, and Champy-Aye.

3. Administrative Matters/Topics for Next Meeting

- Tree Bylaw – Ms. Cademartori informed that a town map showing lot sizes had been created and would be forwarded to the Board.
- Tuttle Lane Letter of Credit has been reviewed by TC; terms will be changed to a 24-month period to reflect the Board's request.
- Right of First Refusal (ROFR) for the Richardson property – Ms. Cademartori received this and has requested inclusion at the Board of Selectmen's (BOS) next meeting; she will also seek input from TC. The ROFR has a 120-day expiration, although it may be longer due to the present state of emergency declared by Governor Charlie Baker. Ms. Flaws suggested the PB meet jointly with the ConCom to review the ROFR notice and discuss ways that the two boards could work together to conserve the property. Ms. Cademartori also informed that the bond being posted for the property will list the DeLoury Group LLC as the owner. Chairman Charville requested regular updates to the PB on all ROFR matters.
- OSRD Bylaw – Ms. Flaws informed she had researched NOW Communities as Mr. Champy had suggested, and found that a similar parcel of land (to the Richardson Green Inc. parcel off of north Main Street in Lynnfield) in Carlisle had resulted in a successful

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project where the developer helped create a bylaw; she suggested this example could be useful for our BOS. Ms. Cademartori said a cluster bylaw could be customized to suit a developer's needs; Chairman Charville suggested asking the developer of 109 Lowell St., Mr. Tammaro, if he would consider this. Ms. Cademartori said the developer of Hannah's View Estates, Mr. Bruce, has asked about the status of the Town's adoption of an OSRD/cluster bylaw; Mr. Champy stated a cluster bylaw would avoid having to raise funds to purchase the property. Ms. Cademartori will also query the seller of the Sagamore property to determine if there is any interest in a cluster bylaw. Chairman Charville requested a meeting with the Town Administrator (TA) and Ms. Cademartori to review all these matters.

- Ms. Flaws discussed a possible Solar Bylaw and implementing a Net Zero plan and said that many communities have adopted this; she added that MAPC will soon publish Net Zero guidelines. Ms. Flaws asked if BOS approval was required to adopt such a policy; Chairman Charville said he was in favor of a PB resolution for this.

Ms. Flaws motioned to adjourn the meeting at 7:54 PM; Mr. Champy seconded the motion. The vote was taken via roll call: Charville-Aye, Wallace-Aye, Flaws-Aye, and Champy-Aye, and carried 4-0.

Respectfully submitted,

Susan Lambe, Planning Office