

LYNNFIELD PLANNING BOARD MEETING September 9, 2020

1. Call to Order

A special meeting of the Planning Board (PB) was held on Wednesday, September 9, 2020. Chairman Charville called the meeting to order at 7:00 PM and said the meeting was being held virtually per Governor Baker's directive and would be recorded. Chairman Charville noted the Board had perfect attendance, including: Chairman Brian Charville, Vice Chairman Michael Sheehan, Clerk Kate Flaws, Tom Wallace, and Ed Champy.

2. Hannah's View Estates – 1414, 1452 & 1466 Main St. & 2, 4 & 6 Sagamore Place

Chairman Charville informed that the applicant had requested more time for the Preliminary Plan; developer Angus Bruce confirmed he had requested a continuance. Chairman Charville said the Hannah's View Estates (HVE) discussion could resume at the PB's September 30th meeting. Planning and Conservation Director Emilie Cademartori noted that engineer Scott Cameron had been sent a recap of pending items for the Preliminary Plan; Mr. Cameron said he had no concerns with the list, only more time was needed. Chairman Charville asked if Mr. Cameron had looked into using the existing Greenbelt Zoning Bylaw for the property; Mr. Cameron said that upon review, he had seen no benefit to using it. Chairman Charville announced that the time to act on the HVE Preliminary Plan was continued through October 2nd, 2020, and would resume at the September monthly meeting.

3. Richardson Green – Notice of Intent/Ch. 61 Sale

Chairman Charville asked if the newly formed working group would hold their first meeting the following day; Ms. Flaws confirmed this and said their goal would be to make a presentation to the Board of Selectmen (BOS) to answer their questions. Ms. Flaws said the BOS need to be informed as to why we should attempt to buy this parcel, and what the public awareness and support of this are; she added that the group would discuss a PR campaign and whether this purchase is economically viable. Ms. Flaws asked Mr. Champy to help provide information and he agreed. Ms. Flaws said a key reason to support the purchase was water supply and quality, and that LCWD Superintendent John Scenna felt a 3rd-party engineering study was needed. Ms. Flaws continued that the meeting would assign tasks, including researching similar projects, and she asked Chairman Charville to present the group's findings to the BOS. Ms. Cademartori opined that the presentation of findings should be given by the working group itself rather than a Board member. Chairman Charville agreed that the "citizens working group" should provide feedback to the BOS, the PB, and the Conservation Commission (ConCom).

Mr. Wallace noted strong community interest and support of the project on social media. Chairman Charville asked about the group's timeline; Ms. Flaws said initial tasks would be

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completed in a week in order to meet with the BOS on 9/21. Chairman Charville requested that all findings also be shared with the PB and ConCom. Resident Ken MacNulty, 40 Merrow Rd., a member of the working group, said the group may not have all needed answers for the BOS by the 21st, but could provide some “likely” funding sources. Resident John Thomas, 1385 Main St., asked what the time frame for an expected decision would be; Ms. Cademartori said it was normally 120 days, but that would not apply during the current State of Emergency. Ms. Cademartori added that the BOS would not wish to delay any decision excessively; she added that the BOS would have to hold a Public Hearing (PH) at some point. Mr. Thomas added that town residents needed to be informed about this; Ms. Flaws suggested that he join the group meeting. Chairman Charville asked if the Notice of Intent (NOI) had been submitted in March; Ms. Cademartori said it had, but Town Counsel (TC) had deemed it insufficient and a resubmission was needed. Chairman Charville requested the Zoom invitation for the meeting be made available; Ms. Cademartori said since the group is not an official Town body, this would need to be done on social media rather than the Town website. Mr. Thomas asked when the PB would have this matter on their agenda; Chairman Charville said either September 30th or early October.

4. Proposed Warrant Articles

Ms. Cademartori informed that both proposed Warrant Articles (WA), the Tree Bylaw and the OSRD bylaw, were being reviewed by TC, who will put them into the proper format after he reviews and edits them. Ms. Cademartori said both proposed bylaws are “stand-alone”, yet they will affect other bylaws. Chairman Charville said future motions regarding the WA would read “subject to legal review”; Ms. Cademartori said that a PH for the OSRD bylaw could be held on October 7th and the Tree Bylaw did not require a PH, only a forum. Discussion about whether to present the WA together or separately ensued; Chairman Charville asked if the date for presentation to the BOS was still 9/21 and this was confirmed. Mr. Champy opined that the bylaws were separate, but with parallel goals; Mr. Wallace said both were important and tied together and did not advocate waiting until Spring Town Meeting (TM). Chairman Charville informed that he and Ms. Cademartori had met with 2 members of the BOS, town officials and others to discuss the OSRD proposed bylaw for HVE and other properties in town. Mr. Champy suggested keeping “the message simple and concise” and using the current Tuttle Lane Subdivision as an excellent opportunity to present the case for the bylaw(s). Mr. Sheehan agreed with both bylaws moving forward now. Chairman Charville said both Tuttle Lane and Zepaj Lane Subdivisions had submitted plans showing trees that were later removed.

Ms. Cademartori said the current draft of the OSRD bylaw is in stand-alone form as one WA for cluster zoning; Chairman Charville asked if it included a density bonus for Cottage Cluster.

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Ms. Cademartori said no, but the draft has the ability to add bonuses. Chairman Charville asked if bonuses for cottage cluster or accessible open space should be included in the draft; Ms. Cademartori said the Basic OSRD does not have bonuses, and it was decided to have TC prepare the WA in that Basic format. Mr. Champy asked about including an amendment to the bylaw that would allow Open Space to be privately held; Ms. Cademartori said the general consensus was “to seek to have that provision made as an option to the bylaw”. Ms. Cademartori asked Mr. Bruce his opinion of this and he was in agreement.

Ms. Cademartori informed that the Tree Bylaw was complete and MAPC consultant Ella Wise was drafting the accompanying regulations. Chairman Charville requested a motion that the PB submit for October TM the proposed Tree Protection Bylaw, subject to legal review by TC. Mr. Sheehan made the motion and Mr. Champy seconded it. The vote was taken via roll call: Charville-Aye, Wallace-Aye, Flaws-Aye, Sheehan-Aye, and Champy-Aye.

Chairman Charville requested a motion that the PB submit for October TM the drafted OSRD Bylaw with the revision allowing Open Space to be privately held, subject to legal review by TC. Mr. Champy made the motion and Ms. Flaws seconded it. The vote was taken via roll call: Charville-Aye, Wallace-Aye, Flaws-Aye, Sheehan-Aye, and Champy-Aye.

5. Approval of Minutes – August 26, 2020

Chairman Charville said that these would be approved at the regular September meeting.

6. Administrative Matters/Topics for Next Meeting

Chairman Charville asked Ms. Flaws to update the PB via email after the working group meeting. Ms. Cademartori informed that the PB webpage has a Tree Bylaw page with useful links and said that staff would add a similar page for the OSRD Bylaw.

Ms. Flaws motioned to adjourn the meeting at 8:20 PM; Mr. Champy seconded the motion. The vote was taken via roll call: Charville-Aye, Flaws-Aye, Wallace-Aye, Sheehan-Aye, and Champy-Aye.

Respectfully submitted,

Susan Lambe, Planning Office