

LYNNFIELD PLANNING BOARD MEETING October 6, 2020

1. Call to Order

A special meeting of the Planning Board (PB) was held on Tuesday, October 6, 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 there was only one agenda item, and 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, Preliminary Subdivision Plan – Decision and Modifications

Chairman Charville said the Board planned to come to a decision on the Preliminary Plan (PP) at this meeting and that the drafted decision had been circulated for Board member comments. Engineer Scott Cameron said he had reviewed the draft and responded with minimal comments, including the option to request any needed waivers; Chairman Charville said he found these responses appropriate. Planning and Conservation Director Emilie Cademartori displayed the drafted decision; Chairman Charville asked who the signatories on the affidavit of ownership were. Ms. Cademartori said they were: David Deloury (manager of HVE, LLC), John Morin (manager of LLC under contract to sell to HVE), and Paul Richardson (representative of Richardson Green). Chairman Charville asked if any one of the owners had proposed changes to the shared draft; Ms. Cademartori said no, and added that PB member Ed Champy had recommended using "shall" vs. "should" for the listed additional submissions and modifications regarding water supply issues in order to mandate them. Discussion about this resulted in asking the applicant's intentions; Mr. Cameron said a hydrogeologist had been engaged to respond to LCWD concerns. Chairman Charville asked if the impact would be known before 20 new wells were drilled; Ms. Cademartori said a hydrogeologist would have some idea of this, and she added that the Board of Health and the state DEP were the governing bodies who permitted wells. Chairman Charville asked Mr. Cameron if he was amenable to using "shall"; Mr. Cameron said he could see Mr. Champy's intent, and that "we're planning to provide a response". Ms. Cademartori confirmed that "shall" would remain.

Resident Ken Peterson, 1477 Main Street, said the applicant's engineer should have done this study previously as this situation is complex due to the proximity of the town well fields and adjacent neighbors' wells. Chairman Charville said that peer review of the project will be done. Resident John Thomas, 1385 Main Street, said he had formalized his comments in a letter and now trusted the PB to make the correct decision.

Chairman Charville requested a motion that "the PB approve the Preliminary Plan for Hannah's View Estates – 1414, 1452 & 1466 Main St. & 2, 4 & 6 Sagamore Place as submitted in April,

LYNNFIELD PLANNING BOARD MEETING October 6, 2020

modified in June, and modified by draft letter as circulated today”. Mr. Champy made the motion and Mr. Sheehan seconded it; the vote was taken via roll call: Charville-Aye, Flaws-Aye, Sheehan-Aye, Wallace-Aye, and Champy-Aye. Chairman Charville said the decision letter would be sent to the Town Clerk and the applicant.

3. Administrative Matters/Topics for Next Meeting

Ms. Cademartori outlined multiple meetings for the upcoming week:

- Tuesday, 10/13 – Finance Committee, Warrant presentation
- Wednesday, 10/14 – PB Public Hearing for OSRD, forum on Tree Bylaw, and land use article re: eminent domain of 163 Lowell St.
- Thursday, 10/15 – Board of Selectman, PB feedback on Warrant Articles

Ms. Cademartori also said she expected to receive an ANR for Harvey Park for the regular October meeting.

Ms. Flaws motioned to adjourn the meeting at 7:41 PM; Mr. Champy seconded the motion. The vote was taken via roll call: Charville-Aye, Flaws-Aye, Sheehan-Aye, Wallace-Aye, and Champy-Aye.

Respectfully submitted,

Susan Lambe, Planning Office