

LYNNFIELD PLANNING BOARD MEETING November 18, 2020

1. Call to Order

The regular monthly meeting of the Planning Board (PB) was held on Wednesday, November 18, 2020. Chair Charville called the meeting to order at 7:00 PM and said a quorum of Board members were in attendance, including Chair Brian Charville, Vice Chair Michael Sheehan, Clerk Kate Flaws, and Tom Wallace, and that Ed Champy was expected momentarily.

2. Public Hearing, 271 Main Street, Proposed Definitive Subdivision Plan

Chair Charville motioned to open the Public Hearing (PH) and Mr. Sheehan seconded it; the vote was taken via roll call: Charville-Aye, Sheehan-Aye, Wallace-Aye, and Flaws-Aye. The PH notice was read by Planning and Conservation Director Emilie Cademartori. Ms. Flaws motioned to dispense with the full reading and Mr. Wallace seconded the motion which was voted on via roll call: Charville-Aye, Sheehan-Aye, Wallace-Aye, and Flaws-Aye. Chair Charville added that the meeting was being held virtually per Governor Baker's directive and would be recorded. Chair Charville informed that this was an initial PH and the public will be allowed comment, but subsequent meetings would offer additional information and time for more input; he added that the PB cannot deny a definitive plan if the applicant meets all legal requirements.

Atty. Jay Kimball and Civil Engineer Peter Ogren said the property at 271 Main St. is a single-family home on 2.54 acres; it is located in Zone RB which requires 30,000 sq. ft (.69 acre) and 150' of frontage. The proposed project creates 1 additional building lot, which will be accessed by the road shown on the plan. Atty. Kimball said some waivers would be requested as the road will access only 1 lot and not an entire subdivision. Mr. Ogren said the parcel was bounded on 2 sides by Village Row, by land owned by Elaine Howard, and by Main Street; he added that subdividing the lot had been contemplated in the past. Mr. Ogren said 297' of new roadway would be needed to create the frontage needed for the new lot, which totals 57,000 sq. ft., including 37,000 sq. ft. of upland that has been successfully perc tested. Mr. Ogren listed the design waivers which would be requested:

- Entrance rounding less than 25'
- Reduce pavement width to 20' and allow pavement centerline not to coincide with roadway centerline
- Not have curbing beyond catch basins as drainage is to flow over pavement to a grass swale
- No sidewalks
- Allow HDPE drain pipes vs. RCP
- Allow new casting as Lebaron is no longer in business

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- No street lighting

Chair Charville asked about next steps; Ms. Cademartori said Linden Engineering has submitted a proposal to peer-review the project on behalf of the Planning Board and she added that ConCom issues due to existing wetlands would be dealt with when a Notice of Intent (NOI) is filed. Chair Charville noted that town departments' feedback was ongoing and would be posted on the PB's webpage as it is received. Mr. Sheehan motioned that Linden Engineering be engaged as the peer reviewer on this project and Ms. Flaws seconded the motion. The vote was taken via roll call: Flaws-Aye, Charville-Aye, Sheehan-Aye, Wallace-Aye, and Champy-Aye. Mr. Champy asked if a cul-de-sac with full turnaround and a stub would be built; Mr. Ogren said they will request a Y-configuration instead. Ms. Cademartori said the Fire Department's comments have been received and forwarded to the applicant.

Chair Charville asked for comments from members of the public. John Yannone, 15 Village Row, said the backyards adjacent to the proposed project are already extremely wet (due to nearby wetlands) and expressed concern this will worsen. Mr. Yannone asked if fill would be used to raise the new home; Mr. Ogren said the home would not be in the wetlands. Chair Charville said the complete drainage analysis review could be seen at the Planning Office. Arthur Katz, 11 Village Row, also had concerns about drainage into the wetlands and asked if any streams or habitats would be disturbed; Mr. Ogren said he has extensively reviewed local drainage including Reedy Meadow and Colonial Dam, and that the hydraulic study indicates no surface runoff to either of these lots. Mr. Ogren offered to visit the site to review these concerns and Mr. Yannone and Mr. Katz agreed to contact Atty. Kimball to give their permission. Peter Franchi, 3 Village Row, asked that his property also be included in the site visit as a stream is located there. Kevin Kielt, 1 Village Row, also asked that his property be reviewed.

Chair Charville asked if the PH could be continued on December 16th; Atty. Kimball and Mr. Ogren agreed. Mr. Champy motioned to continue the PH regarding 271 Main St.'s proposed definitive plan until 12/16 at 7:00 PM and Ms. Flaws seconded the motion. The vote was taken via roll call: Charville-Aye, Flaws-Aye, Sheehan-Aye, Wallace-Aye, and Champy-Aye.

Jean Lewis, 9 Village Row, requested inclusion of her property and 7 Village Row on the site review that Mr. Ogren will undertake.

Chair Charville announced that some agenda items would be taken out of order, including:

6. Special Town Meeting, November 21, 2020 – Presentation and Recommendation

Town Administrator (TA) Rob Dolan informed that Lynnfield is undergoing a true demographic change with a serious uptick in the population of school age children; this has

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resulted in both elementary schools now operating at full capacity. The Town used consulting firm New England School Development Council (NESDEC) to estimate future school enrollment and confirm the immediate need for additional classroom space at Summer Street School (SSS) and Huckleberry Hill School (HHS). School Building Committee Chair John Scenna said this was a data-driven process resulting in the recommendation to build permanent additions at both schools, and Tappe Architects has been engaged. Former School Superintendent Jane Tremblay (who consulted on the plan) and current School Superintendent Kristen Vogel said all possible options had been reviewed as they assessed future classroom needs and the impact of COVID in determining that both additions are needed. Mr. Scenna reviewed both designs, including the gymnasium renovation at HHS, and said construction could begin in the summer of 2021 with classrooms being ready for the 2022 school year.

Mr. Champy asked if expanding only 1 school vs. 2 was considered; Mr. Scenna said yes, but due to lack of overall space and impracticability of adding a 2nd story, this was not an option. Mr. Champy asked if Ms. Cademartori's input on possible future housing developments had been incorporated and how the debt would be paid off. Mr. Dolan said all possible future developments had been taken into account, and that a 20-year bond would be used for the debt. Ms. Flaws said she supports the expansion, but also hopes the Town can limit future growth and possibly offer circuit breaker tax relief for elders. Mr. Dolan said the Town does have programs to help with tax relief. Mr. Sheehan said he is in favor of the plan; Mr. Wallace agreed and cited the plan is science-based. Beverly Merritt, 4 Glen Drive, asked about options if the proposal does not pass; Mr. Scenna said it would be brought up again, but the timeline would suffer and it would make Lynnfield less desirable. Page Wilkins, 3 Cranberry Lane, asked what the PB's role would be in the actual design and building process; Mr. Dolan said when the design process begins, the PB would have input and do the site plan review. Mr. Wallace motioned that the PB strongly recommend this for adoption at Town Meeting and Mr. Sheehan seconded the motion. The vote was taken via roll call: Charville-Aye, Flaws-Aye, Sheehan-Aye, Wallace-Aye, and Champy-Aye.

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

Ms. Flaws, who is a member of the Citizens Group studying this issue, displayed a map of the parcel and said that the densely forested land was crucial to our water supply and is taxed at a very reduced rate; she explained that the sale of the parcel to a developer for \$2.7 million would impact school enrollment, 3,300 trees, drinking water, and further endanger the Ipswich River Watershed (IRW) area, which is currently among the most endangered rivers in the U.S. Ms. Flaws said that the Conservation Commission (ConCom) had voted unanimously to contribute \$200K towards the cost of the Town purchasing the land, and it was crucial this process move

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along in order to apply for grant monies by February 1, 2021. Chris LaPointe, Director of Essex County Greenbelt Association, explained how his organization could facilitate the land purchase and detailed funding and grant possibilities. Angus Bruce, developer of property adjacent to the parcel and potential developer of the parcel itself, questioned the idea of selling any portion of the land as building lots due to poor access and lack of frontage; Ms. Flaws said that this is the least desired source of parcel-acquisition funding being considered by the Town. Mr. Bruce said that the alternative of 15 new homes on the parcel, with septic systems, would not deplete local water supply; Ms. Flaws said that both Town Water Commissions have expressed strong opposition to the development project. Former PB member Charlie Wills agreed with Mr. Bruce regarding the feasibility of creation and sale of building lots and added that the Town should pay less than a developer for the property due to the prior tax consideration. Patricia Campbell, 7 Patrice Lane, expressed support for purchase of the parcel by the Town and said development there would be too dangerous. Ken Peterson, 1477 Main St., agreed with Ms. Flaws. Mr. Wills asked if the parcel had been appraised; Ms. Flaws said the grants would require a very detailed appraisal which could cost between \$10 and \$12K. Mr. Sheehan said pursuing a town purchase of the land was a worthwhile endeavor. Mr. Champy said a vote of the townspeople would determine this; Ms. Flaws said the decision of allowing such a vote ultimately rests with the Select Board.

Ms. Flaws motioned that the PB vote to recommend that the Select Board continue their due diligence and that we support the preservation of this land; Mr. Wallace seconded the motion. The vote was taken via roll call and passed unanimously: Charville-Aye, Flaws-Aye, Sheehan-Aye, Wallace-Aye, and Champy-Aye.

3. 109 Lowell Street – Proposed Preliminary Subdivision Plan

Mr. Ogren said the purpose of the Preliminary Plan (PP) was to create a clear path forward for the forthcoming Definitive Plan and added that he had discussed alternative roadway alignments with Ms. Cademartori. Gail Marcus, 7 Lowell St., said her property abuts a large part of the planned development and she has serious concerns about drainage and loss of privacy; she added that she hoped all abutters would be contacted before the Definitive Plan process and Atty. Kimball indicated this would be done. Linda Vallis, 109 Lowell St. and owner of the parcel subject to subdivision, said she and Atty. Kimball had discussed meeting with abutters and added that the Purchase and Sale Agreement requires the developer to save as many trees as possible (including those between the property and 7 Lowell St.). Chair Charville asked what the time frame on the Definitive Plan coming to the PB would be; Mr. Ogren said 1-2 months. Ms. Cademartori said the project would be added to the PB webpage and would

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display town departments' response letters as they are received. Atty. Kimball agreed to submit a letter withdrawing the Preliminary Plan application.

4. ANR – #2 and #6 Sagamore Place, #1466 Main Street

Developer Angus Bruce explained that this ANR redesigns the 3 lots in the event that he is unable to move forward with the proposed subdivision plan on the adjacent larger parcels (Hannah's View Estates Subdivision, Assessor's Map 8, Parcels 1325 & 1488). Ms. Cademartori acknowledged the reshaping of the lots and frontages, but said the drainage analysis is still pending. Mr. Sheehan motioned the PB endorse the ANR plan for 2 and 4 Sagamore Place and 1466 Main St. and Ms. Flaws seconded the motion. The vote was taken via roll call: Charville-Aye, Sheehan-Aye, Wallace-Aye, Flaws-Aye, and Champy-Aye.

7. Proposed Tree Protection-Bylaw – Citizen Feedback

Chair Charville said he has received feedback from residents which he would share with Ms. Cademartori and the PB to discuss at the December meeting. Ms. Cademartori said that MAPC consultant Ella Wise was preparing a public-engagement strategy for the proposed tree bylaw. Mr. Champy suggested including feedback from residents who are opposed to the bylaw. Chair Charville suggested engaging Townscape in the effort and perhaps having them administer the Tree Fund. Mr. Wallace said the group's focus of late has been on schools and many residents are on the Townscape wait list for new trees. The draft of the revised bylaw will be circulated.

8. Approval of Minutes – October 28, 2020

Mr. Wallace motioned to approve the October 28, 2020 meeting minutes as circulated, and Mr. Sheehan seconded it. The vote was taken via roll call: Charville-Aye, Flaws-Aye, Sheehan-Aye, Wallace-Aye, and Champy-Abstain.

9. Administrative Matters/Topics for Next Meeting

Topics for the December meeting may include:

- Review drainage analysis from ANR just endorsed; this is also ongoing with ConCom

Ms. Flaws motioned to adjourn the meeting at 9:52 PM; Mr. Champy seconded the motion. The vote was taken via roll call: Charville-Aye, Flaws-Aye, Champy-Aye, Sheehan-Aye, and Wallace-Aye.

Respectfully submitted,

Susan Lambe, Planning Office