

# **LYNNFIELD PLANNING BOARD MEETING February 24, 2021**

## **1. Call to Order**

The regular monthly meeting of the Planning Board (PB) was held on Wednesday, February 24, 2021. Chair Charville called the meeting to order at 7:00 PM and announced the meeting was being recorded and held remotely per current MA emergency regulations. A quorum of Board members was in attendance, including Chair Brian Charville, Vice Chair Michael Sheehan, Ed Champy and Anthony Guerriero, with Clerk Kate Flaws expected shortly.

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

Mr. Champy motioned to reopen the Public Hearing (PH) at 7:01 and Mr. Sheehan seconded it; the vote was taken via roll call: Charville-Aye, Champy-Aye, Sheehan-Aye, and Guerriero-Aye. Atty. Jay Kimball requested the PH be continued until the March meeting and said that Civil Engineer Peter Ogren had finalized the driveway layout with the Fire Department and would now review the engineering reports from the peer reviewer and Town Engineer. Chair Charville requested all documents related to this be submitted ASAP and posted to the PB website to allow ample time for all interested to review them.

Arthur Katz, 11 Village Row, asked to confirm the date of the March meeting; Chair Charville said March 31 at 7:00 PM. Atty. Kimball said the applicant had requested continuing the PH until that date, and an extension of time for the PB to act until April 30, 2021. Mr. Sheehan motioned to grant the continuation of the PH until 3/31/2021 at 7:00 PM and to extend the time to act until 4/30/21; Mr. Champy seconded the motion. The vote was taken via roll call: Charville-Aye, Champy-Aye, Sheehan-Aye, Flaws-Aye, and Guerriero-Aye. Mr. Champy motioned to continue the PH on the proposed subdivision at 271 Main St. until March 31 at 7:00 PM, and Ms. Flaws seconded the motion. The vote was taken via roll call: Charville-Aye, Flaws-Aye, Champy-Aye, Sheehan-Aye, and Guerriero-Aye.

## **3. MarketStreet – Burton's Grill**

Director of Asset Strategy and Development for WS Development Katie Wetherbee and MarketStreet General Manager Charlotte Woods presented the request to allow a Minor Modification to Building #1350 to reduce / reconfigure a few parking spaces and have a sidewalk extension in order to create a patio for Burton's Grill. Ms. Wetherbee said this could

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be accomplished by eliminating 5 parking spaces and relocating 1 Handicapped space; Chair Charville asked if total parking requirements would still be met at Market Street despite these lost spaces, and Ms. Wetherbee said there would still be an excess of 400 spaces. Ms. Flaws asked about the loss of the Handicapped space; Ms. Wetherbee said it would not be lost, only relocated. Ms. Wetherbee said the corners of the patio would be landscaped. Mr. Guerriero asked about lighting changes; Ms. Wetherbee said 1 existing light pole would be relocated for pedestrian safety. Mr. Guerriero asked what the inside seating capacity would be; Ms. Wetherbee will research this and inform the PB. Ms. Flaws asked if the patio would have a roof; Ms. Wetherbee said Burton's would try to incorporate existing architecture to blend a roof to the building. Ms. Flaws asked if this would require another site plan review; Planning and Conservation Director Emelie Cademartori said this would be included in the Design Standards Review. Ms. Cademartori asked about signage; Ms. Wetherbee said signs had not yet been finalized and Ms. Flaws reminded that other restaurants had experienced delays due to signage reviewing. Mr. Champy asked what the patio size was; Ms. Wetherbee said 22' x 50' for a total of 1000 square feet. Mr. Champy said he approved of the idea, but the plan set lacked sufficient sketches to allow for an idea of what the new patio would look like. Ms. Flaws said a roof on the patio would be a benefit in curbing light pollution. Ms. Cademartori reminded that tonight's request was only to allow a modification to the parking spaces which triggers a minor change, and that all other design work would be created and approved after Burton's has permission to build the patio. Ms. Cademartori also requested a review of the shown 7' 6" sidewalks as the standard for a 2-story building was 10'. Ms. Wetherbee said that they had hoped to give Burton's the maximum possible patio area. It was agreed that further review during the Design Standards Review would be given to sidewalk size, lighting, signage, and relocation of the existing tree.

Tree committee member Jane Bandini asked if the tree in question could be moved to a landscape area vs. the sidewalk; Ms. Wetherbee said this was dependent on where signage would be located. Wallace McKenzie, 4 Debston Lane, asked if there were any plans for outdoor loudspeakers in kiosks and the like; Chair Charville said that would be addressed with appropriate restrictions during the Design Standards Review. Chair Charville requested Ms. Wetherbee to obtain answers to all questions raised and to update the Board. Mr. Sheehan asked if this was a minor or major change request; Ms. Cademartori said this is a minor change and Mr. Champy agreed and noted it would be followed by further design review. Mr. Champy motioned that the proposed modification is a minor site plan change and can be approved

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without condition provided the sidewalk is adequate width and correctly displayed on the plan; Mr. Sheehan seconded the motion. The vote was taken via roll call: Charville-Aye, Flaws-Aye, Champy-Aye, Sheehan-Aye, and Guerriero-Aye. Ms. Wetherbee said she will review and respond to all questions that had been raised.

### **4. 972 Main Street – ZBA Case #21-08**

Homeowner and applicant Brad DeMont presented his plan to add a 2-car garage, a mudroom, and a deck to his existing, nonconforming home. Chair Charville asked Ms. Cademartori if this required a Special Permit due to the existing non-conformity; Ms. Cademartori confirmed this and added that the home is located in the GWP District which has additional imperviousness restrictions. Ms. Cademartori added that Main St. was subject to the Scenic Road Bylaw (SRB) and asked if the proposed curb cut would interfere with the existing stone wall. Mr. DeMont said the wall was partially buried and in need of repair. Ms. Cademartori asked if there were any trees between the front boundary and Main St.; Mr. DeMont was unsure. Ms. Cademartori informed that the Town Engineer (TE) could not sign off on the driveway curb cut if it affected the wall or trees. Ms. Flaws asked if abutters on Pagos Way had provided feedback; Mr. DeMont said they were in favor of the project. Ms. Flaws noted most of the increased imperviousness was the new driveway and asked if an alternate surface could be used; Mr. DeMont said that was a possibility. Ms. Cademartori appreciated the architecturally correct expansion and restoration. Mr. Sheehan asked if the increase in gross area would be over 100%; the answer was no. Mr. Guerriero asked what the space above the garage would be used for; Mr. DeMont said it would remain unfinished for now and Ms. Cademartori informed him that bedroom count could not be increased in the GWP District.

Mr. DeMont said he would determine whether the curb cut interfered with trees or the wall; Ms. Bandini said adding a driveway on Main St. was subject to the bylaw; Ms. Cademartori said she would research further, and added that the Building Permit application would be the trigger for the SRB when the TE reviewed it. Mr. Champy motioned to not oppose the requested relief for 972 Main St. and Mr. Sheehan seconded the motion. The vote was taken via roll call: Charville-Aye, Champy-Aye, Guerriero-Aye, Sheehan-Aye, and Flaws-Aye.

### **5. Tree Preservation Bylaw Draft**

Chair Charville said the draft to be reviewed now took into account all the feedback gathered at the Special PB Meeting on February 3<sup>rd</sup>. Chair Charville added that the PB would submit the

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finalized Tree Protection Bylaw (TPB) as a Warrant Article for the spring Town Meeting. Ms. Cademartori noted that Special Permits would trigger the TPB, and added that Variances should also be included as they indicate work in the Tree Border of a property. Mr. Sheehan agreed there was a benefit to listing both. Chair Charville said public-outreach efforts would resume; Ms. Flaws suggested reaching out to earlier opponents of the bylaw. Outreach efforts discussed included: press releases, mailers, website postings, and a banner. Mr. Champy suggested highlighting that the revised TPB affects far fewer projects than the earlier version of the bylaw would have. Ms. Bandini said the Tree Committee would also work to explain the bylaw to residents. Ms. Cademartori informed that two Salem State University graduate students would begin work on a 10-year lookback of the Lynnfield tree cover, and this also hopefully can be used for outreach and informational purposes.

### **6. Approval of Minutes – January 27, 2021 and February 3, 2021**

Mr. Champy motioned to approve the January 27, 2021 and February 3, 2021 meeting minutes as circulated, and Chair Charville seconded it. The vote was taken via roll call: Charville-Aye, Flaws-Aye, Sheehan-Aye, Guerriero-Aye, and Champy-Aye.

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

- Continued Public Hearing, 271 Main Street proposed Definitive Plan of Subdivision
- Site Plan Review for the Elementary Schools' expansions; date TBD as either 3/31 or 4/7
- ZBA Cases scheduled to be heard at the ZBA's April monthly meeting
- Violet Circle resubmission of Release of Covenant

Ms. Cademartori will pre-circulate documents for 271 Main St. and the schools' site plans.

Mr. Champy motioned to adjourn the meeting at 8:22 PM; Mr. Sheehan seconded the motion. The vote was taken via roll call: Charville-Aye, Flaws-Aye, Sheehan-Aye, Champy-Aye and Guerriero-Aye.

Respectfully submitted,

Susan Lambe, Planning Office