

LYNNFIELD PLANNING BOARD MEETING May 26, 2021

1. Call to Order

The regular monthly meeting of the Planning Board (PB) was held on Wednesday, May 26, 2021. Chair Charville called the meeting to order at 7:00 PM and noted full attendance of the PB and Planning Office staff; he added the meeting was being recorded and held remotely via Zoom per current Massachusetts emergency regulations.

Chair Charville stated the PB would need to make recommendations on Warrant Articles (WA) #19 and 20 prior to Town Meeting on June 12th. WA #19 concerns street acceptance for Zepaj Lane as a Public Way; Ed Champy motioned that the PB recommend acceptance of Zepaj Lane as a Public Way and Amy MacNulty seconded the motion. The vote was taken via roll call: Charville-Aye, Champy-Aye, Flaws-Aye, MacNulty-Aye, and Wilkins-Aye. WA #20 proposes to amend the Stormwater Management Bylaws to comply with updated regulations. Kate Flaws motioned that the PB recommend adoption of WA #20 and Mr. Champy seconded the motion; the vote was taken via roll call: Charville-Aye, Champy-Aye, Flaws-Aye, MacNulty-Aye, and Wilkins-Aye.

2. ANR Plan – 211 Summer St., Taylor Terrace

Applicant Michael Palmer, a resident further down Taylor Terrace, reviewed the plan to raze the home at 211 Summer and split the property into 2 lots and build homes on them; he explained the home was in need of complete updating. The proposed lot line would necessitate removal of the barn, and Mr. Palmer said he has considered possibly moving the ‘paddock’ (barn) to another location on the property to save it.

Ms. Flaws asked if the home on the front lot would face Summer St. or Taylor Terrace; Mr. Palmer said Taylor Terrace. Planning and Conservation Director Emilie Cademartori informed that Summer St. was designated a Scenic Road and original homes there all face the street to maintain its character. Mr. Palmer said his plan calls for a 3-car garage to face Summer St., but that he planned to add privacy with 6’ – 8’ fencing and greenspace. Ms. Wilkins agreed that keeping the historic look to Summer St. is important; Mr. Palmer said perhaps a 4’ fence and plantings would be preferable. Ms. Wilkins asked if the large trees on the other lot would need to be removed to locate a

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driveway; Mr. Palmer said the town had already removed 3 trees and those remaining should not be affected by the driveway.

Chair Charville asked Ms. Cademartori if the plan was acceptable. Ms. Cademartori said yes, the ANR can be endorsed; the issues of concern involve the Historical Commission, the Scenic Road Bylaw (curb cut), and protected street trees. Mr. Champy asked if there were easements on the property; Mr. Palmer said there was a small electrical and access easement. Mr. Champy stated that a deed restriction could be added that would limit the size of fencing along Summer St., and that the developer of nearby Tuttle Lane had chosen to install stone walls to preserve the streetscape. Mr. Palmer said he has an interest in the best possible result as he is a resident of Taylor Terrace, and he will forward the home plans to show that they complement the roadway. Chair of the Historical Commission (HC) Kirk Mansfield said he has met with Mr. Palmer and he will attend the HC meeting on June 8th. Mr. Palmer agreed that a fieldstone wall could be considered.

Ms. Flaws motioned that as Ms. Cademartori agrees the plan meets all zoning standards, the PB not object to the ANR at 211 Summer St. and Mr. Champy seconded the motion. The vote was taken via roll call: Charville-Aye, Champy-Aye, Flaws-Aye, MacNulty-Aye, and Wilkins-Aye.

Chair Charville introduced Sadie Woodward, a climate policy specialist intern working with Patrick Lynch at the Ipswich River Watershed Association (IRWA); Ms. Woodward informed that the Greenscapes North Shore Coalition, together with Mass Audubon, is offering Zoning Bylaw Review Training for PB and ConCom members this summer, including an introductory webinar in late June. Ms. Woodward encouraged PB members to access the Greenscapes website for assistance with projects, and said PB member input is needed to create a regional list of developers. Chair Charville noted that the PB will discuss Zoning Bylaw review for Lynnfield later in the meeting, and would be in touch.

3. Public Hearing, 109 Lowell St. – Vallis Way, Definitive Subdivision Plan

Ms. Flaws motioned to open the Public Hearing (PH) and Ms. MacNulty seconded the motion; the vote was taken via roll call: Charville-Aye, Champy-Aye, Flaws-Aye, MacNulty-Aye, and Wilkins-Aye. The PH notice was read and Mr. Champy motioned to

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waive reading the remainder; Ms. Flaws seconded the motion. The vote was taken via roll call: Charville-Aye, Champy-Aye, Flaws-Aye, MacNulty-Aye, and Wilkins-Aye. Chair Charville announced that all Board members, staff, and the full applicant team were in attendance, and that all documents relating to the proposed subdivision were available on the PB website for review. Chair Charville estimated the full review of the plan may take 3 months and the PB would encourage questions and input; however, if the plan proves to be within all legal limits, it will be approved with the PB doing their best to protect abutters.

Atty. Jay Kimball said the property is 11.5 acres in Zones RC and RD and 5 new building lots are planned; he noted that Mrs. Vallis's property is shown on the plan but not part of the subdivision. Atty. Kimball acknowledged the concerns raised about the shape of Lot 5 and added that all the lots meet zoning requirements. Engineer John Ogren said each lot has been soil tested for an individual septic, the proposed water connections would be via Lowell St. and the existing easement to Smith Farm Trail, and each home would have a roof infiltration system; he added that the home designs shown on the plan are not final. Mr. Ogren said the only requested waiver was for the dead-end street length of over 500', and there would be sidewalks on both sides of the road. Ms. MacNulty asked if the water connection to Smith Farm Trail was a LCWD request; Mr. Ogren said yes, and LCWD would have input but the developer would install it. Chair Charville asked if tree clearing would be minimal; Mr. Ogren said they hoped to maintain as much tree cover as possible. Ms. Wilkins asked if the stormwater design accommodated the existing home and what would happen if that lot was split in the future; Mr. Ogren said the current home was included, but a future home would need to mitigate runoff. Ms. Wilkins asked if the stub bordered wetlands and if significant trees would need to be removed to build the main road; Mr. Ogren said there are no wetlands within 100' and some large trees would need to be removed. Ms. Wilkins noted that all significant trees were not identified on the plan; Mrs. Vallis, 109 Lowell St., said the thick row of pines along 7 Lowell St. would remain. Mr. Champy asked if the water loop was required by the Town Engineer and if future lots would be infiltrated; Mr. Ogren said yes, and a future lot would need to comply with the Stormwater Bylaw. Ms. Cademartori asked why the probable future lot was shown on the Preliminary Plan but not on the Definitive Plan; Atty. Kimball said because there are no current plans to create the lot. Ms. Cademartori said creating the lot now would facilitate HOA and stormwater issues; Mrs. Vallis said the subdivision would not have an HOA and Ms. Cademartori explained that an HOA would be required and

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any future lot would have to be incorporated into it. Ms. Cademartori asked why no gas mains were shown on the plan; Mr. Ogren said these were in the process of being worked on with National Grid.

Richard McCarthy, 4 Mohawk Lane, said he had sent a letter to the PB outlining his concerns, including:

- The roof infiltration and septic of Lot 5, which borders his property; Mr. Ogren said there should be no effect on Mr. McCarthy's land.
- Existing, dangerous large pine trees on border between his home and Lot 5
- Lack of privacy for his home due to the unusual shape of Lot 5 and street pattern

Chair Charville asked Mr. Ogren to attempt increasing the size of Lot 5 and minimizing the panhandle. Patricia Campbell, 7 Patrice Lane, requested that measures to save trees on the property and house lots be incorporated. Stephen Collins, 120 Lowell St., requested eliminating the access to the Sagamore Golf Course property, citing that none of the neighboring cul-de-sacs (Smith Farm Trail, Pocahontas Way, Mohawk Lane) had such access. Mr. Collins suggested shortening the roadway to under 500' which would eliminate the need for a waiver and access to the golf course; Chair Charville said this was done to maximize the number of lots, and Atty. Kimball said the access stub is a requirement and the PB has never denied such a road length waiver. Mr. Collins stated that his concern was due to the traffic impact 80 new homes on the golf course would have; Chair Charville said the maximum number of homes on the portion of Sagamore Spring Golf Club that is east of Main Street was 50 – 60. Gail Marcus, 7 Lowell St., an abutter of the proposed roadway said that 50 – 60 new homes should allow removing the stub and noted that Lot 5 was on a hill and would either need to be flattened out or squared off. Greg Sonek, 6 Smith Farm Trail, echoed concerns about the watershed. Mrs. Vallis asked if the plan could omit the stub; Mr. Champy and Ms. MacNulty agreed with this. Chair Charville asked Atty. Kimball and Mr. Ogren to request a waiver eliminating the stub. Matt Itzkowitz, 110 Lowell St., expressed concern about tree removal and increased traffic; Mr. McCarthy added the stub waiver was a great improvement. Leslie Kerzner, 4 Smith Farm Trail, asked if the Vallis homestead would be divided into 2 lots and if the water connection to Smith Farm Trail would affect those homes; Mr. Ogren said there were no plans to divide the Vallis home and the new water connection would have no impact on neighbors, and could actually improve water flow.

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Ms. Flaws asked all residents who had concerns about trees to reach out to the Select Board to support the proposed Tree Preservation Bylaw (TPB), and Chair Charville reminded that without a TPB, this property could be clear cut similar to the Tuttle Lane subdivision. Ms. Cademartori reminded the applicants that significant trees were required to be shown on the plans, as well as those trees in “woodland” area. Chair Charville requested a site walk for the PB be scheduled, and said that feedback from peer review engineer Bill Jones would be heard at the June meeting. Ms. Flaws motioned to accept the Linden Engineering Peer Review proposal for Vallis Way; Mr. Champy seconded the motion. The vote was taken via roll call: Charville-Aye, Champy-Aye, Flaws-Aye, MacNulty-Aye, and Wilkins-Aye. Staff will inform Linden to continue its peer review.

Ms. Flaws then motioned to continue the PH until June 23 at 7:00 PM in the Maney Meeting Room at Town Hall and Ms. MacNulty seconded the motion; the vote was taken via roll call: Charville-Aye, MacNulty-Aye, and Wilkins-Aye (only 3 PB members remained connected to the meeting due to thunderstorms).

Ms. Cademartori said that prior to the site walk the roadway centerline and 2 front lots would need to be marked; the site walk will be scheduled with Mr. Ogren.

Note: Some Agenda items taken out of order to accommodate Executive Session.

7. Executive Session – Minutes to Board Only

At 9:26, Mrs. MacNulty motioned to enter executive session; this was seconded by Ms. Wilkins, and the vote was taken via roll call: Charville-Aye, Champy-Aye, MacNulty-Aye, and Wilkins-Aye (Ms. Flaws was not present).

4. Administrative Matters/Topics for Next Meeting

Chair Charville noted that the desirability of a Low Impact Development (LID) bylaw had been mentioned during Ms. Woodward’s comments. Chair Charville said the Tree Protection Bylaw (TPB) focus should be to offer information to the SB in the hopes of building a coalition; Ms. Cademartori said the TPB is a General Bylaw (not a Zoning Bylaw, and therefore, the proposed Vallis Way subdivision would not be grandfathered) and the developer of Vallis Way should be reminded of this. Chair Charville was unsure

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if the OSRD Bylaw should be revisited; Ms. Cademartori said it would only be relevant for development of the Richardson Green or Sagamore Golf Course parcels.

5. Approval of Minutes – April 28, 2021 and May 5, 2021

Mr. Champy motioned to approve the April 28, 2021 and May 5, 2021 meeting minutes as circulated, and Ms. MacNulty seconded it. The vote was taken via roll call: Charville-Aye, Champy-Aye, MacNulty-Aye, and Wilkins-Aye.

Mr. Champy motioned to adjourn the meeting at 9:59 PM; Ms. MacNulty seconded the motion. The vote was taken via roll call: Charville-Aye, Champy-Aye, MacNulty-Aye, and Wilkins-Aye.

Respectfully submitted,

Susan Lambe, Planning Office