

LYNNFIELD PLANNING BOARD MEETING June 23, 2021

1. Call to Order

The regular monthly meeting of the Planning Board (PB) was held on Wednesday, June 23, 2021. Chair Charville called the meeting to order at 7:01 PM and noted this was the first, in-person monthly meeting since February of 2020; he added that PB members Brian Charville, Katherine Flaws, Page Wilkins, and Amy MacNulty were present, and Ed Champy was expected shortly.

2. Stormwater Review – Huckleberry Hill School Expansion

Chair Charville informed that the PB had approved the Site Plan Review (SPR) for both schools on April 7, 2021, with the stipulation that the final plan adhere to the Stormwater Bylaw as confirmed by Town and Peer Review engineers, and then be shared with the Board. Chair Charville introduced Town Administrator (TA) Rob Dolan and Town Engineer (TE) Charlie Richter and added that the updated plans were available on the PB website. Mr. Richter said he and Peer Review Engineer Bill Jones had reviewed all the plans and agreed that all requirements of the Stormwater Bylaw had been met. Mr. Richter added that the issue of icing on Melch Rd. would also be addressed during construction. Chair Charville asked if neighbor's concerns were addressed; Mr. Richter said yes, with the planned infiltration trench to prevent the Melch Rd. icing. Ms. Flaws motioned to accept the revised HHS plan and Ms. MacNulty seconded the motion; the motion carried 4 – 0.

3. Stormwater Review – Summer Street School Expansion

Mr. Richter said the SSS plan had posed additional challenges as the school expansion 20 years ago had led to flooding problems for abutters. Mr. Richter said he and Mr. Jones had met with all concerned abutters and worked with Nitsch Engineering to meet all Stormwater Bylaw requirements, as well as the runoff concerns created by the prior construction. Chair Charville asked how much the plan had evolved since the earlier review; Mr. Richter said significant infiltration had been added. (Mr. Champy arrived at 7:11 PM) Ms. Flaws asked if the playground surface must be impermeable rubber; Mr. Richter said this is an ADA issue and that the playground runoff was only a small portion of the total. Chair Charville asked if abutters had been consulted; Mr. Richter said he had met with each concerned party. Mr. Champy asked if the revised plan went beyond the required improvements; Mr. Richter said yes. Ms. MacNulty said a permeable rubber paver does exist; Mr. Dolan said the Building Committee would review this with the

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playground specialist. Don Garrity, 232 Summer St., said his property would have diminished sheet flow due to building up a curb and adding a berm. Jane Bandini of the Tree Committee asked if the 10 non-native trees shown on the plan could be replaced with native trees; Mr. Dolan said he would review this with the landscape architect. Rueben Innis, 8 Maddison Lane, said that as little as ¼” of rain had caused past flooding.

Ms. Flaws motioned that the PB accept the updated Stormwater Plan for SSS and Ms. Wilkins seconded; the motion carried 5 – 0.

4. Public Hearing, 687 Chestnut St. – Scenic Road Bylaw

The Public Hearing (PH) notice was read and Mr. Champy motioned to open the PH. Ms. Flaws seconded the motion and the vote carried 5 – 0. Applicant Edis Mujanovic explained the addition of a garage and driveway necessitated a curb cut and stone wall cut to allow for safer parking. Chair Charville asked if a garage already existed and if a street tree would be removed; Mr. Mujanovic said no garage exists, and he had hoped to save the tree but the driveway could not be rerouted. Ms. MacNulty asked if the existing driveway on the other side of the home could be extended; Mr. Mujanovic said no, as the septic and leaching field were located there. Mr. Champy asked about having 2 curb cuts on the same lot; Chair Charville said Mr. Richter had approved this as they are 40’ apart. Mitigating the wall removal was discussed and Planning and Conservation Director Emilie Cademartori said the tree removal would require a separate hearing with the Tree Warden; this is scheduled for July 1st. Ms. Bandini asked if the removed stones could be used to continue the wall across the street and if the Elm tree being removed could be replaced with another Elm. Mr. Champy noted the importance of how the new wall ends be terminated, and Mr. Mujanovic said he would submit a plan.

Mr. Champy motioned that the PB approve the proposed plan for 687 Chestnut St. with the following conditions:

- The displaced stone be used to bolster the existing stone wall.
- The 2 new wall ends be appropriately capped.
- The removed tree be replaced with the same size, inch for inch, and species.

Chair Charville amended the motion to include “if the tree is approved for removal by the Tree Warden.” Ms. Flaws seconded this proposed amendment; this motion carried 5 – 0. Ms. Wilkins then seconded the original motion “as amended” with a revised plan to be

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submitted; the motion carried 5 – 0. Mr. Champy motioned to close the Planning Board PH; Ms. MacNulty seconded and the motion carried 5 – 0.

5. Zepaj Lane – Bond Release

Mr. Richter said the street had been accepted at the Spring Town Meeting and the remaining funds being held could be released. Ms. MacNulty motioned that the PB authorize the release of the remaining bond totaling approximately \$62K, and Ms. Flaws seconded the motion, which carried 5 – 0.

Note: Ms. Cademartori requested that agenda item #7 be heard briefly while Mr. Richter was in attendance.

7. 2021 Planning Board Initiatives

Mr. Richter suggested revisions to the Subdivision Rules & Regulations in order to address waivers policy, update the Stormwater requirements, revise number of copies required, and add a required checklist for Definitive Plan submissions. Ms. Cademartori said this would necessitate a PH during a regular PB meeting, and she would review legal requirements with Town Counsel. Mr. Champy suggested a plan submission checklist for both Preliminary and Definitive Subdivision plans. It was decided to circulate proposed revisions and checklists to the PB prior to the next regular meeting for discussion, and schedule the PH for the next regular meeting.

6. Cont'd. Public Hearing, 109 Lowell St. – Vallis Way, Definitive Subdivision Plan

Mr. Champy motioned to reopen the PH and Ms. MacNulty seconded the motion, which carried 5 – 0. Atty. Jay Kimball said developer Paul Caggiano was present and Engineer Ogren was unable to attend. Atty. Kimball said letters have been received from the Peer Review engineer, the TE, LCWD, and RMLD; he added that waivers requested include the length of the roadway and the required extension to the adjacent property. Atty. Kimball hoped the PB would consider granting these before the plans were revised. Mr. Champy suggested improving Lot 5 in order to grant the road waiver; Ms. Flaws stated she is not comfortable with the current plan. Chair Charville asked if Board members were opposed to waiving the stub requirement; the answer was no. Chair Charville noted that eliminating the stub would shorten the roadway and asked if this could allow lot lines

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to be shifted to improve Lot 5; Atty. Kimball deferred to the engineers on this.

Improvements to Lot 5 were discussed and Mr. Caggiano said he would lower the height of the lot, but he was uncertain as to how much would be possible. Ms. Wilkins requested preserving border trees for abutters to Lots 2 and 3. Chair Charville asked if this land was registered; Atty. Kimball said no. Mr. Caggiano agreed to consider screening trees and look at shifting the detention pond. Additional discussion included the LCWD option of looping vs. piping the water supply, the inclusion of the future lot in the HOA, and a possible conservation easement between lots 2 and 3 to prevent any future connection to Sagamore. Ms. Flaws asked if water impact to the LCWD could harm fire suppression ability; Atty. Kimball will check with the engineers. Ms. Wilkins asked when a new plan showing the missing details could be expected.

Jeff Stelman, 6 Mohawk Lane, noted that a former swing set and existing portion of his driveway are actually on Lot 3; he added he purchased the home this way and would prefer an easement to relocating the driveway. Mr. Caggiano said he would work with him on solving this matter. Mr. Stelman also suggested that the new HOA be responsible for maintaining the strip along Lot 5; Atty. Kimball agreed. Gail Marcus, 7 Lowell St., said that placed roadway markers are very close to her yard and requested a tree barrier and that moving the curve of the road be considered; she also expressed concern about damage from blasting. Atty. Kimball said insurance is provided if blasting is needed and Mr. Caggiano said pre-blasting borings would be done. Christina Itzkowitz, 110 Lowell St., said her home is located across the street from the proposed roadway and had no sidewalk; it was agreed to confer with the TE about this. Matt Itzkowitz asked if the proposed road location could be shifted to the existing driveway at 109 Lowell St.; Atty. Kimball said he was unsure if this was possible. Linda Vallis, 109 Lowell St., owner of the land, said there will be a buffer of trees along her lot and the roadway; Atty. Kimball said the team would look at the possibility of the shared driveway. Mr. Champy asked how many square feet the created lot at #109 would be, and Ms. Cademartori said this needed to be shown on the plan. Ms. Bandini opined on the frequent granting of road length waivers and the consequences of that; Mr. Champy replied that waiver requests allow the PB to discuss and request other possible improvements to the plan that ultimately benefit residents. Steve Collins, 120 Lowell St., approved of the elimination of the stub road and shortening the cul-de-sac length. Paula Carley, 2 Mohawk Ln., abutter to Lot 5, would like to see the road moved and border trees added. Jack Carley noted that

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his property and street had water issues and requested the road be shifted to eliminate the panhandle on Lot 5.

Chair Charville said this PH will be continued at the next PB meeting, and a revised plan was likely by then. Ms. Cademartori asked that a deadline for this new plan be given. It was decided that the regular meeting scheduled for July 28th be moved to August 4th to accommodate vacations, and that the deadline for submission of the new plan to the Board be July 26th. Ms. Flaws motioned to continue the PH until Wednesday, August 4th in the Maney Meeting Room at Town Hall and Mr. Champy seconded the motion; the motion carried 5 – 0.

7. 2021 Planning Board Initiatives – Cont’d.

Chair Charville said this topic would be discussed prior to the August 4th meeting at 6:30 PM, and that the revision of the Subdivision Rules and Regulations would now be a separate agenda item. Ms. Flaws said Andover had added a solar bylaw restricting locations and that she would circulate this to the PB. Ms. Cademartori informed that Gloucester had recently revised their Accessory Dwelling Bylaw.

8. Approval of Minutes – May 26, 2021

Mr. Champy motioned to approve the Open and Closed sessions of the May 26, 2021 meeting minutes as circulated, and Ms. Flaws seconded it; the motion carried 5 – 0.

9. Administrative Matters/Topics for Next Meeting

Ms. Wilkins motioned to adjourn the meeting at 9:26 PM and Ms. Flaws seconded; the motion carried 5 - 0.

Respectfully submitted,

Susan Lambe, Planning Office