

LYNNFIELD PLANNING BOARD MEETING August 25, 2021

1. Call to Order

Chair Brian Charville called the regular monthly meeting of the Planning Board (PB) to order at 7:04 PM in the Merritt Meeting Center on Wednesday, August 25, 2021 and said a quorum of PB members, including himself, Page Wilkins, and Ed Champy was present; he added that Board Members Amy MacNulty and Kate Flaws were on planned absences.

The first agenda item discussed was taken out of order to accommodate meeting attendees:

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

Mr. Champy motioned to reopen the PH and Ms. Wilkins seconded the motion, which carried 3 – 0. Chair Charville said the PH had been continued from the August 4th meeting, and the applicant now requested further continuation to the September 29th meeting due to the unavailability of the Board's peer review engineer. An extension of time to act on the application until October 1st was also granted by the applicant, and Ms. Wilkins, seconded by Mr. Champy, motioned to approve this; the motion was granted 3-0. Mr. Champy motioned to continue the PH until Wednesday, September 29th at 7:00 p.m. at the Merritt Center and Ms. Wilkins seconded the motion; the motion carried 3 – 0.

2. Cont'd. Public Hearing – Revisions to the Subdivision Rules & Regulations

Mr. Champy motioned to reopen the PH and Ms. Wilkins seconded the motion, which carried 3 – 0. Ms. Cademartori said the proposed revisions were “in good shape” and comments from Town Counsel (TC) were forthcoming. Ms. Cademartori reviewed the reordering of the Articles and explained that updating GIS requirements would be more accurate, but may be new to applicant's engineers. Mr. Champy asked how this change would affect projects already in progress; Ms. Cademartori said it would affect as-built plans. Ms. Cademartori said the Definitive Subdivision Application form would also be revised; Mr. Champy requested that TC add a comment allowing the leeway to revise forms. Mr. Champy motioned to continue the PH until Wednesday, September 29th at 7:30 PM and Ms. Wilkins seconded the motion; the motion carried 3 – 0.

3. 79 Chestnut Street – ZBA Case #21-15

Atty. Joseph Brodigan and applicant Darren Ryan said they had requested a Special Permit (SP) to raze and rebuild a non-conforming structure at the August 3rd ZBA

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meeting; the non-conformities include inadequate frontage and inadequate front and side setbacks. Atty. Brodigan said the 2 direct abutters to the property had voiced objections including the proposed setbacks and the massive scale of the new home, and the ZBA had requested reconsidering the proposal in light of these concerns. Atty. Brodigan said the plan has been revised and both neighbors have reacted positively; the existing home setback of 15' – 17' is now proposed to be 20', and the location of the home has been shifted to create a side setback of 18.5' vs. current 3.3' - 8.3', thereby reducing both nonconformities. Atty. Brodigan added that the driveway would now remain on the right-hand side of the home which avoids possible removal of a street tree. Chair Charville said the Scenic Road Bylaw would be addressed at a separate hearing; Ms. Cademartori said this may not be required if there is little to no change on the public way, but that the Town Engineer would determine this. Mr. Champy asked if the home plans were designed for this lot; Atty. Brodigan said the plans were purchased for this lot. Chair Charville questioned the front-facing vs. side-facing garage and Mr. Ryan said that it was needed to provide an adequate turning radius.

Meredith Chamberlin, 83 Chestnut St., said the applicant has heard and responded to all concerns. Ms. Wilkins expressed concerns about the grading and the proximity of the retaining wall to trees. Ms. Cademartori said no infiltration would be required under the GWP district regulations due to the large lot size; Mr. Champy asked if roof-water infiltration was planned and Mr. Ryan said dry wells to bring water to the rear of the lot were planned and he had removed a proposed retaining wall due to abutter objections. Tom and Cindy Schott, 71 Chestnut St., explained that their home is downhill and to the right of the subject property, and they had expressed to the ZBA their concern about such a large home being built so close to their lot line. After speaking with Mr. Ryan, the plan was revised from an 8' side-yard setback to 18', and the Schotts said they are “very happy with the new proposal”. Ms. Cademartori asked if the revised impervious calculation of 7.2% included the new driveway, noting that an increase could require infiltration; Mr. Ryan said he would be installing a roof infiltration system. Mr. Champy motioned to not oppose the Special Permit to the ZBA, and to recommend roof water infiltration, proper side grading and preserving adjacent trees. Ms. Wilkins seconded the motion, which carried 3 – 0.

4. 326 Lowell Street – ZBA Case #21-17

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Atty. Tim Doyle presented the application for a SP to allow an accessory apartment in a single-family home in order to allow aging parents to remain on the property. The plan calls for converting an existing garage into an apartment which is attached to the home via a breezeway; Ms. Wilkins asked if the breezeway was attached and the answer was yes. Ms. Cademartori asked if the septic system was adequate; Atty. Doyle said yes as the house currently has 4 bedrooms and the septic is for 5 bedrooms. Mr. Champy asked if the building permit for the breezeway construction would be closed out; Atty. Doyle said yes, as the construction was completed, and Mr. Champy noted a new permit would be needed for the garage construction. Ms. Cademartori asked what the size of the apartment would be; Atty. Doyle said 800 square feet. Ms. Wilkins motioned that the PB not oppose the requested SP for 326 Lowell St. and Mr. Champy seconded the motion, which carried 3 – 0.

5. 36 Canterbury Road – ZBA Case #21-18

Atty. Tim Doyle said the SP was needed to add a great room to a nonconforming structure and the home is in an RA district requiring a 15' side setback. The proposal would reduce the setback from 11.5' to 8.5' and include conversion of the garage to part of the great room; Atty. Doyle added that the project has the support of the left side abutter. Chair Charville asked if the driveway would remain, the answer was yes. Mr. Champy asked about the shown Right of Way (ROW); Atty. Doyle said his client owns the ROW and he has a copy of the title. Ms. Cademartori said the existing deed states frontage of 86', not 96' (which would include the ROW); she added that no new deed has been recorded. Mr. Champy asked if this land was registered, the answer was no, it is recorded land. Chair Charville asked that the title to the ROW be obtained and Atty. Doyle requested a continuance in order to do additional title research.

7. Vision for Willis Woods

Ms. Cademartori said Lynnfield had been awarded a technical assistance grant from the MAPC to develop a cohesive plan for this area. The area includes LCWD property that is protected, but not currently used for recreation, and this will require a Conservation Restriction (CR); other town properties have adjacency to the area, as do the towns of Middleton, North Reading, and Peabody. Ms. Cademartori said the goals of the project would be to permanently protect this land, protect the water supply, and allow for passive recreation use; she added that a Public Forum was scheduled for 9/22 and would include

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stakeholders from all 4 towns. Ms. Cademartori added that the PB should be in attendance as stakeholders and the Richardson-Green (RG) property was located in the middle of this 500+ acres of land. Chair Charville asked about the name “Willis” and Ms. Cademartori informed that he was the land grant recipient of the area in the 1600’s and that old maps reference Willis Woods and Willis Brook. Ms. Cademartori showed a map of ownership of land in the area including Bostik. Mr. Champy asked about parking to access the area; Ms. Cademartori said parking was available along Main St. and added that if the R-G property was acquired, a trailhead with parking could be created.

8. Tree Preservation Bylaw – Outreach Campaign

Ms. Cademartori said Town Meeting (TM) was currently scheduled for October 18th and the Warrant would close on September 27th; she added that the PB would make their recommendation after the Warrant closed and this could be done at the regular meeting on September 29th or a special meeting in early October.

Mr. Champy motioned that the PB submit the TPB to the Select Board (SB) for inclusion in the Warrant and Ms. Wilkins seconded the motion, which carried 3 – 0. Ms. Cademartori said that any additional zoning changes would be submitted by the Building Inspector and the PB would hold PHs for these the week of October 13th. Outreach, including a Vimeo, flyer, and postcard will now begin.

Jane Bandini, Tree Committee (TC) chair, and TC member Melanie Lovell said much misinformation had been spread on social media prior to the Spring TM and they would prepare a FAQs to hopefully alleviate this. Chair Charville asked if the Town was still exempt from the TPB; staff will follow up on this. Ms. Bandini said the TC would prepare their own video and poster as part of the outreach effort. Ms. Cademartori said that as a town board, the PB could not be on social media, but the Tree Committee can. Ms. Lovell offered to post factual information as needed.

9. Approval of Minutes – August 4, 2021

Mr. Champy motioned to approve the August 4, 2021 meeting minutes as circulated, and Ms. Wilkins seconded it; the motion carried 3 – 0.

10. Administrative Matters/Topics for Next Meeting

Ms. Cademartori said topics would include:

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- the continued PHs for Vallis Way and the Subdivision Rules and Regulations
- continuation of the 36 Canterbury Rd. ZBA case
- a report on the Willis Woods Public Forum
- an update on Richardson-Green and all other zoning articles

Ms. Wilkins motioned to adjourn the meeting at 8:48 PM and Mr. Champy seconded; the motion carried 3 - 0.

Respectfully submitted,

Susan Lambe, Planning Office