

LYNNFIELD PLANNING BOARD MEETING– OCTOBER 16, 2023

1. 6:35pm - Call to Order

Chair Charville called the meeting to order at 6:36pm. He noted that the meeting was taking place in the Middle School, Room 118 and identified the Planning Board (PB) members in attendance, including himself, Vice Chair Kate Flaws, Clerk Ed Champy (expected to arrive shortly), and Page Wilkins. No members of the public were in attendance. Chair Charville noted staff members in attendance; Director Emilie Cademartori and Administrative Assistant Jennifer Welter. The meeting was being recorded by audio to assist with the preparation of minutes.

3. 6:39pm – Lynnfield Community Vision Plan – School engagement event

Page Wilkins reported that on Tuesday, October 17, she and staff members Sondria Berman and Jennifer Welter would join her and MAPC planner Sarah Scott in four tenth-grade Social Studies classes at LHS for the purposes of engaging youth in the Visioning Plan. The students will be presented with a brief overview of the Vision Plan and invited to provide feedback through interactive poster activity. The four sessions would conclude with open Q&A and follow-on discussion.

Chair Charville noted that he had spoken to the Boy Scouts earlier and added their feedback to MAPC's survey gathering efforts. Director Cademartori added that she hoped that a in-person public forum would still be included, as it was part of the original contract with MAPC. Early November would be a likely timeframe.

(6:39pm – Clerk Ed Champy enters the meeting)

2. 6:45pm - Fall Town Meeting Warrant Articles – Discussion and recommendations

Director Cademartori reported that the appraisal for Article 9, regarding the purchase of an historic preservation restriction for property at 618 Main Street had been received that day, for \$275,000, and increased to \$300,000 to allow for additional legal fees. This would allow the Town to buy the rights from the current owner and maintain the historic façade of the structure. The Town will work with the Massachusetts Historic Commission. If approved, the Town can then proceed with specific negotiations with the homeowner. The funds come from the Sale of Real Estate Fund with no impact on operating budgets.

LYNNFIELD PLANNING BOARD MEETING– OCTOBER 16, 2023

Chair Charville requested a motion to recommend that Town Meeting adopt Article 9. Ms. Wilkins moved in favor and Clerk Champy seconded the motion. The motion carried 5-0.

Chair Charville read the text of his proposed Planning Board recommendation for Article 9: “The Planning Board unanimously recommends adoption of Article 9. We have reviewed with our staff this property, its location, its development potential and its importance to Town Center and to the Common. We think that spending money to obtain an historic preservation easement on this property is smart planning for the Town.” Clerk Champy suggested adding that there is money allocated for this type of transaction, opining that Town Meeting will be sensitive to spending at this meeting.

Director Cademartori reported that Article 12 would authorize the Select Board to purchase the real estate property at 1005 Summer Street for the purposes of extending the adjacent Willow Cemetery. The article was added late, pending the expected sale of the private parcel, and with the expectation that the Town will run out of graves in 10 years. This expansion would extend burials for 20+ years. Board members discussed the use of funds to purchase cemetery property. There is currently \$1.1 million in the Sale of Real Estate Fund, and, at present, successful approval of Article 9 and 12 would essentially draw down this account.

Chair Charville requested a motion to NOT recommend that Town Meeting adopt Article 12. Vice Chair Flaws moved in favor and Clerk Champy seconded the motion. The motion carried 5-0.

Chair Charville read the text of his proposed Planning Board recommendation for Article 12: “This is \$800,000 in a reserve. We think that this money could be spent in other ways. There will be future opportunities to spend it, for example, on expanding a park. In addition, this would result in one fewer house for a family to live in.” Clerk Champy suggested adding an additional use of funds for historic property preservation.

Administrative Items

- Next meeting will be October 25th
- October 30th Public forum LCWD and Con Com – to allow trails to proceed in Willis Woods on LCWD property

LYNNFIELD PLANNING BOARD MEETING– OCTOBER 16, 2023

4. 7:04pm – Adjournment

Chair Charville requested a motion to adjourn. Ms. Wilkins motioned in favor and Clerk Champy seconded the motion. The motion carried 5-0.

Respectfully submitted,

Jennifer Welter