

Market Street Advisory Committee
AGENDA
Al Merritt Center – 600 Market Street
Thursday August 24, 2017
7:00pm

In attendance J. Bayer, R. Dalton, B. Charville, J. Fleming, S. Yerardi, A. Ferullo, W. McKenzie, G. Covino, P. Doucette A. Mitchell, J. Gioioso

Absent: Absent P. Parziale, D. Breen, T. McClory

1. Chairperson Bayer, calls meeting to order at 7:00, noted people who were absent
2. Agenda review, meeting goals and expectations
3. Minutes from the 7/27/17 meeting, were approved with the following additions.
 - under 5.C.iii number 4 was added as follows:
“iv. Wally McKenzie noted that National Development was originally going to pay for all the traffic improvement but the Federal government stimulus money paid 5.5 million (actually 5.9 million –. Suggested National might be willing to contribute a significant amount since it will assist them.
 - G.3.iii was added to clarify the garage
“iii. Garage proposal is to be 3 levels and 383 vehicles”
 - Motion made, seconded and passed unanimously to accept meetings with modifications.
4. Jocelyn Fleming presented the Frequently Asked Questions(FAQ) document
 - Listing the names and general subject matter of residents who have shared feedback with MSAC to date.
 - The purpose of this document is to ensure those residents who have made the effort and taken the time to share their feedback have confirmation that their voices have been heard.
 - The listing will also help MSAC communicate with these residents to request additional information or share any advisement given relative to their concerns.
 - i. Jocelyn compiled the document by going through the minutes and emails sent to MSAC and organized them by the committees. The document will be updated after each meeting and the subsequent revision will be posted on our website
 - ii. After a brief review the following points were made.
 - iii. Brian Charville noted that the two of the items under the 1350 Building indicate that they are “under review”. He believes it would be better to say that they should be reviewed by Building Inspector.
 - iv. There was a discussion of our mission and that we should be the communicator for the citizens and that we should make sure items get resolved. We are not to ensure compliance but make sure that the issues go to the proper boards and there is follow-up.
5. Chairperson Bayer shared draft of press-release.
 - Invitation to Lynnfield residents to share their feedback on noise issues and berm issues at MSAC Meeting and via email.
 - Press-release will also be shared via social media.
 - Minor change in the second paragraph regarding berm.
 - Brian Charville – suggested adding a description of the berm so people will be able to have a frame of reference. i.e. “hill separating Walnut St from MarketStreet”
 - Dick Dalton suggested discussing with Bob Curtin about posting to the Town website. Facebook page is still under development.
 - There was a discussion about the best way to reach people

- Suggestions included
 - i. Dick Dalton – emails from people., we should try and co-ordinate three sub committees related to the noise and berm
 - ii. Sal Yerardi will reach out to LIFE residents
 - iii. Dick Dalton suggested that outreach should focus on the Sept 14th meeting –
 - iv. People agreed that there would have to be multiple releases and outreach efforts
 - v. Newspapers would be receptive to article around the release.
 - vi. Phil Doucette – we should be specific about the purpose of the meeting and explain that there will be other meetings for other issues.
 - vii. Sal Yerardi and Anne Mitchell suggested everyone using the press release to in their emails
6. Chairperson Bayer to share presentation providing an overview on MSAC to be posted to town website
- Wally McKenzie had questions about the last two bullet points on “Benefits of MSAC” slide.
 - Anne Mitchell had substitute wording for the last three. People felt they better expressed the benefits. Anne’s revisions were:
 - i. Serves as a sounding board for residents to share their feedback and concerns relative to Market Street.
 - ii. Provides WS Development and National Development a means of obtaining feedback and concerns from residents while also affording WS Development and National Development the ability to effectively and efficiently communicate their responses to residents.
 - iii. Provides National Development a vehicle to communicate changes and future plans/projects to the community.
 - iv. Offers Selectmen advisement on issues of concern to the community and/or issues raised the parties, based on feedback from all parties and research into the issues/concerns
7. MSAC Sub-Committee updates
- Berm improvement and compliance
 - i. Brian Charville – The subcommittee has gone through all the submissions but has not seen a plan / design document. They were able to confirm the length and height of the berm. The “As built drawing” is in storage and is being retrieved. The group will review when it is retrieved
 - ii. Site tours – Member are touring on their own to see how it currently looked. Brian Charville had reached out about a tour to National but it was decided to tour on their own.
 - iii. There is the meeting on Sept 14th and then a summary will put together
 - Traffic improvement
 - i. Jocelyn Fleming noted that Chief Breen has reached out to MA DOT and they are assigning a person to meet with the subcommittee. No confirmed date yet for the meeting.
 - Life
 - i. Sal Yerardi – Revised speed bumps are working, but they should be longer. They should be the 12 foot length.
 - ii. Suggestion was made to speak with Chief Breen
 - iii. Discussion of what to do in wintertime – speed bumps have to be pulled up. Can they be asphalt? Ideas should be suggested to National Development.
 - iv. Joe Gioioso – suggested people visit COMVERSE parking lot to see asphalt speed bumps.
 - v. Anne Mitchell asked about the speed bumps being long enough and Sal noted that the current length allow some cars to go to the left or right and almost avoid the bumps.
 - vi. Fire Dept trucks have to come to a complete stop before going over.
 - Noise Mgt improvement
 - i. Anne Mitchell noted that Paula Parziale and she met with Nancy Horn and Brian (WS) to start dialogue on noise
 - ii. The discussion included snow, landscaping, building 1350, etc.

- iii. Nancy was great; she has no problem going to retailers, and will address concerns.
- iv. Very professional and making sure residences concerns are addressed.
- v. Hours of operations. – Governed by the Development Agreement
 - 1. Operations – all tenants are provided with Tenant Manual
 - 2. Deliveries.
 - a. 24 hr security will stop deliveries and discuss with tenants if deliveries are made outside of allowed hours.
 - b. Whole Foods – only Whole Foods in company that doesn't have 24 hour delivery.
 - c. In past 4 years delivery complaints have been small.
 - 3. Landscaping Trash
 - a. Don't currently arrive before 7:00 AM
 - i. Dick Dalton noted that at 5:00 AM and 6:00 AM it is usually maintenance with blowers.
 - 4. Nancy will make sure aren't doing work on Sundays.
 - 5. Noise –
 - a. Review of noise and 9 db.
 - b. Nancy believes that it is a typo.
 - c. Wally McKenzie noted that it is not a typo.
 - i. This item has been in the original 2007 Development agreement and the 2011 Development agreement
 - ii. Concept was that at the lot line it should be quiet. That way there would not be any disagreement of what is too loud.
 - iii. First time it was brought to the board of Selectmen, Chief Breen noted that the police can't enforce because it is not part town's by-laws.
 - d. While noise is not as much of an issue at this time, National may not always be the owner.
 - e. Request has been made for the Board of Selectmen to come up with a town wide noise regulation.
 - 6. Snow removal
 - a. Brian P, from WS, joined the discussion.
 - b. They are planning to grease the plows to reduce the noise.
 - c. Banging of dump trucks can't be controlled.
 - d. Snow plow noise is one of the more challenging items to control
 - e. Having snow stored near 128/95 by Sheraton is a not an option at this point because of Conservation issues. Anne and Paula will follow up with Betty Adelson for clarity on the issues.
 - f. 1350 construction (7:00 AM-3:00 PM). Loudest will be phase 2 steel work.
 - i. Request was made for construction timelines and when it will be noisy
 - ii. Oct 2017 for construction start.
 - iii. Question of inviting Nancy to the Sept 14th meeting
 - 1. Members felt it might not be productive to have her in attendance.
- 1350 Building Committee
 - i. October 2017 construction start
 - ii. Brian Charville – now confirmed that Lahey will be there
- Theater
 - i. No action
 - ii. Question of when the warrant closes? Close warrant Sept 25th.

- iii. Town Meeting – Oct 16th.
 - Parking Committee - Sal Yerardi
 - i. Pursuing with Planning Board on location change in Design Standards
 - 1. Northern and western portion to change – “garage and other taller building southwestern and western”
 - ii. Two options
 - 1. Go to Planning Board
 - 2. Come from MSAC committee
 - 3. Brian Charville – could also come from Colonial Village
 - iii. Spent time at Planning Board office reviewing plans
 - 1. Reviewed 2008, 2011, 2013 and 2017 changes to parking
 - 2. Reviewed plans and there are inconsistencies but they appear to be minor.
 - 3. Shows 500+ extra spaces.
 - iv. He will now looking at signage.
 - 1. Where they are pointing to? Should there be additional signs to assist people find parking and stores/
 - v. Joe Gioioso – do they look at parking by tenant or in general?
 - 1. Sal Yerardi – by type and it is on sq ft. basis.
 - Finance Gene Covino
 - 1. In discovery phase, met with Jim Boudreau
 - 2. Impact of Marketstreet
 - 3. Two spreadsheets of questions submitted to Town Administrator and waiting on responses from him.
 - 4. Impact to public safety and police dept.
 - 5. Phil Doucette, Town Admin was able to provide good overview, revenue far exceeds original projection.
 - a. What is revenue?
 - b. People ask if it is a success – why haven’t my taxes gone down
 - c. Town playing catch up on projects
 - i. Field project? How big?
 - ii. Schools – MarketStreet – how many students have been added?
 - d. Upcoming Projects
 - i. Library -22 million
 - ii. Rail Trail
 - iii. Center Farms
 - e. If people want to see tax decrease, they have change direction on decisions
8. Next Meeting is Thursday Sept. 14th 7:00 PM public hearing
9. Public Comment Period
- Dave Miller
 - i. MSAC is doing a lot of good things
 - ii. Regarding the speed bumps – fire dept – Trucks need to come to complete stop
 - iii. To get people to attend Sept 14th meeting
 - 1. Berm – may not be the big draw. May not interest enough people
 - 2. Send out postage mail to residents / abutter - -
 - 3. Use other Websites – Katy Shea, Wally
 - iv. Public meeting
 - 1. Don’t wait for the end for discussion. If public isn’t involved, MSAC won’t be successful
10. Adjourn

- 8:37 Motion to adjourn made, seconded and passed unanimously