



LYNNFIELD CENTER WATER DISTRICT
Special District Meeting Minutes
October 21, 2022 at 6:00 pm

The Special District Meeting Opened at 6:12 p.m.

Upon motion by Commissioner Maney and seconded by Commissioner Youngren, Joseph Markey was unanimously chosen and sworn in as Moderator.

Joseph Markey was sworn in by Assistant Town Clerk Sue Lagorio.

Commissioner Maney made a motion to approve Article 2 and was seconded by Commissioner Youngren as follows:

I move that Steven Walsh, as the only nominee, be elected by acclamation, a Water Commissioner of the District to fill a vacancy for the remainder of the term of office for said seat, which expires following election and qualification of a successor at the 2023 Annual District Meeting, and that the Moderator be authorized to cast one ballot for said election

Patricia Campbell asked for that Mr. Walsh provide his background prior to the vote.

Mr. Walsh reviewed his qualifications.

Mr. Walsh was elected Water Commissioner and was sworn in by Mrs. Lagorio.

Commissioner Youngren made a motion to approve Article 3 and was seconded by Commissioner Maney as follows:

I move that the District vote to include the following parcels of land within the limits of Lynnfield Center Water District:

1. **1287 Main Street-0013-0000-0855** (which includes new assessor parcel 0013-0000-1000 with a temporary address assignment of 1301 Main Street)
2. **1301 Main Street-0013-0000-1000**
3. **1217 Main Street-0012-0000-2714**
4. **1219 Main Street-0012-0000-2047**
5. **1245 Main Street-0012-0000-2012**

Superintendent Scenna provided an overview of the proposed project and the benefits it provided to the district as follows:

1. "The developer will fully fund and complete design, construction and expansion of the LCWD system. At over a mile of new water main as proposed, this equates to well over a \$1.5 million dollar investment into the LCWD at the expense of the development. The expanded system will start at a connection near the current dead end on Main Street (roughly around #1218 Main Street), continue north on Main Street into their proposed development and loop back to Lowell Street. This looped expansion will obtain optimum hydraulic flow and water quality to not only this proposed development but to the existing surrounding neighborhood and existing District customers. This is supported by data which is summarized in a report created by CDM Smith after extensive modelling using existing system conditions prior to the MWRA connection in Wakefield going into place. This expansion, at a minimal daily use of less than 6,000 gpd, is sustainable without the MWRA connection in place. " *(Please see Memorandum of Agreement attached and Developer Presentation Slides)*
2. "The request will provide the easement on the west side that can allow us to potentially loop and connect our water supply stations, wells and treatment facilities in an economic manner. " *(Please see Memorandum of Agreement attached and Developer Slides)*
3. "Through a Development Agreement with the Town of Lynnfield, the Luff Trust has also committed to turn over a section of land back to the Town/LCWD. This 9.4 acre parcel was once owned by LCWD and was involved in a land swap between the groups when Glen Drive was built some years ago. This land will permanently be protected. " *(Please see Development Agreement attached)*
4. "Limitation on development on the west side of the course for a significant, fixed period of twenty five (25) years has been agreed to between the Town and the Luff Trust. This is also an extremely positive point for our District. Although the west side of the golf course is fully in the zone 2 well field protection zone and subsequently protected to some extent, conserving this land in its current open space recreation state, avoiding the construction of septic systems and leaching fields and networks of neighborhood roads with drainage systems infiltrating into the groundwater is not environmentally friendly

but is also in the best interest of the nearby groundwater source wells at the Main Street and Glen Drive stations. *(Please see Development Agreement attached)*

Clerk Doyle read into the record a letter of support from Lynnfield Fire Chief Glenn Davis. Please see letter attached for reference.

Richard Luff, the Petitioner, provided an overview of the proposed residential over 55 development at 1301 Main Street.

Mrs. Campbell asked why the proposed project hadn't been fully vetted for its impacts relative to traffic flow and safety.

Scott Cameron of Morin and Cameron, Engineers, the Engineer for the project explained acceptance into LCWD was an initial step and the project would be reviewed by all local boards prior to approval.

Chris Cole asked if LCWD has sufficient water to support the proposed development.

Superintendent Scenna said LCWD's engineers, CDM/Smith had run models and had concluded that there would be sufficient water to support the project. The study is available on the LCWD website.

Bill Thompson spoke in favor of the motion.

Jamie Hayman asked what would be the impact of the motion not passing.

Superintendent Scenna explained that the Petitioner had the right to build approximately 80+ single family homes at the site. The development of the site as a single-family subdivision (with subsequent individual wells, septic systems and drainage systems) would have a dramatic impact and likely compromise the LCWD wells operation and quality.

Patricia Fabbri expressed concerned about LCWD's water capacity and the calculations used to project water use by the proposed development.

Scott Cameron explained the water calculations. Anne Malenfante from CDM/Smith followed up with additional information, explained calculations and assumptions the model and study assumed and agreed that there was enough water to support the Development.

Superintendent Scenna stated that per a Memorandum of Agreement with the Petitioner, LCWD water would be limited to household use only, only for the proposed development in the development parcel and not for irrigation. Any connection outside of the development parcel or

change in use within the parcel needs to come back before the Board of Commissioners for review and approval.

David Bjorkman asked if there would be exterior water spigots.

Scott Cameron explained the exterior water spigots were required per the building code, but reiterated the development was prohibited from using LCWD water for irrigation purposes.

Patricia Fabbri asked if additional portions of the site would be developed in the future.

Superintendent Scenna said the Petitioner had signed an agreement with the Town acknowledging further development of the west side of the site would be prohibited for 25 years. The Petitioner confirmed this representation.

David Swimm spoke in opposition of the Petition. He then wanted to know the impact of the three household parcels joining. Superintendent Scenna said that if the order passed as written, a service would be installed to the property lines by the Developer at no cost to any of the three owners. Each owner would be immediately assessed the appropriate tax levy (current rate of \$0.43/\$1,000 valuation). They could connect at any time in the future and only at that point would they be charged any additional costs for volumetric consumption. They also have the right to not participate. If the latter is chosen, the connection would not be made and a service would not be installed to the property line. In this instance, they would have to petition the District in the future to join and then perform all the work at their expense. At the conclusion of his discourse, he did not request to be removed.

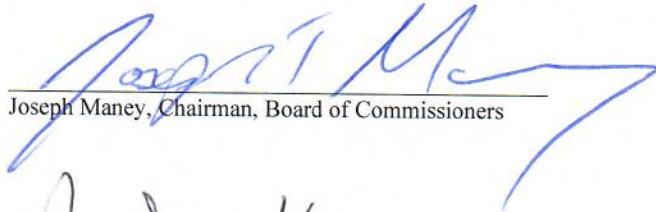
Jack Dahlstedt moved the question and it was seconded.

The motion passed 29 in favor, 7 opposed.

Commissioner Walsh moved to adjourn the meeting. He was seconded by Commissioner Maney.

The meeting concluded at 7:06 p.m.

Approved by:



Joseph Maney, Chairman, Board of Commissioners




Anders Youngren, Commissioner



Steve Walsh, Commissioner

Prepared by: 
Tim Doyle, Clerk of the District



JON SANTA
Lead Superintendent
10/27/22

