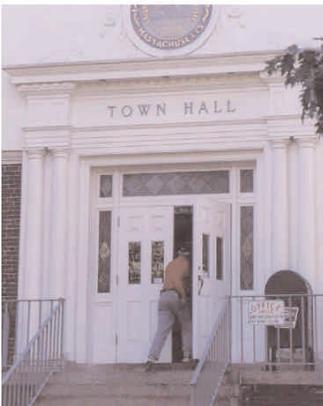
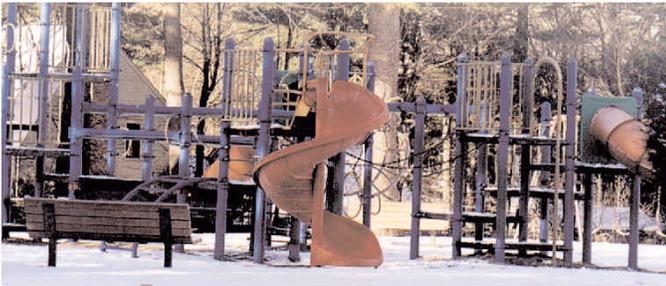




Town of Lynnfield, MA

Master Plan



Submitted by:
Planners Collaborative, Inc.
Boston, MA

September 2002

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
ACKNOWLEDGEMENTS	5
1.0 INTRODUCTION	7
2.0 OPEN SPACE AND RECREATION	25
3.0 NATURAL RESOURCES	37
4.0 HISTORIC AND CULTURAL RESOURCES	57
5.0 PUBLIC FACILITIES AND SERVICES	71
6.0 TRANSPORTATION	95
7.0 ECONOMIC DEVELOPMENT	109
8.0 HOUSING	125
9.0 EXISTING LAND USE AND ZONING	145
10.0 IMPLEMENTATION	161
11.0 PROPOSED LAND USE PLAN	169
APPENDICES	187
Appendix A. Addendum to Goals & Policies Statement: Affordable Housing Text	189
Appendix B. Images of Land Use Precedents	191
Appendix C. Additional Lynnfield Images	197
Appendix D. Public Meeting Materials and Results	207
LIST OF MAPS	
Map 1 – Open Space System	33
Map 2 – Geology and Topography	41
Map 3 – Soil Associations Grouped by Development Limitations	43
Map 4 – Water Resources	45
Map 5 – Vegetation	50
Map 6 – Cultural Facilities	66
Map 7 – Public Facilities	74

Map 8 – Road and Highway Classification	99
Map 9 – Daily Traffic Volumes	100
Map 10 – Population Density	134
Map 11 – 2002 Land Use	150
Map 12 – Zoning Districts	155
Map 13 – Build-out Analysis	174
Map 14 – Village Centers Plan Proposal	177
Map 15 – Lynnfield Center	178
Map 16 – South Lynnfield	181

EXECUTIVE SUMMARY

This document represents the culmination of work completed over approximately four years, from March 1998 to June 2002. The Master Plan presented herein is intended as a tool to guide decision-makers. As opportunities arise for development, the Master Plan will provide goals and a vision against which to evaluate proposals. It is also a plan with which public investment and decisions can be prioritized. The plan is the result of the coordination and compilation of public input, town officials' opinions, demographic and market trend analyses, and professional expertise. It represents an identification and articulation of what in Lynnfield can and should be preserved and enhanced and what can and should be changed to meet the challenges and needs of the future.

Vision for Lynnfield

Lynnfield will be a community for life that will provide appropriate and attractive housing and activities for all of its residents. Any new development will respect the visual quality of the town's architecture and open space, and will be concentrated in pre-defined areas. Both Lynnfield Center and South Lynnfield will have attractive and vibrant centers that will meet the service and social needs of the town's residents and will bring back some of what has been lost from the sense of community that the town residents remember. There will be a diversity of housing types made available so that young people, town employees, and the elderly can all afford to live in Lynnfield. Services and activities appropriate to all generations will be provided, and opportunities for interaction will be increased. A network of paths will traverse the town and connect many of its important locations to support pedestrians and bicyclists. This will help to alleviate some of the traffic and parking congestion currently experienced by town residents. Open spaces will be prioritized, preserved, and made accessible to all residents for both passive and active recreation as well as for the protection of natural habitat. Alternative methods of increasing tax revenues will be explored to help finance some of the above. Development will be guided by principles as developed by the town's residents and government officials and will be evaluated in terms of adherence to these master planning goals.

Goals for Lynnfield

- Preserve Lynnfield character
- Enhance the Town Center
- Strengthen South Lynnfield
- Provide suitable facilities for Town activities
- Stabilize the tax base
- Increase the amount of affordable housing
- Permit the Town to be pro-active in meeting future challenges and opportunities

Master Plan Main Recommendations

The Plan's main recommendations are summarized below:

- *Expand the boundary definition of the two town centers*

Both Lynnfield Center and South Lynnfield center grew out of railroad stations and were once the centers for commercial activity and public interactions. In addition, South Lynnfield was along the route of a main highway connecting Boston to the North Shore ports, New Hampshire, and Maine. Commercial and other activity centers were located primarily in these centers, but were also more geographically dispersed, resulting in more concentrated and more vibrant centers than is the case today.

The plan proposes that both Lynnfield Center and South Lynnfield center be strengthened by intensifying uses in the centers and expanding their boundaries. The plan proposes that Lynnfield Center retain its function as a civic center (Town Hall, library, post office) and that the number and types of uses be increased in a number of ways including encouraging apartments and professional offices in existing houses and mixed-use with apartments and offices over commercial spaces. Strong design guidelines should be developed to ensure aesthetic compatibility.

It is proposed that South Lynnfield continue in its role as primarily an economic center, but also that connections between churches, senior center, and other non-commercial activity centers be provided in order to improve its function as a social center. A similar "core densification zone" is proposed here as in Lynnfield Center.

- *Redefine the role of each of the golf courses*

The town's three golf courses are the largest parcels of undeveloped land in Lynnfield. Under current zoning they are potentially developable. The plan proposes to view the golf courses as an opportunity to meet some of the master planning goals and to this end to utilize each of the golf courses in very specific ways – each maximizing the benefit to the town – as described below.

- Sagamore Golf Course – Because of its more remote location and proximity to Water District land, the plan proposes to keep this area for recreation, i.e., retain its use as a golf course. The Town could either acquire the development rights through gift or purchase or encourage the sale and transfer of those rights to another parcel (i.e., one of the other golf courses).

- Center Golf Course – The plan encourages that this course be developed with cluster housing, town recreation and open space. More specifically, it is recommended that 30 acres of the 44 upland acres be designated as possible areas for affordable, rental housing at 8 units per acre. The combination of affordable and market rate housing should be required to meet Chapter 40B requirements, so 100% of the units built count towards the 10% goal. The residents living in this housing would help support new businesses in the center core area. Additionally, it is recommended that the remaining 14 acres be used for a possible site for all or parts of relocated DPW functions and for town-wide recreation.
- Colonial Golf Course – It is recommended that this course be reduced to a 9-hole course and that a large portion of the site be designated for development as an office park, with some market rate housing.

Provide Affordable Housing

As mentioned above, the plan encourages development of affordable rental housing. Possible areas for development are identified below. Once the 10% is reached, Lynnfield cannot be targeted for Ch. 40B developments.

Possible Development Sites*:

- Center Golf Course
- Behind Senior Center (age-restricted)
- Salem Street locations

**Note: No study has yet been performed to support the viability of any of these sites for development*

Further Recommendations

- Rental units should be encouraged since they all qualify as affordable housing
- Assume 8 units per acre
- Make half of the non-age-restricted units 2-bedroom and half 3-bedroom
- Involve the Lynnfield Housing Authority in the selection of residents and give preference to town residents, town employees, etc.

Increase the tax base by expanding Economic Development

The Plan proposes the following ways of increasing the tax base be considered:

- Intensified use of existing centers – both Lynnfield Center and South Lynnfield
- Rezoning of some of South Lynnfield land to commercial (currently residential)
- Use of Colonial Golf Course for office park development

Some residents’ quotes:

“There is nowhere to go in Lynnfield”
“Preserve Lynnfield’s New England charm.”
“Lynnfield should be a community for life, for all generations.”
“I want Lynnfield to be a nice place to bring up my children.”
“I want to be able to go places and meet people and socialize more.”
“Not enough attention is being paid to the elderly and their needs.”

Upon acceptance of the Plan the first subsequent step should be to develop a detailed action plan, which outlines the necessary actions, parties involved, funding if applicable and time of implementation.

Implementation Actions *(Not in order of priority)*

Action	Parties/Committees Represented	Time to Complete
Route 1 Zoning		
Study group to review permitted uses, neighborhood impact, and economic benefit	Planning Board, Selectmen, Business Council, Assessor, Neighborhood Reps	6 - 12 months (study group)
Propose zoning changes at Town Meeting		6-12 months after completion of study
Recreation		
Provide increased pedestrian and bicycle facilities	Bike Path, Recreation, ConCom & Open Space	Report progress in 6-12 months (ongoing)
Land Acquisition and Infrastructure Changes		
Establish a plan for the procurement of land that will enable growth of town facilities and traffic mitigation (Library, Town Center bypass road)	Selectmen, Library Trustees, DPW, Planning Board, ConCom	6 - 12 months
DPW facilities relocation	Selectmen, DPW	Report status yearly at Town Meeting
Open Space – Establish a plan for the procurement of land that will preserve open space	ConCom, Open Space, Recreation	6-12 months
Affordable Housing		
Create a plan for the creation of affordable housing opportunities (40B requirements, LIFE, rental)	Selectmen, Lynnfield Housing Authority	12 - 18 months
Comprehensive Zoning	Town Council, Planning Board, Selectmen	3 - 6 months
Densification and Intensification Zones		
Study group to review impact of sewer connection to adjacent towns	Selectmen-appointed committees, Water District, Board of Health	6 - 18 months
Economic Development		
Study group to look at rezoning portions of Lynnfield (other than Route 1), changes in permitted uses, and Town incentives that will better utilize resources and create significant and positive tax revenue	Selectmen-appointed committees, Planning Board, Lynnfield Business Coalition	24 months
Transportation		
Conduct studies and make changes to improve traffic flow and control at the following intersections: South Common Street and Main Street Salem Street and Summer Streets Lowell and Main Street Walnut and Salem Street	Selectmen, DPW	12 - 60 months

ACKNOWLEDGEMENTS

We would like to thank the following individuals and town boards, committees, commissions and community groups for their participation in this process and their commitment to Lynnfield's future.

Planning Board Members

Alan Dresios
Donald Harriss
Thomas Hill
Richard O'Neil
John Roberts
Kathy Randele, Planning Board Secretary
Patrick Sullivan

Town Departments

Board of Assessors
Board of Health
Board of Selectmen
Conservation and Open Space Department
Council on Aging
Cultural Center
Cultural Council
Department of Public Works
Finance Committee
Fire Department
Historical Commission
Historical Society
Housing Authority
Library Trustees
Lynnfield Bicycle Committee
Lynnfield Initiatives for Elders (LIFE)
Lynnfield Public Library
Lynnfield Public Schools
Lynnfield Water District
North Shore Regional Vocational School
Public Works Support Committee
Police Department
Reading Municipal Light Citizen Advisory Board
Recreation Committee
School Committee
Town Center Planning Committee
Youth Center Committee
5-Town Bike Study Committee

INTRODUCTION

1.0 INTRODUCTION

The Introduction is divided into the following sections:

- Description of the Planning Process
- Developing a Concept
- Summary of Alternatives for Future Development
- Report Organization

1.1 Description of the Planning Process

1.1.1 History of Master Planning Efforts

1.1.1.1 First Master Plan (1955)

Lynnfield's previous Master Plan was adopted in 1955 and advocated separation of land uses to focus concentrations of commercial establishments surrounded by a primarily residential neighborhood. This approach to town planning was standard and typical for its time given the fascination with, and increasing dependence on cars, new roads, and shopping malls.

1.1.1.2 Phase I: Goals and Policies (1998)

In 1998, the Town of Lynnfield hired Whiteman & Taintor to conduct the first phase of a Master Plan: the Goals and Policies Statement. An extensive public participation process resulted in the articulation of a series of goals and policies. This Statement was used as the starting point for Phase II.

1.1.2 Current Master Planning Efforts

1.1.2.1 Phase II: The Master Plan

Phase II began with a review of Phase I, meeting with the consultant who completed the Goals and Policies Statement, and holding a public meeting at which the goals and policies developed in Phase I were aired with the public who was asked to confirm and/or suggest changes to the goals and policies before proceeding further. Input was then solicited from town residents, business owners, and town employees while, simultaneously, the Consultant Team (Planners Team) gathered relevant data and conducted trend and impact analyses.

Working with the Planning Board

The Planners Team worked very closely with the Lynnfield Planning Board throughout the master planning process, meeting eight times and communicating frequently via phone and email. Planning Board members supported the process by taking on such tasks as advertising public meetings and encouraging input into the process from friends, family, neighbors, and other town residents.

Review of Goals and Policies

As mentioned above, the Planners Team began Phase II by reviewing the results of Phase I: Goals and Policies, which was conducted in 1998 by Whiteman & Taintor. In addition, the Team met with Rick Taintor to discuss the goals and policies, the general atmosphere and response of the Town and Lynnfield residents to the process, and to brainstorm the best direction for the Master Plan given the Phase I experience.

Review of Existing Information and Plans

The Planners Team reviewed relevant portions of the town's 1998 Open Space and Recreation Plan, data generated by the Capital Needs Building Committee, and existing information available from the MPO, MAPC, MassGIS, MA DEM, FEMA, US Census, and the Town of Lynnfield.

Interviews with Boards, Committees, Commissions

The Planners Team followed the review of Phase I with interviews of representatives from 30 of Lynnfield's boards, committees, and commissions (primarily by telephone) to determine what main challenges and opportunities are facing the different groups, how their representatives feel those challenges and opportunities will affect the future of their organization, and what suggestions they have for what can be done to help. The Planners Team also sought to learn about the groups' short- and long-term goals and their current and future needs.

Photographic Inventory

The Planners Team conducted three site visits to compile a photographic inventory of the town. Several of the photographs are inserted in this document. Please see the appendix for a complete list of photographs. The complete photographic inventory document is available from the Lynnfield Planning Board.

Public Outreach and Participation

The Town and the Planners Team used a multi-faceted approach to outreach. The Team created fliers for distribution at Town Hall and other prominent locations around town and in school children's backpacks. Ads were also placed in several local newspapers including the *Lynn Item*, the *Wakefield Item*, *The Villager*, and the *Weekly News*, and regional papers such as the *Globe* in the North Weekly section. The town put notices on the Lynnfield website at <http://www.town.lynnfield.ma.us/> and aired advertisements on the local cable channel. Several town board members also disseminated information to their members via email.

Public Meetings

The Planners Team conducted 3 public meetings. The first public meeting focused on revisiting the goals that had been articulated in Phase I in order to determine whether residents felt that the goals were still relevant as stated or whether they needed to be updated or changed in any way. The Team approached this exercise by providing the goals to the participants along with a list of actions/events that had taken place since 1998, and a blank column for what is still missing/what needs to happen to achieve the goals as set.

The second public meeting was designed to help residents define the town character they want to preserve, think about and identify the needs of the individual groups that make up the Town of Lynnfield and determine where and how the Town falls short of meeting these needs. Residents also explored alternative means of increasing the town's revenues.

The third public meeting was designed to discuss three main issues that resulted from the work to date: affordable housing, the Town Center, and South Lynnfield. In the first exercise, participants were asked what types of affordable housing they feel the community needs and where they would prefer to put this affordable housing. In the second exercise, participants were asked what they would do to improve Lynnfield Center given the current goals. In the third exercise, participants were asked what they would do to strengthen South Lynnfield given the current goals.

Results of the Public Meetings

Overall, participants of the first public meeting supported the 1998 Goals and Policies Statement as originally written. Changes to the existing list were minimal and focused on semantics rather than content. Missing elements included affordable housing and facilitating Ch. 40B developments that would enhance character and foster a sense of community in the town.

The top three priorities for participants were to proactively seek to protect/acquire open space and recreation facilities (31%), to enhance the Lynnfield Center and the local economy (26%), and to maintain housing and visual character of the town (13%). Other key priorities included enhancing senior services and providing intergenerational opportunities.

Please see appendix for full meeting report.

During the second meeting participants identified a broad range of elements, including architecture, housing, developments, open space, natural resources, residents, and transportation access as contributors to Lynnfield's town character.

Participants defined the Town Center primarily in terms of the town green/meeting house, historic district recognition, and commercial uses.

Participants then defined Post Office Square primarily in terms of the predominance of "70s-style construction in a 40s-style town," lack of character, fire department and post office buildings, a sense that its purpose is solely to support South Lynnfield residents, and the Perley Burrill gas station.

Participants defined Lynnfield Square (specifically at Salem Street and Rte. 1) as a traffic accident locus, a dividing point of town, a barrier, an exit-point, an historic area with old homes and a potential historic district, a map location, a "non-place," and the location of Donovan's liquor store.

Please see appendix for full meeting report.

At the third meeting, participants considered the redevelopment of the town's golf courses as a possible scenario to achieving several of the town goals including increasing revenue, providing affordable housing, maintaining open space, and conserving natural resources. Suggestions for development on the courses included a park, green space, and housing, particularly 55+ with some income restriction.

Participants also considered what would help strengthen the town center, and discussed aesthetics, types and locations of new establishments, services, housing, public transit, and funding.

Please see appendix for full meeting report.

Analysis

After reviewing existing information and soliciting input from the local community, the Planners Team analyzed the information against the residents' needs and desires, current market and local/regional trends, the goals and policies set forth in Phase I, and the Team's experience in master planning. This is what the framework and content of this Master Plan document is based on.

1.2 Developing a Concept

In order for the Planners Team to come up with a preliminary concept, the following steps were taken:

- Review of Phase I Goals and Policies
- Develop Phase II Master Planning Goals
- Identify developable parcels, review existing zoning
- Incorporate data, trend analyses, demographic projections, etc.
- Research Lynnfield's history
- Identify resident concerns and desires
- Develop 2 alternatives

1.2.1. Review of Phase I Goals and Policies

The following are the goals and policies developed in Phase I conducted by Whiteman & Taintor in 1998. These were used as the starting point for developing a preliminary master plan concept.

Land Use: Lynnfield will maintain the town's existing land use pattern but will refine that pattern to enhance and strengthen Lynnfield Center, South Lynnfield, the Route 1 corridor, residential neighborhoods, Town services and natural open spaces.

Housing: The existing primarily single-family character of Lynnfield will be maintained.

Economic Development: Lynnfield's local economy will be maintained and enhanced with an emphasis on serving the shopping and service needs of the community while respecting the architectural and visual characteristics of the town.

Natural and Cultural Resources: The Town will ensure the protection of important wildlife habitat, surface waters, wetlands and other critical natural resources as well as enhancing historic buildings and sites, unique cultural resources and significant views.

Open Space and Recreation: The Town will preserve, improve and acquire open space to enhance Lynnfield's semi-rural character, to protect natural resources and to meet active and passive recreation needs of residents of all ages and ability levels.

Services and Facilities: The Town will continue to provide high quality services, facilities and infrastructure through long range planning that accounts for changes in the population.

Circulation: The Town will maintain an efficient and thorough system of transportation for automotive vehicles, bicycles, and

pedestrians while protecting the integrity of neighborhoods and community centers.

1.2.2 Develop Phase II Master Planning Goals

The following is a list of goals based on public meetings held with Lynnfield residents and with conversations held with town officials, members of boards, and commissions – in relation to the Master Plan.

1. Preserve Lynnfield character

- Preserve New England village elements
- Preserve and enhance open spaces and connections between them
- Provide increased opportunities for walking and biking
- Ensure historic and architectural continuity
- Bring back some of what was lost of old Lynnfield

2. Enhance Lynnfield Center

- Provide more opportunities for social interaction
- Provide more goods and services serving local needs
- Maintain visual quality and character
- Reduce parking problem
- Ensure compatibility of uses
- Enhance the sense of center by providing more of a focal point

3. Strengthen South Lynnfield

- Define center
- Provide access to recreational and open space opportunities
- Control expansion of Rt. 1 character
- Define South Lynnfield's role on a town-wide basis

4. Provide suitable facilities for town activities

- Provide appropriate size, location, and parking

5. Stabilize the tax base

- Increase tax revenues

6. Increase the amount of affordable housing

- Identify appropriate locations

7. Facilitate a process by which the Town can be pro-active in meeting future challenges and opportunities

1.2.3 Identify Developable Parcels

Four major parcels were identified for potential development. These are the three golf courses and Camp Curtis Guild, the latter of which is federally-owned and has many environmental constraints to development.

1.2.3.1 Camp Curtis Guild

This parcel may be subject to future development proposals if it is ever declared surplus by the National Guard.

1.2.3.2 Sagamore Springs Golf Course

- 168 acres
- Important water supply area and adjacent to Water Conservation land
- Major outdoor recreation site in town
- Important scenic location with considerable frontage on Main Street

1.2.3.3 Lynnfield Center Golf Course

- 155 acres (44 acres of upland)
- Adjacent to Lynnfield Center
- Includes substantial portion of Reedy Meadow

1.2.3.4 Colonial Golf Course

- 199 acres (149 acres of upland)
- Adjacent to major highway intersection, best access of any other major parcel in town

1.2.3.5 Other developable parcels primarily located along/in:

- North Main Street
- Chestnut Street
- South Main Street
- South Lynnfield

1.2.4 Identify Resident Concerns and Desires

Resident Quote: *“Maintain Lynnfield’s New England charm.”*

One of the most frequently mentioned values by Lynnfield residents is the desire to retain the town’s character. In the public forums, the Planners Team facilitated discussions that focused on defining this character. Some of the elements identified were:

- Historic architecture (e.g. gabled roofs, Meeting House, churches, historic homes)
- Open space (e.g. trees, rolling hills, woods)

- Town common
- New England village
- Semi-rural community feeling
- Ponds
- Single-family housing on spacious lots

Resident Quote: “*There is nowhere to go in Lynnfield.*”

Residents reported being dissatisfied with the current lack of neighborhood feeling in town, they expressed a desire for a more vibrant town center with more activities and possibilities for interacting with other town residents. Very frequently mentioned was the desire for more restaurants and cafes in Lynnfield Center. There was also desire for an improved South Lynnfield – both in terms of aesthetics and availability of activities.

Resident Quote: “*South Lynnfield is like Lynnfield’s stepchild.*”

Residents said of South Lynnfield, that it lacks both the character and the attention of the rest of the town. There was general consensus regarding the following:

- South Lynnfield lacks the character of the rest of the town
- South Lynnfield has lost a lot in terms of coffee shops (although others have taken their place), a variety store, etc.
- There is a fear of Rte. 1 character dominating
- There is a lack of connection with the rest of Lynnfield

Residents Quote: “*We want this to be a community where people stay for generations.*”

Lynnfield is not expected to grow significantly primarily because it has relatively little remaining vacant developable land. The age cohorts expected to experience some growth are listed in below.

Table 1: Life Cycle Groups of Lynnfield’s Projected Population

Life Cycle Group/Year	1970	1980	1990	2000	2010	2020	2025	Ages
Pre-school	766	484	616	735	460	448	664	0-4
School Age	3,637	3,155	2,200	2,328	2,389	1,669	1,671	5-19
Young Adult	871	1,177	1,366	773	1,200	1,674	1,442	20-29
Household Formation	3,879	3,829	4,190	4,361	4,171	3,361	3,793	30-54
Empty Nester	998	1,582	1,289	1,358	1,749	2,298	2,246	55-64
Retirement	705	1,040	1,613	1,987	2,181	3,332	3,260	65+

Source: U.S. Census Bureau and forecasts of the Metropolitan Area Planning Council (MAPC)

The housing group that needs the largest homes, household formation, peaks in 2000 and declines to the year 2020. The group increases by 2025, but not back to the year 2000 level. One implication is that Lynnfield will not need more 3- and 4-bedroom housing units.

- Future need is likely to be for 1- and 2-bedroom units to meet the demands of the growing young adults and retirees groups. Numbers of people in the empty nester and retirement age groups are expected to grow by 69% and 68% respectively between 2000 and 2020.
- Almost all of Lynnfield's housing stock is owner-occupied (94%).
- Currently there are no multi-family zoning districts in Lynnfield.

Residents Quote: “We need to find ways to increase the town’s revenues.”

Lynnfield's tax base is primarily residential (91% of the tax levy is from residential uses). Several discussions were held with residents regarding alternative revenue enhancing strategies. There was no clear consensus regarding which would be most desirable. Strategies proposed include:

- Intensify use of existing centers – both Lynnfield Center and South Lynnfield Center
- Rezone some of South Lynnfield land to commercial (currently residential)
- Use portions of Sheraton Hotel and Golf Course land for office park use.

Choices have to be made regarding balancing revenue enhancement with several other goals, including preserving town character, providing for the elderly, and providing affordable housing. When considering new development opportunities, the town should emphasize the importance of balancing revenues with potential impacts on town infrastructure and services.

1.2.5 Research Lynnfield's History

The Planners Team conducted some research into Lynnfield's past and discovered that the both Lynnfield Center as well as South Lynnfield had more commercial establishments and social activity centers than are currently there. A denser, livelier center is in keeping with the New England character and is in fact reinstating something that was there, but has been lost.

Below is a description of a traditional New England town center, followed by a list of establishments and activity centers that were once located in Lynnfield.

“The center village, with its common and at least one central meeting house, was the heart of the New England town.... A thriving center of commerce where farm families came to trade, visit and worship. Merchants, tavernkeepers, professional men, and craftsmen made their livings here by providing goods and services for the outlying neighborhoods...”¹

1.2.5.1 Lynnfield Center: The Way It Was....

The following is a list of the establishments and institutions that once existed in Lynnfield Center. Some of them remain today.

The Old Meeting House located on the Common, served many purposes, including a religious meeting house, a location for town meetings, a fire station, and a school.

In 1964, the shopping center on Main Street included the following:

- A Gulf gas station and auto repair shop
- Lynnfield Jewelers
- The Pioneer Shoppe
- Hyde Pharmacy
- Worthern’s Grocery Store (from 1950 to 1982)
- Food Mart
- Rombults Pharmacy
- Barber shop
- Law Office
- Real Estate Office
- Wakefield Coop Bank
- Essex Trust Bank
- The Village Footman
- A dry cleaners
- Pike’s Restaurant
- Karen’s Bakery
- Dr. Devany’s dentist office

Two additional commercial enterprises located near, but not in the center were:

- The Pocahontas Tavern (active into the late 1950s) was located at the northeast corner of Lowell and Main Streets (banquets, parties, etc.)
- Bancroft’s Store located on Summer Street at Pilling’s Pond (ice cream, candy, tobacco products, and rented canoes)

¹ From The Common and Center Village, Old Sturbridge Village web site: www.osv.org/tour/center.htm

1.2.5.2 South Lynnfield: The Way It Was...

The following is a list of establishments and institutions that once existed in South Lynnfield. Some of them remain today.

- Duggan's Drug Store was located on Salem Street, opposite Grove Street (it was removed in 1984 to provide more parking for the Eastern Bank).
- Where the Eastern Bank is now located, there used to be Arthur Elliot's Store and Post Office.
- Blacksmith Shop located at 906 Salem Street (1905)
- The Lynnfield Hotel was located on the northwest corner of the intersection of the turnpike and Salem Street (burned down two times)
- Harvey's Grocery Store (later Carter's Market) at the junction of Salem Street and the turnpike (included the post office at various times).
- Suntaug Inn on Grove Street overlooking Suntaug Park and Lake, popular in the 20s, 30s, and 40s.

1.3 Summary of Alternatives for Future Development

Two alternatives for Lynnfield's future development were explored. Alternative 1 is the build-out scenario, that is, what Lynnfield will look like in the future if no changes are made to current regulations. Alternative 2 proposes a plan to achieve the town's stated goals and objectives for the future and identifies which regulatory changes the Town should make in order to support the type and location of development described. The following summarizes both of these alternatives.

1.3.1 Alternative 1: Build-Out

The build-out analysis, conducted on a parcel-by-parcel basis, illustrates how the town will develop under present zoning and environmental regulations assuming current rates of development. This alternative examines privately owned land that is not currently developed and estimates the number of buildable lots that could be developed on that land, given existing regulations. It essentially summarizes what Lynnfield will look like in the future if the Town does not take any action; it does not take into account density increases of affordable housing development under Ch. 40B.

Because Lynnfield is a very desirable town, the forces are in place for development. All indications suggest that Lynnfield will be built out before the year 2025.

Table 2: Population Projection and Existing Dwelling Units

Population projection	13,074
Dwelling units	4,782

Source: MAPC and 2000 Census

This represents an increase of 596 buildable lots, comprised of 758 vacant acres of developable residential land and 29 acres of vacant land zoned commercial and industrial.

Developable land is defined as privately owned parcels, without protection such as long-term conservation restrictions.

Wetlands were subtracted from privately owned parcels that were more than 50% wetland

Additionally, the build-out scenario does not consider redevelopment possibilities, which could presumably result in additional development.

Under this build-out scenario, development can occur within existing zoning potentially throughout the town.

1.3.2 Alternative 2: Proposed Village Centers Plan

The Proposed Village Centers Plan recommends taking proactive steps towards the future by making changes to the zoning and guiding development in such a way as to preserve as much of Lynnfield's existing character as possible while meeting the Town's goals by focusing specific types of development in identified locations.

The Plan focuses on three main areas:

- Lynnfield Center
- South Lynnfield
- Affordable Housing

The basic premise of Alternative 2 is to intensify uses in the two core areas of Lynnfield Center and South Lynnfield in order to create lively and vibrant centers that meet the commercial, social, and recreational needs of the town's residents and to identify the most appropriate parcels of land for the development of affordable housing – some specifically for the elderly as well as other non-age restricted units.

The Plan proposes that two village zones be created (Lynnfield Center and South Lynnfield) and that both are further defined and

made more imageable by aesthetic improvements and an increase in the level and diversity of activities in both.

1.3.2.1 Lynnfield Center Village Zone

In the Lynnfield Center Village Zone, we are proposing that the Town do the following:

- Build a new South Common Road to allow for the expansion of the town common and encourage a more pedestrian-friendly core area.
- Concentrate Town facilities in the Village Center. This may include the Town Hall, library, and a new cultural/activities center.
- Encourage cluster development of the Center Golf Course to provide up to 240 affordable housing units with open space and recreational facilities for town residents.

1.3.2.2 South Lynnfield Village Zone

In the South Lynnfield Village Zone, we are proposing that the Town do the following:

- Create an office park zone along Rte. 1 between Salem Street and Maple Street. With the exception of a parcel at the intersection of Rte. 1 and Salem Street, the area is currently zoned residential. Its rezoning will enable redevelopment for non-residential uses that are more appropriate to the high traffic volumes on Rte. 1. Developers should be required to include recreational and wastewater treatment facilities for use by South Lynnfield residents.
- Allow residential/office in the upper floors of two story buildings with commercial at the ground level in the remainder of the core area along Salem Street between Rte. 1 and Post Office Square.
- Explore a mixture of uses for the Colonial Golf Course site, including office parks, lodging, residential, and recreation. A mixed-use cluster development could protect ecologically-sensitive areas and provide an important economic development opportunity.

The level of activity would be concentrated and increased in the two village zones by:

- Encouraging 2-story buildings with residences and/or offices over a commercial first floor in a core area of each village zone
- Reducing setbacks to 15 feet
- Requiring all parking to be behind or to the side of buildings
- Allowing 5,000 sq. ft. lot sizes
- Encouraging apartments and small home businesses

- Increase sidewalks, pathways, and other pedestrian amenities within village zones and connect village zones to other neighborhoods

Additionally, the Plan proposes to:

- Increase design controls to preserve village character
- Establish site plan review and architectural design guidelines to assure appropriate scale buildings and landscaping
- Protect Chapter 61 and Chapter 62 lands in the north of Lynnfield with permanent conservation restrictions. This could be accomplished through the sale of development rights, which could be transferred, for example, to the Colonial Golf Course

1.3.3 Affordable Housing

Lynnfield – at 1.84% (or 78 units) – is significantly below the State’s target of 10% of a municipality’s housing units being affordable. As mentioned above, the Plan proposes to develop affordable housing (240 units) on the Center Golf Course. Additional sites are identified below. The maximum possible number of units that could be developed as affordable are identified below. These 680 units actually reach 15.37% of all units. In order to reach the 10%, 386 affordable units would need to be added to the existing approved stock of 78 units, but because additional market rate housing is proposed, this increases the base number upon which the percentage calculation is made. For this reason, additional sites are identified for the development of affordable housing. The following represents the maximum number of affordable units possible:

240 units (on 30 acres) on Center Golf Course
 296 units on Chestnut Street
 104 units on School Street site (age restricted) – behind Senior Center
40 units on Salem
 680 affordable units TOTAL

- All units should be rental so that they count towards state requirement of affordable housing
- Assume 8 units per acre
- Half of the non-age restricted units would be 2-bedroom and half would be 3-bedroom
- Involve the Lynnfield Housing Authority in the selection of residents and give preference to town residents, town employees, etc.
- Infill development (increasing densities) promotes affordability by using existing infrastructure and services rather than

requiring expensive extensions of roads, water/sewer lines, and other facilities into newly developed areas.

- Once the State’s 10% target is met, the town will be insulated against additional Ch. 40B proposals.

1.4 Meeting the Master Planning Goals

The proposals included in the Plan meet the following master planning goals:

- Increase the viability of Lynnfield Center and South Lynnfield in a way in which historic trends are restored
- Improve the image of South Lynnfield
- Encourage a diversity of businesses to be incorporated into village centers
- Decrease traffic because of proximity of businesses to each other, the provision of pedestrian amenities, including walk and bike paths, the proximity of residences to businesses, and the proposed by-pass road which will provide alternative routing
- Create a lively center compatible with Lynnfield’s character as a New England village and more akin to its past
- Provide more activities and opportunities for social interaction for Lynnfield residents
- Provide affordable housing for Lynnfield’s elderly, young, etc.
- Provide an expanded tax base for Lynnfield to draw upon for improved services, etc.

1.4.1 Comparison of Alternatives

The following table summarizes the projected impacts of each of the two alternatives.

Table 3: Comparison of Alternatives 1 and 2

	Alternative 1: Build-out	Alternative 2: Village Centers
Land with New Permanent Conservation Restrictions	0	230 acres
New Age-Restricted Dwelling Units	0	104
New 2-bedroom Dwelling Units (rental)	NA	268
New 3-bedroom Dwelling Units (rental)	NA	268
New 3-bedroom (or more) Dwelling Units (market rate)	596	225
Total New Dwelling Units	596	865
Total New Residents	1,535	2,293
Total Lynnfield Population	13,074	13,835
Total New School Students	197	343
Additional Water Use	114,879 gal.	142,985 gal.
Municipal Solid Waste	755 tons	1,130 tons
Non-recycled Solid Waste	468 tons	701 tons
Additional Automobile Roundtrips	2,980	2,789

1.5 Organization of this Report

The remainder of this report is organized according to the following Master Plan elements:

- Open Space and Recreation
- Natural Resources
- Historic and Cultural Resources
- Public Services and Facilities
- Transportation
- Economic Development
- Housing
- Existing Land Use and Zoning
- Implementation
- Proposed Land Use

These are followed by a series of appendices, which include the following information:

- An addendum to the Goals and Policies Statement
- Images of Precedents
- Lynnfield Images
- Public Meeting Materials and Results

OPEN SPACE AND RECREATION

Open Space and Recreation



School Playground



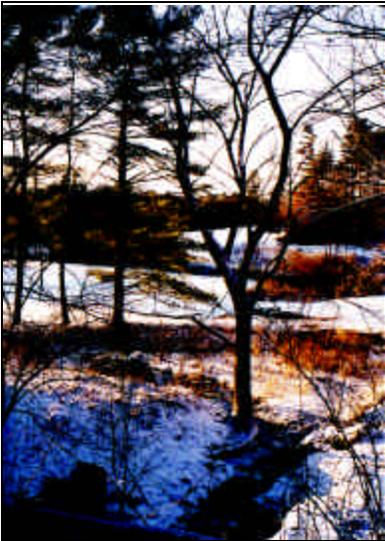
Burying Ground



Reedy Meadow and Center Golf Course



Newhall Park



2.0 OPEN SPACE AND RECREATION

With residential development pressures in the area, the need for preservation of wetlands, woodlands, and recreational spaces has become more acute. By successfully protecting Lynnfield's open space, the dual goals of retaining the semi-rural, small-town feel and protecting important wildlife habitats are served. At the same time, residents benefit by the possibility of passive recreation on many of these natural resource areas. The town's woodlands are especially vulnerable to development pressures and their visual impact is quickly being replaced by large homes on large lots in some areas of town. Between 1971 and 1999, 475 acres of forest were converted to other land uses, primarily residential. The preservation of woodlands has high priority, as do the establishment of appropriate linkages and trails between recreational sites, the improvement of access to sites, and the establishment of a variety of public recreation facilities. These improvements should serve to increase the residents' enjoyment of outdoor recreation and many of the town's natural habitats through preserving and upgrading access to them.

Lynnfield has an Open Space and Recreation Plan prepared in 1998 by an Open Space Task Force chaired by the Conservation Commission. The Plan is briefly summarized below.

2.1 The 1998 Open Space and Recreation Plan

2.1.1 General Features

The Open Space and Recreation Plan (Open Space Plan) included the results of a survey of town residents completed in 1997. More than one third of the households in town responded. Seventy-nine percent of the respondents stated that they supported the acquisition and preservation of land for overall conservation purposes. Trails for biking and hiking, a recreational/cultural center building, and a variety of recreational facilities including athletic fields, local parks, and children's play areas were identified as the most desired recreation facilities.

In its analysis, the Open Space Plan identifies the following categories of needs for open space and recreation:

- Wildlife Habitats and Corridors
- Wetlands
- Water Supplies
- Surface Water Resources

2.1.2 Open Space Goals and Objectives

The Open Space Plan identified the following goals and objectives:

Goal 1: Collaborate to ensure a cooperative approach to open space

Objectives:

- Establish a six-member Open Space Task Force
- Promote public awareness of the benefits of open space, conservation, and environmental issues
- Join with neighboring communities for connecting trails, such as “Rails to Trails,” Bay Circuit Green Belt and MAPC’s Metro Green Plan
- Develop an Open Space Volunteer Day Program
- Assess recreational opportunities to provide for the diversified abilities, interests and ages of residents
- Ensure a regional linkage for resource protection and open space planning
- Negotiate with utility companies to allow for the use of their “rights-of-way” for conservation and recreational activities
- Provide access to all conservation and recreational areas in accordance with the Americans with Disabilities Act

Goal 2: Acquire new open space to enhance the semi-rural atmosphere of Lynnfield

Objectives:

- Initiate acquisition of open space
- Expand opportunities for active and passive recreation
- Promote the expansion of the Land Account
- Prepare plans for the protection of Chapter 61 properties
- Prepare a plan for a Recreational/Historical/Cultural Center for adults and youth

Goal 3: Preserve and maintain the existing open space to meet the needs of Lynnfield

Objectives:

- Promote accessibility to open space and recreation area
- Re-evaluate conditions of existing open waterways
- Recommend and support applicable zoning changes to enhance open space around and between dwellings, businesses and residential areas
- Continue to inventory and track wildlife habitat, greenway connections, proposed developments, regional factors and available parcels of land
- Protect water resources

2.1.3 Five-Year Action Plan

The Open Space Plan recommends thirty-four action items to accomplish the above listed goals and objectives. The actions range from the administrative steps to establish the Open Space Task Force to steps to protect such important open space areas as Camp Curtis Guild and the town's private golf courses. The following is a listing of some of the most important actions for each goal:

Goal 1: Collaborate to ensure a cooperative approach to open space

Selected Actions:

- Publicize existing conservation areas
- Develop network of trails with other towns.

Goal 2: Acquire new open space to enhance the semi-rural atmosphere of Lynnfield

Selected Actions:

- Determine properties that would be desirable for protection.
- Acquire open space to improve access and parking for existing conservation areas.
- Develop protection plans for Camp Curtis Guild and golf courses.
- Study location and feasibility of building a Recreation/Cultural/ Historical Center.

Goal 3: Preserve and maintain the existing open space to meet the needs of Lynnfield

Selected Actions:

- Provide trail markers, maps, parking, signs, and educational materials for existing open spaces.
- Propose a bylaw to require that new development retain 25% of its area for open space.
- Monitor ground water and surface water quality.

2.2 Recreation

The Lynnfield Open Space and Recreation Plan includes an access survey of conservation and recreation areas but it does not include an analysis of the adequacy of the town's recreation facilities. Such an analysis compares the existing facilities' areas and types to recognized standards. The accompanying chart, on the following page, is an analysis of Lynnfield's existing recreation facilities as listed in the Open Space Plan.

Lynnfield meets or exceeds national standards for most recreation facilities. According to these standards the town could have a few more picnic areas and playgrounds and, aside from the schools, it is without a community park (40 to 100 acres). However, it has three golf courses and is adjacent to Lynn Woods, a major regional park. The town survey did indicate strong support for additional recreation facilities, especially hiking and bike paths. While national standards are useful they should not limit the desires of residents to improve their quality of life. Adequate recreation facilities are important for good health and enjoyment. It is also important to recognize the quality of the town's facilities. Good maintenance and management are crucial.

2.3 Open Space and Recreation Observations

Lynnfield's character is largely due to its abundant natural resources. According to the Massachusetts BioMap Project, as described in the section on natural resources, the town has more important natural habitat areas than any other town in the Boston Basin Eco-region. These BioMap Core Habitat areas include the Cedar Swamp/ Beaver Dam Brook area, Reedy Meadow, the Bow Ridge/ Lynn Woods area, and a small wetland near Forest Hill Cemetery. Protecting open space has multiple benefits: It can help preserve the town's semi-rural atmosphere, provide land for recreation and learning about nature, protect water resources, help guide and manage growth, and help control taxes. Outdoor recreation, especially hiking and biking, has been recognized as one of our country's most important means for achieving good health.

Lynnfield has permanently protected 19.4% of its total area (1,297 acres). In addition, the Massachusetts Wetlands Protection Act and the Lynnfield Conservation Commission regulations effectively protect wetlands. Still there are opportunities and needs that can be addressed by protecting other open spaces. As custodian of some of the Commonwealth's most important resources for biodiversity, the town should seek funding support for acquiring all of the privately owned land within the BioMap Core Habitat Areas. These areas meet the goals and objectives of the Open Space Plan. In addition, seeking to protect corridors that connect open spaces can be important for both wildlife and a potential trail system. The survey and open space plan also articulated a need for an indoor recreation/cultural/historical center.

The futures of the three golf courses in town and Camp Curtis Guild are major issues for the protection of the town's character and open space resources.

Table 4: Recreation Standards

Type	Standard*	Suggested	Existing # of acres	Needed # of acres
Playgrounds	1.5 acres per 1,000 persons	18 acres	Schools = 6 acres Parks = 6 acres	6 acres
Playfields	1.5 acre per 800 persons	22.5 acres	24 acres includes 15 acres at schools	
Neighborhood Parks	2 acres per 1,000 persons	24 acres	58 acres includes schools	
Community Parks minimum size 40 acres	3.5 acres per 1,000 persons	42 acres	30 acres half of High & Jr. High not including golf courses	12 acres
Regional Park minimum size 500 acres	15 acres per 1,000 persons	180 acres	Lynn Woods	
Baseball Fields	1 per 6,000 persons	2	2	
Softball Fields	1 per 3,000 persons	4	8	
Tennis Courts	1 per 2,000 persons	6	12	
Picnic Areas	4 acres per 1,000 persons	48 acres	40.4 acres South Sch. & Summer St. Sch. & Newhall Park	7.6 acres
Hiking, Camping, Nature Study	10 acres per 1,000 persons	120 acres	300.4 acres	
Indoor Recreation Center	1 per 10,000 persons	1	1	
Outdoor Theater/ Bandstand	1 per 25,000 persons	1	1 Lynnfield Commons	
Water Sports Rowing, Fishing	1 lake per 25,000 persons	1	1 Suntaug Lake	

Source: Lynnfield Open Space and Recreation Plan

* Standards suggested by National Recreation and Park Association and Urban Land Institute.

2.4 Open Space Plan

The Lynnfield Master Plan endorses the recommendations of the 1998 Lynnfield Open Space and Recreation Plan (Open Space and Recreation Plan). In addition, the Master Plan Open Space Map (Map 1- Open Space System) shows an open space system and potential trail network. This map illustrates many opportunities and initiatives that are called for in the Open Space and Recreation Plan. Many of the mapped opportunities will need further study and negotiation with private owners and utility companies to become realities.

2.4.1 Open Space System

The proposed open space system or network includes all of the town's existing protected open space and recreation areas, the BioMap Core Habitat areas, all but a few isolated wetlands, some linkages through currently privately owned land (many of these linkages are wetlands or streams with 150-foot wide protective buffers), and rail and utility line corridors. It also includes the golf courses and Camp Curtis Guild.

2.4.2 Potential Trail System and Provisions for Public Access

Trails for hiking and biking were among the most desired recreation facilities identified in the Open Space and Recreation Plan. It is reported that many Lynnfield residents search for places to walk outside of town because of a lack of easily accessible trails in Lynnfield. The Open Space System Map shows some potential routes for a trail system that connects many parts of town and has links to other towns in the region. This network of trails uses existing open spaces, proposed open space corridors, transmission lines, school sites, and local streets. It is intended to illustrate possibilities for further exploration. Rail trails have already been designated along the Middleton Branch in Middleton and Peabody and along the Stoneham Branch in Wakefield. The 5-Town Bicycle Committee is currently working with five neighboring towns to identify and plan other bike routes. This separately funded effort will be a much more definitive exploration of bike routes. A more intensive effort to develop a town-wide hiking trail system is also needed.

One potential trail system could be developed in Lynnfield Center to connect the Middle and High School sites to the center of town along the abandoned railroad right of way. Parking, signs, and maps will also help residents find and use new and existing trails. The town should take a leading role in the preparation of a guide to trails in and around Lynnfield.

2.4.3 Potential Canoe Launch Sites

Lynnfield has a variety of water resources including the Ipswich River, the Saugus River, and several ponds. The plan proposes investigating the possibility of developing several canoe launch sites. One, where Main Street crosses the Ipswich River, would have to be developed in conjunction with the Town of Middleton. Another could be located where Salem Street crosses the Saugus River. Newhall Memorial Park provides Suntaug Lake with the potential to launch small boats. Other potential canoe launches might be developed on Hawkes Pond, along Walnut Street, and on



Lynnfield, Massachusetts 2002 Master Plan

PLANNERS COLLABORATIVE INC
 Planning
 Design
 Management
 Communications

Source: MassGIS, 1998 Open Space and Recreation Plan.
 Date: Jan. 2002
 This map for planning purposes only.

- Proposed Open Space System
- Existing Protection
- Limited Protection
- No Permanent Protection
- Permanent Protection
- Open Space/Adj. Towns

Map 1 Open Space System

- Wetlands
- BioMap Core Area
- Transmission Lines
- Potential Trails
- * Potential Canoe Launch
- 100-year Floodplain
- 500-year Floodplain

Pillings Pond over a parcel designated for common access to the pond. Each of these sites would require further evaluation, specifically, for example, due to the fact that Suntaug Lake and Hawkes Pond are reservoirs and therefore are restricted in their use.

2.4.4 Golf Courses and Camp Curtis Guild

The golf courses and Camp Curtis Guild are some of the town's most important open space assets. All three of the golf courses are privately owned and at least two of them, Sagamore Spring and Lynnfield Center, are under the Chapter 61B recreation tax reduction program according to the Open Space Plan. This program allows a landowner to be taxed at a lower tax rate based on the current use of the land and improvements rather than for its potential or "highest and best" use. When a landowner under this program wishes to sell or convert their land to another use, the town has an option to buy it at its fair market value. The town can also assign its option to a non-profit conservation organization. Few towns have the financial resources to act in the 120-day option period and many towns are unable to save the land from a private sale.

Development pressures are likely to influence the future of these three golf courses. The Sheraton Colonial Golf Course (199 acres) is adjacent to Interstate 95 and is owned by a large real estate development company. It has 18 holes and is open to the public. Before additional development is proposed, the town should consider working with this developer to achieve permanent protection of a portion of this land as well as some of the town's economic development objectives for South Lynnfield. The Lynnfield Center Golf Course (155 acres – more than half in Reedy Meadow) is adjacent to Reedy Meadow and the Lynnfield Middle School. It has 9 holes and is open to the public. The town should also consider acquisition of this golf course to provide space for recreation and other needed town facilities near the town center (see the General Land Use Plan Section). The Sagamore Spring Golf Course (168 acres) is adjacent to Lynnfield Center Water District land and within the Ground Water Protection District. It has 18 holes and is open to the public. It is less likely to be affected by development pressure, but the town could work with the owner to achieve permanent protection through a conservation restriction or the sale of development rights.

Camp Curtis Guild (347 acres in Lynnfield) is a training facility for the Massachusetts National Guard located in Reading, Lynnfield, North Reading, and Wakefield. It is also used for

training police and other emergency personnel. At some point in the future, it or part of it may be available for other uses. While most of the area is in the state's Cedar Swamp BioMap Core Habitat area and should not be proposed for any kind of development, a portion of the southern end of the camp is developed or open land and may be suitable for some recreation or other town uses. Since more than half of the camp is in Reading and a part is in Wakefield, it will be advantageous for the three towns to work together on a reuse plan should the site become available.

2.4.5 Land Trust

The future of the golf courses and Camp Curtis Guild represent important opportunities for Lynnfield. As stated above, few towns have the resources to respond to the 120-day option when Chapter 61B properties are proposed for sale or conversion of use. The creation of a town or regional land trust, a non-profit conservation organization, which could work with the town for the protection of these golf courses would help prepare for such an offer. Since the town can assign its option to such an organization, the mechanism would be in place and ready for such a proposal from any of the golf courses. In the meantime such an organization can raise private funds and receive donations of land that might not so easily come to the town conservation commission.

NATURAL RESOURCES

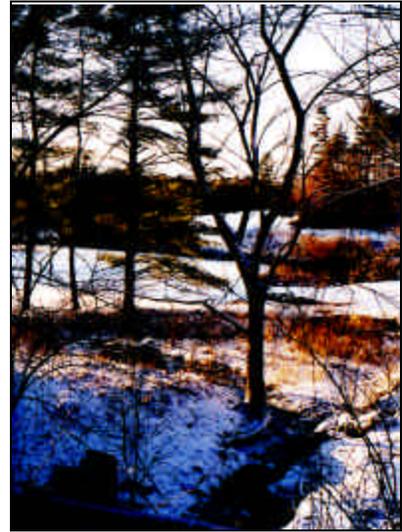
Natural Resources



Blue Heron on Pillings Pond



Bridge to Bellevue Island



Woods at Sagamore Golf Course



Pillings Pond



Reedy Meadow



Old B&M Railroad Bed



Glacial Rock Formation

3.0 NATURAL RESOURCES

One of the primary goals of the Master Plan is to determine ways to help preserve Lynnfield's character. Natural resources and the wildlife found in the town's open spaces and residential areas are defining aspects of that character. Lynnfield is fortunate to still have extensive woodlands and wetlands and some of the most important remaining natural resource areas in Eastern Massachusetts.

3.1 Geology, Topography, and Soils

3.1.1 Surficial Geology

Surficial geology is the underlying basis for both natural systems and human development and provides important information about an area's environmental and economic potentials and vulnerabilities. The glaciers that covered New England 12,000 years ago left their mark on Lynnfield. Several hills in the northern part of town have the characteristic shape and northwest/southeast orientation of "drumlins," glacially formed hills that consist of clay and glacial till. The more irregular hills in the southern part of town are generally bedrock and glacial till. These areas were all pushed or dragged along by the motion of the glacier or exposed by the scouring action of the mile-thick layer of ice. Drumlins and glacial till tend to have moderately or poorly drained soils with many stones and rocks. Areas of sand and gravel, which were deposited as outwash as the glaciers melted and retreated, surround most of these hills. Floodplain alluvium deposits settled out onto flat areas or wetlands after the glaciers retreated. These low-lying, water-borne deposits are generally not suitable for development. Because of the town's glacial legacy, the soils in Lynnfield tend to be poorly drained with the exception of those soils that developed over the sand and gravel deposits.

3.1.2 Topography and Slope

Lynnfield has a maximum elevation of about 265 feet at a point on Bow Ridge in the southern end of town. The lowest point is about 59 feet where the Ipswich River flows into the Town of Middleton.

3.1.3 Soil Limitations

Almost all of the types of soils found in Lynnfield have severe limitations that make them unsuitable for cultivation. This fact explains why no land has been classified under the state's agricultural tax reduction provision (MGL Chapter 61A). Likewise many areas have soils that are poorly suited for septic tank leaching fields. This is especially true of low-lying areas around ponds, Reedy Meadow, and upper Chestnut Street.

Lynnfield soils form five major complexes that have significance for planning; the Merrimac-Hinckley-Urban association; the Canton-Woodbridge-Freetown association; the Chatfield Hollis-Rock outcrop association; and the Freetown-Fluvaquents association.

Fifty-five percent of Lynnfield, mostly the northern and central part of town, is classified in the Paxton-Montauk-Urban association. This association is characterized as deep, well-drained, loamy soils formed in glacial till. These soils are generally underlain with a substratum with very low permeability that limits using them for septic tank absorption fields and for most types of recreational development. Wetness caused by this impermeable layer also limits the area's suitability for foundations and cellars.

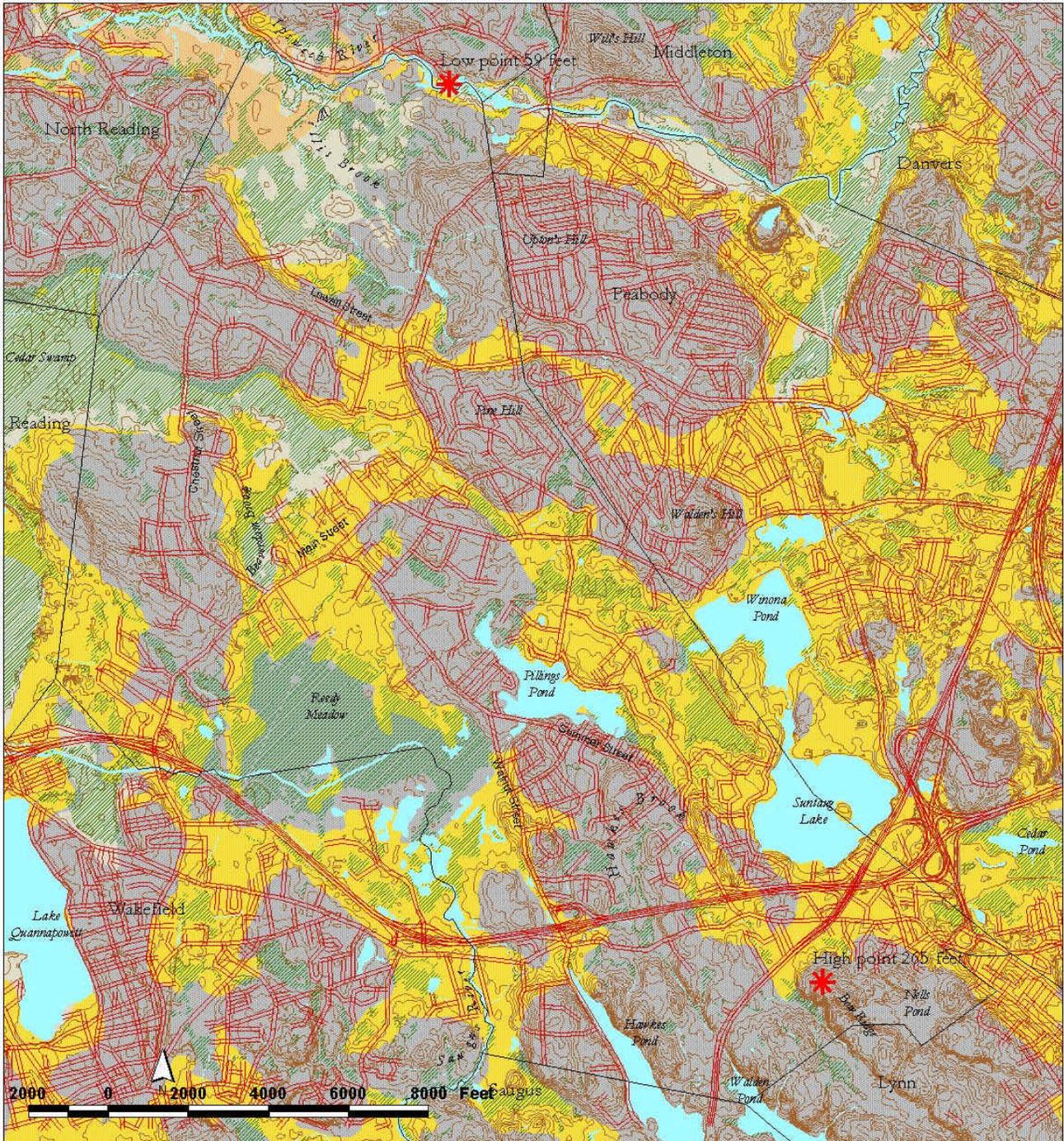
The Merrimac association (14% of the town), mostly formed over outwash deposits of sand and gravel, is generally well suited for farming, wildlife habitat, and most kinds of development. These soils are also limited for septic tank leeching fields. They are located along the central part of the eastern border of town, in the northwest corner, and abutting the Freetown mucks in central Lynnfield.

The Freetown association (11% of the town) is generally too wet for most kinds of development and for septic tank leeching fields. These wetland soils are located at Reedy Meadow, the area around Beaver Dam Brook and along the Ipswich River at the northern edge of town.

Canton soils (10% of the town) have few limitations for most kinds of development, except their generally poor performance as filters for septic system effluent. This association is located in South Lynnfield along Route 128 and Route 129.

Chatfield soils (10% of the town) are limited by shallow depth to bedrock and are generally unsuitable for foundations for dwellings, commercial development and septic tank excavations. Wetness and seasonally high ground water also limits these soils as sites for development and septic tank leeching fields. These soils are limited to the largely undeveloped portion of South Lynnfield.

Lynnfield's soils are generally poorly suited for septic systems yet all of the existing development depends upon such individual systems for waste disposal. Wetlands, streams, ponds and water



Lynnfield, Massachusetts 2002 Master Plan

Map 2 Geology and Topography

PLANNERS COLLABORATIVE INC

Planning
Design
Management
Communications

Boston, Massachusetts

Dec. 2001
Source: MassGIS.
This map for planning purposes only.

- Sand & Gravel
- Till or Bedrock
- Fine-grained Deposits
- Floodplain Alluvium
- Wetlands

Topographic interval 10 feet

supplies need to be carefully monitored to prevent contamination from incompletely filtered septic system effluent.

3.2 Water Resources

3.2.1 The Ipswich River and Other Surface Water Resources

One of Lynnfield's prize natural resources is its 6,700 feet border with the Ipswich River. This river corridor offers adjacent towns opportunities for active and passive recreation, education, and habitat preservation. Importantly, it also serves as the water supply for Lynnfield and several other communities along its course. In fact 300,000 people living in twenty towns along the Ipswich River depend on it for their drinking water. These water withdrawals result in a low-flow problem in summer and winter months when it is common for portions of the river to be totally dry. Scientists have noted that fish and other aquatic species in the Ipswich River are becoming more typical of the still waters of a pond than of the moving waters of a river. Willis Brook is a tributary to the Ipswich and the location of many of the town's wells. Protection and conservation of the water resources of the Ipswich River requires regional cooperation.

The Scenic and Recreational River Protection Act administered by the Massachusetts Department of Environmental Management establishes a protected two hundred feet wide corridor along each side of major rivers. This corridor limits certain activities and uses within the corridor in order to protect private and public water supplies; to provide flood control; to prevent storm damage; to prevent pollution; to protect wildlife habitat; and to protect fisheries.

The Saugus River is also an important surface water feature in Lynnfield. It runs along the boundary between Lynnfield and Wakefield, where it begins in Lake Quannapowitt, and flows through Ready Meadow.

Other important streams in Lynnfield include: Beaver Dam Brook, which originates in the north central portion of town and flows into Reedy Meadow and the Saugus River; Bates Brook flows into Pillings Pond; Robinson's Brook flows into Beaver Dam Brook after it passes through the center of town.

Sagamore Spring is located in the Sagamore Spring Golf Course and was used for bottled water in the 1920s and 30s. Spring-fed ponds are now used to irrigate the Golf Course. Pocahontas Spring is located along Willis Brook and has been used as a commercial water supply since 1902. Hawkes Brook flows into Hawkes Pond.

Ponds include Suntaug Lake, along the east edge of town in South Lynnfield; Pillings Pond, near the center of town; Hawkes Pond and Walden Pond, along the south edge of town. Winona Pond, in Peabody; Suntaug Lake; Hawkes Pond and Walden Pond; and Hawkes Brook are all included in an “Outstanding Water Resource Area”. These areas and their associated “A,” “B,” and “C” zones are afforded special protection because of their outstanding socioeconomic, recreational, ecological and/or aesthetic values.

These Surface Water Protection Areas are defined as follows (see 310 CMR 22.00 the Massachusetts Drinking Water Regulations):

- Zone A is a) the land between the surface water source and the upper boundary of the bank; b) the land within a 400-foot distance from the upper boundary of the bank of a Class A surface water source; and c) the land within a 200-foot distance from the upper boundary of the bank of a tributary or associated surface water body.
- Zone B is the land within one-half mile of the upper boundary of the bank of a Class A surface water source or the edge of the watershed, whichever is less. Zone B always includes the land area within a 400-foot distance from the upper boundary of the bank.
- Zone C is the land not designated as Zone A or Zone B within the watershed of a Class A surface water source.

Underground storage tanks are prohibited and certain other land uses are regulated within these zones (see 310 CMR 22.00 the Massachusetts Drinking Water Regulations).

3.2.2 Title 5 Regulations

Map 4 - the Water Resources Map shows the Title 5 buffer areas of the Massachusetts Environmental Code (310 CMR 15.00) around streams, ponds, and wetlands. The buffer area is 50 feet around all hydrologic features and wetlands, except within the drainage basin for a public surface water supply, where the buffer zones are increased to 100 feet around wetland features, 200 feet around streams and ponds, and 400 feet around public surface water supplies. These buffer areas are intended to help prevent the contamination of water supplies from private septic systems by prohibiting construction of such systems within the buffer areas.



Lynnfield, Massachusetts 2002 Master Plan

Map 4 - Water Resources

PLANNERS COLLABORATIVE INC

Planning
Design
Management
Communications

Boston, Massachusetts

June 2002

Source: MassGIS.

This map for planning purposes only.

Aquifers

100-300 gpm

>300 gpm

Watershed Boundary

Sub-basin Boundary

Underground Storage Tanks

Oil or Hazardous Material Sites

River Corridor

Well Protection Areas & Zone IIs

Public Water Supply Well

100-year Floodplain

500-year Floodplain

Title 5 Buffer Areas

"Zone A" Water Resource Areas

"Zone B" Water Resource Areas

"Zone C" Water Resource Areas

3.2.3 Wetlands

Wetlands, including both forested wetlands and non-forested wetlands, are an important water resource in Lynnfield. They play a critical role in flood control and in maintaining water quality. Reedy Meadow, Cedar Swamp, and wetlands along the Ipswich River, Saugus River, Willis Brook, Beaver Dam Brook, and Hawkes Brook provide visual variety, wildlife habitat, and help maintain a healthy environment. Carefully orchestrated access to some of these wetlands will increase community awareness of their value and interest as natural habitat. Reedy Meadow is a famous bird watching site and attracts early morning birders who are seeking a view of clapper rails, herons and other water birds. Title 5, the state provisions that regulate the construction of wastewater treatment facilities and private septic systems, also establishes a buffer zone around these wetlands and associated waterways.

3.2.4 Aquifers

Some important aquifers or ground water recharge areas are found within the boundary of Lynnfield. The town's wells are located near or in high yield aquifers or along Willis Brook. Well protection areas cover large areas along Willis Brook and Beaver Dam Brook. These are shown on the Water Resources Map.

3.2.5 Floodplains

The floodplains along the Ipswich and Saugus Rivers and their tributaries indicate the wisdom of keeping development out of wetlands and other low-lying areas. These areas serve as giant sponges that can soak up enormous amounts of water and protect downstream areas more suitable for development from more severe floods.

3.2.6 Hazardous Material and Underground Storage Tank Sites

The Water Resources Map also shows sites of known concentrations of hazardous materials and underground storage tanks. These sites are potential sources of contamination for water supplies. One of these sites is located along Salem Street in South Lynnfield and one along Main Street in Lynnfield Center. There are no known wastewater discharge points other than individual septic systems.

3.2.7 Pollution

Non-Point Sources

In the year 2000 there were 4,273 housing units and 374 business establishments in Lynnfield, according to the U.S. Census and the MA Department of Employment and Training. Currently, all homes and businesses are on septic systems, and are considered

potential non-point pollution sources. The Lynnfield Board of Health oversaw the installation of 141 new septic systems in 2001. In 2002, over 100 new septic systems have been installed, with the anticipation of about 75 more. Almost all of these have been residential systems. The Board of Health inspects septic systems associated with new construction, reports and complaints about failed systems, and systems required to be inspected by Title 5 when property is offered for sale.

Using Massachusetts standards, the following non-point pollution loads are estimated for current conditions, based on existing land areas for various types of land use. Pollutants estimated are nitrogen, phosphorus, and total suspended solids in water.

Table 5: Annual Generation of Water Pollution Elements in Lynnfield

Land Use	1999 Area in Acres	Nitrogen Loading Factors	Pounds of Nitrogen per Year	Phosphorus Loading Factors	Pounds of Phosphorus per Year	Total Suspended Solids Loading Factors	Pounds of Total Suspended Solids per Year
Cropland	5	3.35	17.31	0.647	3.34	411	2,123.35
Pasture	26	3.35	87.89	0.647	16.97	104	2,728.57
Forest	2,396	2.59	6,205.69	0.095	227.62	21	50,316.39
Non-forest wetland	415	3.99	1,656.15	0.2	83.02	47	19,508.58
Open/vacant land	194	1.14	221.16	0.057	11.06	13	2,522.00
Participation recreation	331	4.47	1,481.22	0.895	296.58	266	88,144.42
Spectator recreation	0	16.1	0.00	1.25	0.00	40	0.00
Multi-family residential	15	15.4	224.34	3.09	45.01	732	10,663.57
Residential <1/4 acre	101	12.1	1,222.78	2.41	243.54	600	60,633.50
Residential 1/4 to 1/2 acre	1,240	9.84	12,198.34	1.87	2,318.18	466	577,685.38
Residential >1/2 acre	1,360	7.83	10,651.79	1.57	2,135.80	346	470,692.00
Commercial	122	9.01	1,100.21	1.69	206.37	606	73,998.66
Industrial	7	11	71.83	1.86	12.15	563	3,676.39
Urban open	107	5.59	596.63	0.809	86.35	266	28,390.65
Transportation	140	11	1,542.89	2.72	381.51	866	121,467.52
Water	225	2.59	583.06	0.647	145.65	104	23,412.61
Nursery/orchard	3	0	0.00	0	0.00	0	0.00
Totals	6,687		37,861.29		6,213.15		1,535,963.60

Source: MassGIS

Point Sources

Underground storage tanks and oil or hazardous material sites are identified on the Water Resources Map. Sites in Lynnfield and in surrounding towns are shown on this map. Nine underground storage tanks are located on the map in Lynnfield, with a slight concentration (six sites) south of Route 128-I-95. One underground storage tank along Main Street in North Lynnfield is located very close to a public water supply well. Five of the six sites in South Lynnfield are located in water resource areas. There are three oil or hazardous materials sites within the town boundaries of Lynnfield, and five such sites within 2000 feet of the town border in adjoining towns. The three sites in Lynnfield are in water resource areas. One of the five sites just outside Lynnfield is also in a water resource area.

There is one NPDES permit for discharge of wastewater into a surface water body (Beaver Dam Brook) in Lynnfield. The permit number is MA 0036625 and it was issued to Pump and Pantry for their storm water runoff. The Town of Lynnfield is not required to have permits for its storm water discharge facilities, but the Town may be required to obtain such permits by new regulations that become effective in the Fall of 2002.

3.3 Forested Areas

Lynnfield has an abundance of forestland (36% of its total area), but the effect of suburban development has begun to mask the visual impact of such natural wealth, as large lots are developed along the town's roadways. One vital aspect of retaining the town's semi-rural quality lies in retaining some of the visual impact of the woods. Forests on higher land are particularly desirable, since such land is both highly visible and highly vulnerable to development pressures and its concomitant erosion and runoff problems. Lynnfield's changes in topography contribute to the importance of these high points.

3.4 Wildlife Resources

Many would look at the Town of Lynnfield and perceive its undeveloped land, the few former agricultural areas, forests, and wetlands as being the dominant land uses. In fact, this undeveloped land now constitutes less than half of the town's total area. In addition to being home to almost 12,000 human residents, Lynnfield is also home to a diversity of wildlife. In fact, Lynnfield has four areas recently identified by the state's BioMap project as core habitats for conserving biodiversity for future generations. A diversity of wildlife is an indicator of the health of the environment and is a source of joy for children and grownups alike. As the forests of New England rebound after the abandonment of many

farms in the 1800s; some species of wildlife have begun to move back into eastern Massachusetts. These include beaver, coyote, and fisher as well as others. Lynnfield residents have recently reported sightings of wild turkey and even an occasional moose. The following describes the town's major wildlife habitats, agricultural land, open land, forests, and wetlands, and some of the more common wildlife likely to be found in them.

3.4.1 Agricultural Land

In the 1999 MassGIS map, the 5.2 acres of land identified as cropland and 26.2 acres of pasture (a total of 31.4 acres or 0.5% of the town's total area) were still important resources for the diversity of wildlife in Lynnfield. These small areas of agricultural land were located in the northern section of the town, mostly along or just off of Chestnut Street. None of these areas have been protected and several are no longer in agricultural use. Some have been recently developed.

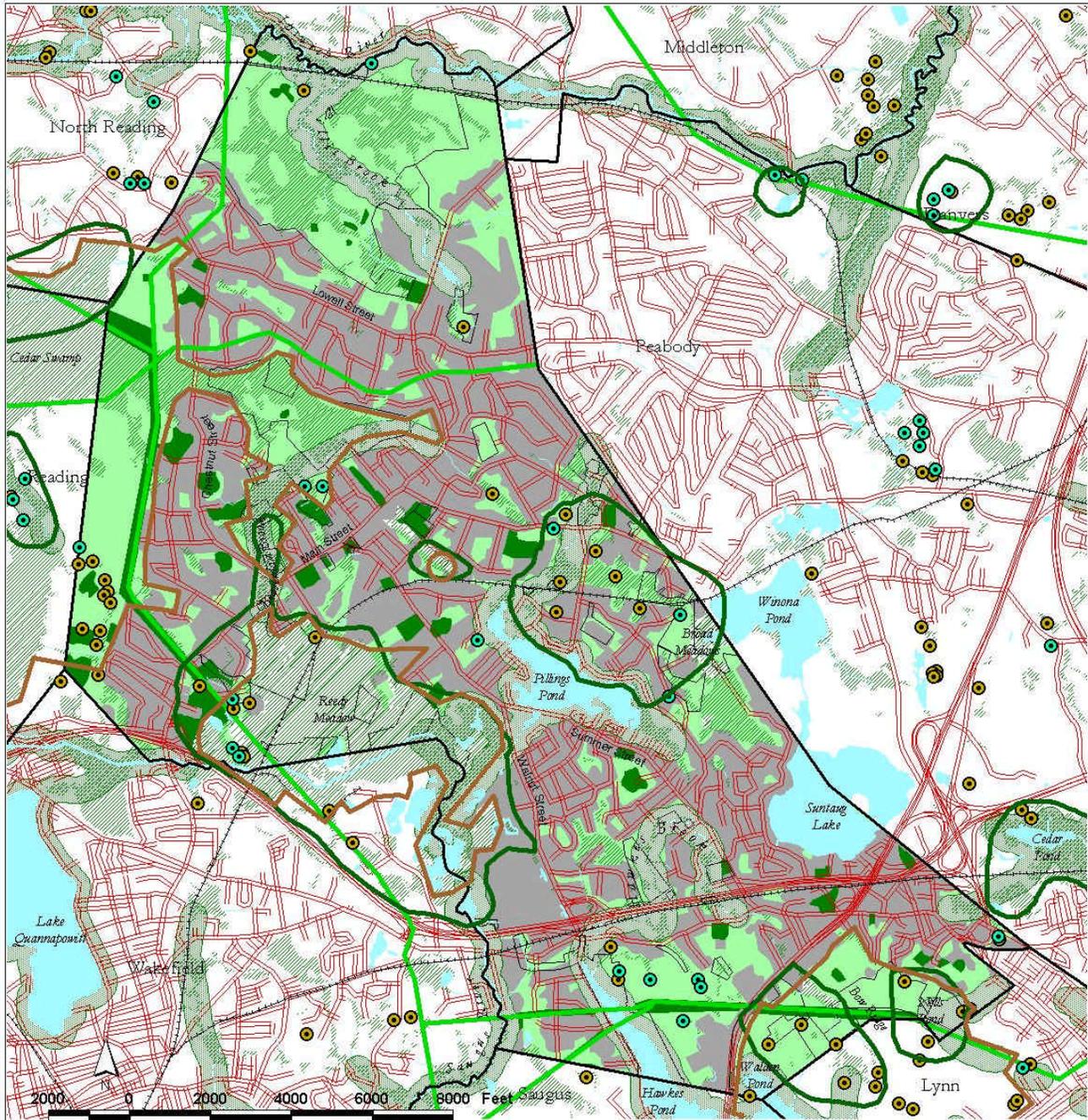
3.4.2 Open Land

Power line corridors and unused open land, like agricultural fields that are no longer being cultivated, are also areas used by many of the same species of wildlife that use agricultural land and some species that specialize in using these areas. There are just over 200 acres of this type of habitat in Lynnfield (3% of the total area). Power line corridors are also often used as movement corridors for wildlife, providing a means of getting from one habitat to another.

Many bird species nest near these open areas and use them as well as other habitats for hunting and feeding on seeds, insects, and small mammals. Many migrant songbirds, those that move between northern and southern latitudes with the seasons, can still be found feeding in open areas in Lynnfield and other nearby towns during migration. Many hawks and owls, such as American kestrels and northern harriers rely on grasslands for hunting small mammals, while other hawks and owls, such as red-tailed hawks and great horned owls, hunt in these former fields as well as the town's forested areas. In addition to birds, voles, white-tailed deer, woodchucks, coyotes, and eastern cottontail rabbits often use these areas. Several snakes, such as the eastern hognose snake and the northern brown snake can also be found in such unused open land.

3.4.3 Forest Land

The vegetation map identifies 2,396 acres of forest in Lynnfield (36% of the town's total area), including primarily the Oak-Pine association and the Swamp Hardwood association. The Oak-Pine



Lynnfield, Massachusetts 2002 Master Plan

PLANNERS COLLABORATIVE INC
 Planning
 Design
 Management
 Communications

Dec. 2001
 Scale: 1:25,000
 Data: GIS
 For planning purposes only.

- Priority Habitats for Rare Species
- NHESP 1999-2001 Certified Vernal Pools
- Potential Vernal Pools
- NHESP BioMap Core Habitat
- Natural Riparian Corridors

Map 5 - Vegetation

- Agriculture
- Forest
- Urban Open Land
- Developed Land
- Permanently Protected Open Space
- Transmission Lines
- Forested Wetlands
- Non-forested Wetlands

Forest type is located on generally drier outwash soils and tills. The most common trees are red oak (with mixtures of other oaks) and white pine as well as red maple, aspen, hickories, and gray birch. Common shrubs and herbs include blueberries, wintergreen, clubmosses, and hazel. The Oak-Pine Forest type is found in all parts of town while the Swamp Hardwood Forest type is concentrated along Willis Brook, the Ipswich River, and other wetland areas mostly in the northern portion of town. The Oak-Pine Forest habitat type is likely to be the most threatened because it is so generally suitable for development.

Some of the common animals found in the Oak-Pine Forest include spotted salamander, redback salamander, wood frog, American toad, eastern milk snake, and eastern garter snake. Common birds include red-tailed hawk, Cooper's hawk, mourning dove, downy woodpecker, great-horned owl, northern flicker, eastern wood pewee, eastern phoebe, blue jay, American crow, white-breasted nuthatch, brown creeper, gray catbird, scarlet tanager, ovenbird, American goldfinch, yellow-rumped warbler, and Baltimore oriole. Common mammals include Virginia opossum, eastern chipmunk, woodchuck, gray squirrel, red squirrel, white-footed mouse, red fox, eastern coyote, raccoon, river otter, white-tailed deer, and striped skunk.

Swamp Hardwoods, found in the scattered wetland areas of town and concentrated along the Ipswich River and other town brooks, are so dominated by red maples that they are often referred to as Red Maple Swamps. Other common trees include American ash, cedars, and black gum. Wetland understory shrubs are common, including alder, viburnums, blueberries, and others. Herbs are abundant and include sedges, ferns, false hellebore, and skunk cabbage. These woodlands are an important component of the town's remaining forested lands and wetland laws generally protect them.

Some of the common animals found in the Swamp Hardwood association and not in the Oak-Pine Forest include northern spring peeper, gray tree frog, bullfrog, common snapping turtle, painted turtle, northern water snake, and northern ringneck snake. Birds common to this habitat and not so likely encountered in Oak Pine Forest include great blue heron, green heron, wood duck, eastern screech owl, barred owl, tufted titmouse, Carolina wren, black-capped chickadee, American robin, northern mockingbird, cedar waxwing, red-eyed vireo, yellow warbler, song sparrow, and common grackle. Many of the same mammals found in the Oak-Pine association are also likely to be found in Red Maple swamps.

3.4.4 Forest Fragmentation

Many ecologists agree that one of the biggest threats to natural communities and biodiversity in Massachusetts and much of the rest of New England is the fragmentation of large expanses of uninterrupted forest habitats. Species of birds that are particularly threatened by forest fragmentation are underlined in the above lists. Many wildlife species, like these, depend on the interior of forests (areas far from an edge) for a significant portion of their life cycle and many biologists agree that the loss of large uninterrupted tracts of forest is contributing to the decline of many species of birds and mammals.

As a result, the remaining uninterrupted forests in Lynnfield and surrounding towns particularly valuable for a broad diversity of wildlife. Three relatively large forest areas remain. The Lynnfield Center Water District, on the northern end of town, is the single largest track of unbroken forest. Another large forested area is Cedar Swamp/Camp Curtis Guild area along the western edge of town. The third large forested area is adjacent to the Lynn Woods in the southern portion of town.

3.4.5 Non-forested Wetlands

The vegetation map identifies 415 acres of non-forested wetlands in Lynnfield (6.2% of the total area) and 225 acres of water. The majority of the town's non-forested wetlands are found within Reedy Meadow. These rich wildlife resources include meadows, shallow marshes, deep marshes, shrub swamps, and ponds. Reedy Meadow is composed mostly of deep marsh with some areas of shallow marsh and open water. One other significant non-forested wetland, Broad Meadows, is located between Pillings Pond and Winona Pond.

Meadows are characterized by sedges and cattails, surface water depths to 6 inches in winter and early spring, and exposed but saturated soil surface in summer, and typically provide habitat for the following wildlife species: Northern leopard frog, big brown bat, star-nosed mole, and short-tailed shrew.

Shallow Marshes are characterized by persistent emergent vegetation such as cattails and water depths to 1.5 feet, and provide preferred habitat for the following wildlife species: Northern spring peeper, painted turtle, and northern leopard frog. Common birds may include great blue heron, green heron, American black duck, mallard duck, eastern screech owl, tree swallow, red-winged blackbird, and American goldfinch. Common mammals may

include Virginia opossum, little brown bat, muskrat, mink, and raccoon.

Emergent vegetation and floating-leafed plants such as water lilies (*Nymphaea* and *Nuphar*), and water depths to 6 feet characterize Deep Marshes. They typically provide preferred habitats for the following species: Painted turtle, spotted turtle, and red-spotted newt. Common birds may include pied-billed grebe, and American coot. Common mammals include the same species found in Shallow Marshes.

Woody shrubs such as buttonbush, alder, silky dogwood, and red maple, and white ash saplings characterize Shrub Swamps. This habitat type is concentrated along Beaver Dam Brook. It typically provides preferred habitat for the following species: Black-crowned night heron, common snipe, glossy ibis, common yellowthroat, common grackle, song sparrow, swamp sparrow, and American goldfinch. Common mammals include Virginia opossum, little brown bat, eastern cottontail, and raccoon.

Ponds are small bodies of water that are characterized by emergent vegetation such as cattails or floating-leafed plants, or both.

Vernal pools are small ponds that are not connected to streams or other water bodies. Thus, they depend on snowmelt and rainwater and often become dry by late summer. Certified Vernal Pools and potential vernal pools are identified on the Vegetation Map. Ponds and vernal pools typically provide preferred habitat for the following wildlife species: Spotted salamanders, wood frogs, blue spotted salamanders, Jefferson salamanders, northern spring peepers, bullfrog, pickerel frog, eastern painted turtles, little brown bat, big brown bat, mink, and beaver.

3.4.6 Rare Species

The 2000-2001 Atlas of Estimated Habitats of State-listed Rare Wetland Wildlife published the Massachusetts Natural Heritage & Endangered Species Program lists several occurrences of rare or endangered plants and animals in Lynnfield. Plants include purple needlegrass (*Aristida purpurascens*), designated as a Threatened Species; glaucous sedge (*Carex livida* var *radicaulis*), designated as Endangered; large whorled pogonia (*Isotria verticillata*), which has been placed on the state's Unofficial Watch List; and New England blazing star (*Liatris scariosa* var *novae-angliae*), considered a species of Special Concern.

The Massachusetts Natural Heritage and Endangered Species Program listed Reedy Meadow as a Rare Wetlands Habitat in

1988. It has also been designated as a National Natural Landmark. Many of the town's state-listed animal species are found in this important wildlife area. These include: Endangered – American bittern, common moorhen, least bittern and pied-billed grebe; Threatened – king rail, marbled salamander; and Species of Special Concern – spotted turtle, blue spotted salamander and osprey.

Several other rare species have been noted within Lynnfield. These include: The copperhead snake, not reported in Lynnfield for over one hundred years; Henslow's sparrow; and sedge wren – all are listed as Endangered. Sites for these and the other listed species are identified on the Vegetation Map as "Priority Habitats for Rare Species."

There are sixteen state-certified vernal pools in Lynnfield. Vernal pools are critical habitats for salamanders, wood frogs, and a wide variety of other wildlife. Salamanders and wood frogs migrate from surrounding forested uplands to these pools in the spring to breed. Without these vernal pools we would lose these animals. It is likely that there are other important wildlife habitats and several vernal pools in Lynnfield. The Vegetation Map shows locations of other potential vernal pools. An effort to have volunteer amateur or professional naturalists search for rare and endangered species and vernal pools, so that they can be considered and protected as future development occurs should be encouraged.

3.4.7 BioMap Areas

The Natural Heritage and Endangered Species Program of the Massachusetts Division of Fisheries and Wildlife has recently completed producing a map of the state's "hotspots" for biodiversity. Called the BioMap Project, this map identifies the most viable natural communities and habitat for rare plants and animals. Lynnfield is fortunate to have four of these "Core Habitat" areas. One is Reedy Meadow, another is the Cedar Swamp/Camp Curtis Guild area including the wetlands associated with Beaver Dam Brook, the third is a small isolated wetland off Forest Hill Avenue, and the fourth is the Bow Ridge/Walden Pond/Nells Pond area in South Lynnfield, adjacent to the Lynn Woods. No other town in the Boston Basin Ecoregion has as many areas of importance for conserving biodiversity.

3.5 Natural Resources Observations

Lynnfield has a rich natural heritage worthy of recognition and pride. The following is a summary of some of the most important considerations for the development of the Master Plan.

- Soil limitations mean that many areas are poorly suited for septic tank leaching fields. Wetlands, streams, ponds and water supplies need to be carefully monitored to prevent contamination from incompletely filtered septic system effluent.
- The Ipswich River is at its limit for water withdrawals. Regional cooperation is necessary for conserving this limited resource.
- Protection of upland forests will help preserve the town's semi-rural appearance.
- Much of the town's wildlife diversity is a result of its diversity of habitat types. Maintenance of that diversity requires protection of large areas like those identified in the BioMap Core Areas and in both small and large areas of different habitats; non-forested wetlands, forested uplands, open/vacant areas, and open space corridors that make connections between areas. The three large forest areas, the Lynnfield Center Water District land at the northern end of town, the Cedar Swamp/Camp Curtis Guild area, and areas adjacent to Lynn Woods, are important areas to protect and increase in size if possible.
- Protection of BioMap Core Areas is an important conservation priority for the region as well as the town. These areas include Reedy Meadow, Cedar Swamp/Camp Curtis Guild area, the small isolated wetland off Forest Hill Avenue, and the Bow Ridge/Walden Pond/Nells Pond area in South Lynnfield.

HISTORIC AND CULTURAL FACILITIES

Historic and Cultural Resources



Church on the Common



South Burying Ground



Lynnfield Cultural Center



Deacon Emerson House



Hart House



Meeting House

4.0 HISTORIC AND CULTURAL RESOURCES

4.1 Historic Resources

4.1.1 Town History

According to *Lynnfield: A Brief History*, the first settlement in what is now Lynnfield was 10 square miles and named “Saugus” after the Saugus Indians who lived there. Artifacts indicate that Indians lived there at least 3,000 years ago – including an Indian encampment on what is now Partridge Island. Many of the artifacts are currently housed at the Harvard University Museum in Cambridge.

The name of the settlement was changed to Lynn in 1637. In 1638, the land was extended 6 miles inland to accommodate the growing number of residents. The 13 square miles were given out in land grants of between 40 and 800 acres until 1640 (settlers who advanced money for the building of the Colony received between 200 and 800 acres in return; those who had not advanced money received between 40 and 80 acres). Rules accompanying the land grants included centrally locating homesteads on the lots, which created several small villages, each of which was required to be outfitted with a church, school, military company, and town common (or “training field”).

In the 17th century Lynn was primarily an agrarian community and remained such until the early 19th century. In 1646 the Town officials proclaimed that every third day of the week would be market day.

In 1712, Lynn End was established as a parish, and in 1782 it was established as the District of Lynnfield. In 1814, the District was incorporated as the Town of Lynnfield.

In the early 19th century, industry in Lynnfield included shoe factories and mills, which provided work for many of the town’s farmers during the winter months, as well as other residents. This was especially convenient for farmers due to the fact that much of the work was not done at the factory, but in the workers’ homes. More and more residents took jobs in the factories as the Industrial Revolution evolved. In 1806, the Newbury Turnpike (Broadway in Lynnfield) was built, and hotels and inns sprung up to accommodate the through-travelers. In addition to the Turnpike, two railroad lines providing 16 trips per day increased the access to and through Lynnfield.

In the 1930s and 40s, one of the primary attractions in Lynnfield was Kimball's Starlight Ballroom, an outdoor dance hall located where the Kernwood restaurant is now in South Lynnfield. The ballroom flourished with the sounds of Benny Goodman, Tommy Dorsey, Paul Whiteman, Artie Shaw, Duke Ellington, Cab Calloway, Mal Hallett, and Ina Rae Hutton until the early 40s when the war drove people's energies elsewhere. Until then, as many as 1,000 couples could dance under the stars at a time!

4.1.2 Historic Districts

4.1.2.1 Meeting House Historic District

The members of the Lynnfield Historic Commission registered the Meeting House Historic District with the State in the 1970s in preparation for the bicentennial celebrations of 1976.

Registering properties with the State Register of Historic Places does not constrain what the owner may do to his or her property with private funding. Rather, the distinction adds a measure of protection to these properties by requiring developers and state agencies to determine whether a state funded, permitted, or licensed project will affect an historic property or properties.

Properties may be included on the State Register if they are: listed in or determined eligible for listing in the National Register of Historic Places; within local historic districts; local, state, and national landmarks; state archaeological landmarks; or properties with preservation restrictions.

The State Historic District is bounded essentially by South Common, Summer, and Main Streets, running from the library on Main Street, up Main Street to the back of the Congregational Church, across Main Street, down Main Street to Beaver Avenue, across Main Street again, past West Cemetery, past Dr. Donovan's house, and up Robinson's Brook back to Summer Street.

There are 16 properties within the Meeting House Historic District. They are the following:

- Lynnfield Meeting House
- Lynnfield Public Library
- Centre Congregational Church
- John Bryant III House
- Jonathan Bryant House
- House at 600 Main Street
- Wakefield Cooperative Bank
- Shopping Center

- House at 580 Main Street
- Old Parsonage
- House at 568-570 Main Street
- House at 562 Main Street
- Whittredge House
- West Burying Ground
- Rev. Joseph Mottey House
- Old Burying Ground

4.1.2.2 South Lynnfield Historic District

The Historic Commission is currently researching and plotting the boundaries of an additional state historic district in South Lynnfield. Although still in the research phase, the Commission believes this District will be composed primarily of residential structures built prior to 1800.

4.1.3 Historic Properties

4.1.3.1 National Register Properties

The Old Meeting House and the town green are the only structures/locations in Lynnfield that are on the National Register of Historic Places.

Registration on the National Register, like registration on the State Register, does not place any constraints on what an owner may do to his or her property using private funds, but rather provides limited protection from state and federal actions, as well as providing eligibility for matching state and federal restoration and research grants (when available) and certain federal tax benefits for certified rehabilitation projects.

The Essex Institute in Salem has a record of, and additional information on all historic structures in Lynnfield.

4.1.3.2 State Registered Properties

The Henfield House and the town's four cemeteries are the only structures/locations currently on the State Register of Historic Places. For constraints and benefits, please see the description under Historic Districts on the preceding page.

4.1.4 Historic Character

4.1.4.1 Lynnfield's Oldest Homes

There are four homes still standing in Lynnfield that are known to have been built in the 17th century. They are the Henfield House (1667), 300 Main Street, the Hart House (c.1670), 172 Chestnut Street, the Perkins House (c.1695), 276 Chestnut Street, and the Munroe House (1690), 40 Salem Street.

The homes still contain many of their original details and have been extensively researched. Information can be found in several history books, including *Lynnfield: A Brief History*, which was published by the Lynnfield Historic Commission.

4.1.4.2 Underground Railway

Several Lynnfield homes may have been stops along the Underground Railway system that helped move runaway slaves to Canada during the Civil War. Secret rooms have been found in the Joseph Henfield House (1667) 300 Main Street, William Smith house (1721) 1282 Main Street, the John Hiram Perkins House (1695) 276 Chestnut Street, and the John Orne House (1761-1765) 192 Main Street.

4.1.4.3 Concentrations of Historic Structures

According to the Historic Commission and the Historical Society, there are two locations within which there are concentrations of historic structures. These are the aforementioned Meeting House Historic District and the proposed historic area in South Lynnfield.

4.1.5 Historical Society Priorities

The Society's top priorities include the Old Meeting House, the Town Common, the Serpentine Mine, the South Burying Ground, the Old Burying Ground, the West Cemetery, the Joseph Tapley Tomb, Gerry's Cider Mill, the Mottey House, the Henfield House, and the Hart House. The following describes some of the unique features of these historic structures and locations.

4.1.5.1 Old Meeting House (1714)

Built in 1714, the Meeting House is the oldest church in town and has held services for many different Protestant groups including Congregationalists, Trinitarians, Unitarians, Universalists, and Methodists throughout the years. It is believed to be the third oldest Meeting House in New England.

Over the years the Meeting House has served many other uses, always as a source of strength and inspiration to town residents. In the 18th century it was the gathering place for Revolutionary War soldiers, and a safe haven for the townspeople during fires. In the 19th century, with the addition of a second floor, the building served simultaneously as a church and town hall until 1892 when the new town hall was built. After that it served as a primary school until a new school was built in 1903. In the 20th century, from 1918 to 1960, the Meeting House was retrofitted to provide space for the town's fire engines.

To this day, the structure accommodates community events from town club/group meetings, weddings, funeral services, and classes to the ever-popular annual Country Store, which is put on by the Historical Society the first week in December.

In 1975, the Meeting House was placed on the National Register of Historic Places.

4.1.5.2 Town Common

The Town Common acted as the town meeting place throughout the years for garnering strength (the common housed ammunition around the Revolutionary War), allaying fear (during fires), celebrating town accomplishments (bi-centennial), and entertaining (concerts on the common).

4.1.5.3 Serpentine Mine (1800s)

In the 1800s, residents mined serpentine, a green to black rock made of magnesium silicate minerals, to use in making church altars, statuary, and jewelry. When the cost to mine serpentine became too expensive for its market, the mine was abandoned. The mine was reopened during World War I when the stone, also called black marble was used to produce magnesium bombs. No longer accessible, the mine is significant because it produces one of the unique natural resources in Lynnfield, and there are few places that identify so uniquely with the town.

4.1.5.4 South Burying Ground (1751-1940)

One of the most exceptional things about the South Burying Ground, the Old Burying Ground, and the West Cemetery, is that each has a potters' field. The potters' field was a location in which the town potters were allowed to dispose of the shards of pottery left over or from broken creations. This has the potential to provide considerable information on early life in Lynnfield and the region.

4.1.5.5 Old Burying Ground (1728-1890)

Located in the center on South Common Street, the Old Burying Ground is the oldest cemetery in the town. Daniel Townsend, a soldier in the Revolutionary War, is believed to be buried here.

4.1.5.6 West Burying Ground (1809-1947)

Sometimes referred to as the "Civil War Cemetery," the West Burying Ground was established in 1813, and is surrounded by a wall constructed from Kallenberg Quarry granite.

4.1.5.7 Joseph Tapley Tomb (1820s)

Located at the corner of Chestnut and Lowell Streets, this structure is the family tomb of one of Lynnfield's Town Fathers. A farmer and Revolutionary War soldier, Joseph Tapley came to Lynnfield in 1783 from Danvers and raised 12 children in what is now called the Joseph Tapley House at 650 Lowell Street. Legend has it that Joseph Tapley died after slipping on the ice and falling under the runners of a passing logging sled.

4.1.5.8 Gerry's Cider Mill

The Cider Mill was built in 1831 as a grist mill. Some time later the structure was used as a woolen mill and then in 1872, Elbridge Gerry bought the mill to produce dyes. After some years as a dye mill, Elbridge Gerry's son, Elbridge F. Gerry, acquired the facility and began producing the famous Gerry's Cider. The mill consisted of two main buildings, four tank sheds, and fifty-three storage tanks with a total capacity of 300,000 gallons. The mill produced cider, and shipped bottles to towns within a 50-mile radius of the mill, until dwindling local apple supplies convinced Mr. Gerry to sell the mill in 1952. In 1974, a fire destroyed all but one of the original buildings.

4.1.5.9 Mottey House

According to the *History of Lynnfield* and *A Heritage Preserved*, the Mottey House was built around 1810 and is an "excellent example of Federalist architecture with its four-sided sloped roof and the four huge chimneys." Much of the original house and the additions from the 19th century remains intact, including nineteen rooms, ten working fireplaces with original mantels and waterstruck tile hearths, hand-made internal window shutters, decorated with a different design for each room, and a second-floor ballroom with a cathedral ceiling.

4.1.5.10 Henfield House (Spear House), (1667)

The Henfield House, located at 300 Main Street, was home to Benjamin Adams, the drummer boy in Captain Nathaniel Bancroft's company. According to *A Heritage Preserved*, on April 19, 1775, young Adams' drumming was so strong and insistent that he helped significantly in drawing the Lynn End Minute Men together. In addition, there is a secret room in the house that is speculated to have been a stop along the underground railway, a safe haven from Indian attacks, or both. Prior to the addition of a modern cellar, a tunnel led from the hidden room to the remains of an even older underground home.

4.1.5.11 Hart House (1670)

Located at 172 Chestnut Street, the Hart House has recently undergone extensive restoration and is a good example of 17th century construction. This center-chimney saltbox is set on a foundation of fieldstones of various sizes, “which were rolled into place by hand.” At some point during the house’s history one of the residents, probably a Hart, set a symbol of a heart in one of the 18th century-addition pine beams.

4.1.6 Historic Organizations

Lynnfield has two primary organizations dedicated to preservation of the town’s historic resources. These are the Lynnfield Historical Society and the Lynnfield Historic Commission.

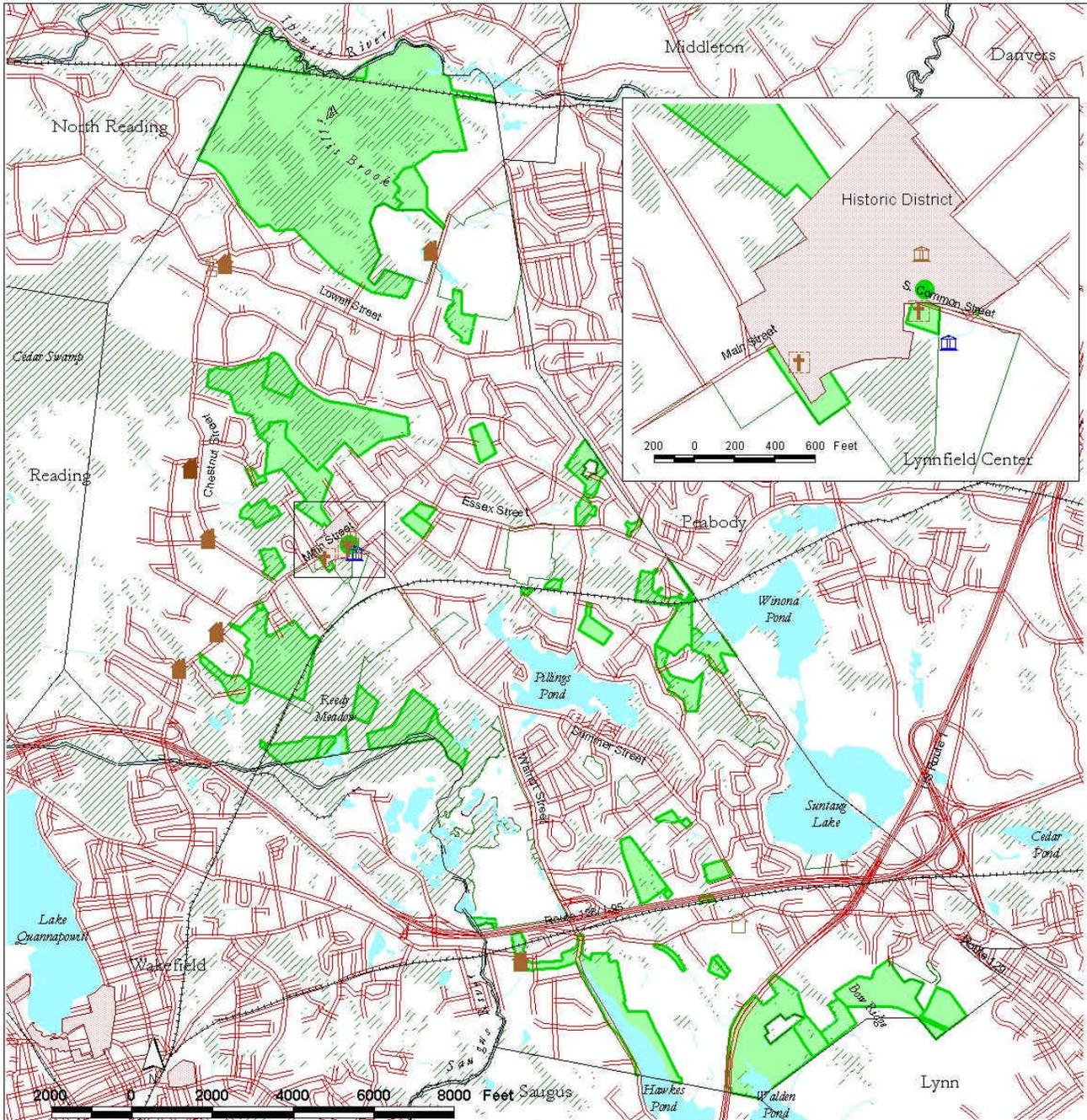
4.1.6.1 Lynnfield Historical Society

Created in 1954, the Lynnfield Historical Society is an independent nonprofit organization with over 180 members. Nine volunteers are responsible for supporting and facilitating the achievement of the Society’s mission “to preserve, protect, and disseminate information about the history of Lynnfield.” The Society’s responsibilities include the care and maintenance of the 1714 Meeting House on the Common, which was entrusted to the Society by a vote of town meeting in 1960.

Since 1954 when the town allocated money for the maintenance and repair of the Meeting House, the Historical Society has raised all of the money (and many hours of labor) for repair and maintenance. One of the primary ways is by the annual country store event in December. Over the years, the Historical Society has repaired, replaced, and rebuilt several elements of the building, all together investing over \$150,000. This includes removing adaptations for fire equipment retrofitted in the early 1900s, sills, heating/plumbing systems, old wiring, windows, floor, black top driveway, second-story supports, painting, sidewalk, and landscaping. In addition, the Society oversaw repairs to the roof, ceilings, beams, and trusses, the pews, pulpit, choir loft, and organ, lighting, and sprinkler system.

Desires

Although the Historical Society does not anticipate big renovations/ improvements in the next 20 years, they recognize the need for ongoing and regular maintenance. With regular maintenance, the Historical Society claims the structure will last another 300 years.



Wetlands

PLANNERS COLLABORATIVE INC
 Planning
 Design
 Management
 Communications

Source: MassGIS and Town of Lynnfield
 May 2002
 This map for planning purposes only.

Lynnfield, Massachusetts 2002 Master Plan

- Open Space
- Limited Protection
 - No Permanent Protection
 - Permanently Protected
 - Unknown Level of Protection

Map 6 - Cultural Facilities

- Lynnfield Town Common
- Cultural Center
- Historic Meeting House
- Joseph Tapley Tomb
- Senior Center
- Cemetery
- Historic House
- Historic District

In order to comply more fully with its mission of providing information about the history of Lynnfield, the Historical Society needs museum space to display its treasures, which include the old weights and measures, which are currently on display at Town Hall.

4.1.6.2 Lynnfield Historical Commission

The Lynnfield Historical Commission has 5 members appointed by the Board of Selectmen. The Commission was created in the 1960s under requirements set by the State in Chapter 40, Section 8d of the Massachusetts General Laws with the mission of preserving, promoting, and developing the historical assets of the town.

4.2 Cultural Resources

4.2.1 Cultural Facilities

4.2.1.1 Cultural Center

The Cultural Center is located at 38 South Common Street. The committee responsible for the building's upkeep is made up of 5 members appointed by the Board of Selectmen. The committee is also responsible for renting out the building, which can be rented for \$25/day or \$15/half day. The Center has held a variety of events from classes to presentations to dressings for bridal parties.

The 1950s Cape-style building is town-owned. On the first floor there are 4 rooms (kitchen, living room, dining room, bedroom) plus a sun porch. On the second floor, there are 2 bedrooms and a bathroom. A local builder donated the kitchen and the building was used for cooking classes for years. The Historical Society currently uses the second floor as storage. There is a brook on the property outside the house.

According to the Cultural Center Committee president, the building needs more attention than it can get from the Committee alone. For example, the exterior needs to be painted, the roof needs to be repaired, and the heating system needs to be replaced. In addition, the building needs regular maintenance. The Cultural Center Committee values this resource as one of a kind in Lynnfield.

4.2.2 Cultural Organizations

Lynnfield has two main organizations dedicated to preserving and enhancing Lynnfield's cultural resources. They are the Lynnfield Cultural Council and the Cultural Center Committee, mentioned above.

4.2.2.1 Cultural Council

The Lynnfield Cultural Council is the re-granting committee of the Massachusetts Cultural Council. The committee re-grants \$3,700 per year to individuals and groups supporting arts, music, interpretive sciences, and dance in the town. Since the grants are small, the committee focuses on collaborating with other groups in the town to combine efforts to make these programs and activities available.

The Council organizes activities for all ages, but feels specifically that while there are plentiful activities for school-age children and older seniors, there is a lack of activities for those in the 7-65 age range. Additionally, a Council representative reported that communication is lacking in town, so that even activities that are available aren't widely known about.

Goals

Create a stronger relationship with the Historical Society
To be recognized and used as a valuable educational resource.
Provide occasional public information meetings to educate and update residents on Arts/Music scene, what's available, and how to keep current with activities, events, and other opportunities.

Desires

- Cultural Council building and indoor facilities for art, music, dance events/activities (churches in Lynnfield are quite generous with their space, but the Cultural Council would also like non-faith-based facilities for those who might be more comfortable in secular settings)
- A neutral bulletin board location that is not specifically associated with the Town or the School system.
- An efficient and effective way to promote an Events Calendar, perhaps by hiring a keeper for the Calendar, or using the Town's website to post the events.

4.2.3 Religious Institutions

Since the 18th century the town has primarily supported Protestant worshippers and did not have a Catholic Church or synagogue until the 20th Century. In 1929, the first Catholic Church appeared when Our Lady of Assumption was constructed as a "branch" of the Wakefield parish of St. Joseph's.

Religious Institutions in Lynnfield include the following:

- St. Marie Goretti Catholic Church
- Our Lady of Assumption (with school)

- Calvary Temple
- Messiah Lutheran Church
- Lynnfield Community Church
- Trinity Baptist Church
- Wakefield-Lynnfield United Methodist Church
- St. Paul's Episcopal Church
- Centre Congregational Church

4.2.4 Fraternal Organizations

- Masons of Lynnfield/Wakefield
- Rotary Club
- Knights of Columbus
- Elks Club
- Kiwanis Club
- Lions Club

4.2.5 Special Interest Groups

- Garden Clubs
- Art Guild
- Townscape
- Lynnfield Educational Trust
- Lynnfield Business Association

4.2.6 Events and Activities

Winter

Lighting Festival for winter season (2nd year)

Country Store/Fair (December)

Carnivals

Spring

Classic Music Festival in March (2nd year)

Walk in May to support Lynnfield Family

Geraniumfest (held by Townscape group in May)

Summer

Concerts on the common (5x/summer for over 20 years)

Senior Center art Show (June)

Fall

Taste of Lynnfield (held by Lynnfield Ed. Trust for over 10 years)

Rotary BBQ (September)

Halloween events

Historic and Cultural Observations

- Great resources exist in town for residents to learn about the history of Lynnfield.
- There is an underused opportunity for connection with School programs to further this experience within the town structure.
- Committees are doing things on their own that could be combined.

Preliminary Recommendations

- Consider the possibility of having the Cultural and Historic Resources groups combine efforts.
- Consider opportunities to include space for an historical museum in town with storage space (locations suggestions to be added).
- Establish a prominent, centrally located, and neutral location for an events bulletin or other form of events advertisement. Consider incorporating into town web page.
- Have the Cultural Council develop a job description in order to identifying the need for hiring an events coordinator or acquiring a volunteer events coordinator.
- Prioritize finishing the South Lynnfield Historic District application. Support the Historic Commission in their research efforts.
- Combine efforts where feasible between the Historic and Cultural committees to support the use and maintenance of the existing Cultural Center or consider a new location.
- Identify possible locations for indoor events, including art, music, and dance that are non-faith-based.
- Encourage presence of the Cultural Council and Historic Society at town events.
- Consider adopting the Community Preservation Act

PUBLIC FACILITIES

Public Facilities and Services



Fire Station



Summer Street School



Police Station



Telephone Building



Lynnfield Water District Building



Town Hall

5.0 PUBLIC FACILITIES AND SERVICES

This section covers schools, library services, meeting facilities, the Youth Center, the Senior Center, the Police Department, the Fire Department, the Department of Public Works, Sewage, Water Supply and Distribution, Gas and Electricity, Telephone, and Cable TV. See the Map 7 on the following page for locations of these public facilities. The enrollment projections are based on historical data and do not take into account the impact of new legislation, including changes to Ch. 40B.

5.1 Schools

The Town of Lynnfield operates four schools:

- Summer Street Elementary School
- Huckleberry Hill Elementary School
- Lynnfield Middle School
- Lynnfield High School

5.1.1 Challenges

According to Dr. Palermo, Superintendent of Lynnfield Schools, the main challenges facing the schools are the following:

- Overcrowded and inadequate facilities
- Need for an Information and Technology Department, which could possibly be shared with the Town (models for this include Westford and Westwood)
- Desire for the School Department to have responsibility for the maintenance of the school buildings, which are currently maintained by DPW
- Need for replacement of the athletic fields displaced by the construction program

The need for adequate school buildings is by far the most serious challenge. In 2000, the Town voted \$48 million in override funds for a major schools building program, which consists of the construction of a new middle school, the renovation of the high school, and additions to and total renovations of the two elementary schools. New cost estimates show a need for an additional \$15 million for the renovations and additions to the two elementary schools. Voters approved an additional override request for \$15 million in June 2002, to complete the update of the elementary school.

5.1.2 Enrollment

5.1.2.1 Actual Enrollment by Grade

Table 6 represents the 2001-2002 actual enrollment by grade and school.

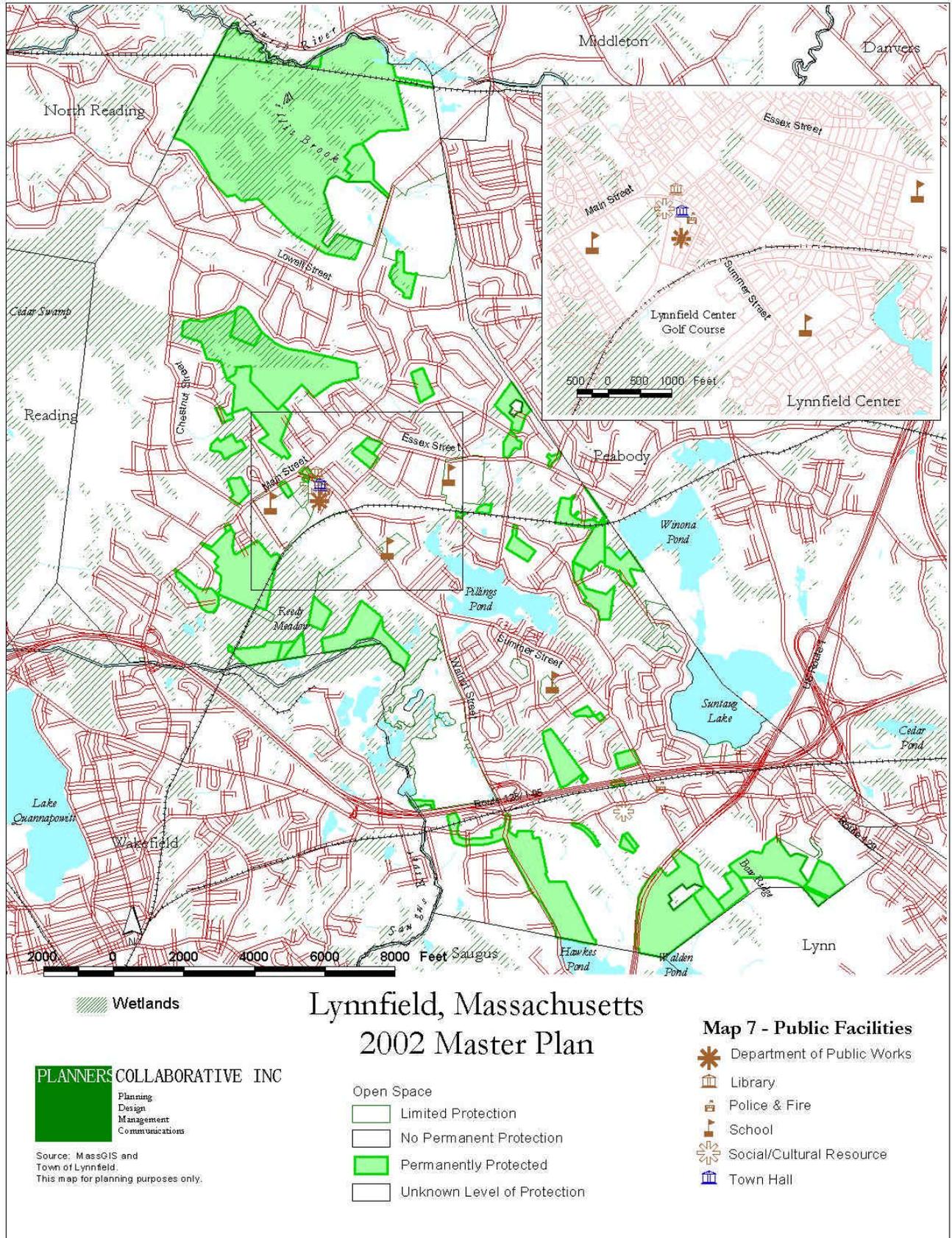


Table 6: 2001-2002 Enrollment²

School/Grade	PK	K	1	2	3	4	5	6	7	8	9	10	11	12
Huckleberry	0	64	61	69	74	71	-	-	-	-	-	-	-	-
Summer	0	61	83	89	87	72	-	-	-	-	-	-	-	-
Middle	--	-	-	-	-	-	170	152	148	147	-	-	-	-
High	-	-	-	-	-	-	-	-	-	-	127	121	116	147
TOTAL	0	125	144	158	161	143	170	152	148	147	127	121	116	147

Source: Town of Lynnfield School Department

5.1.2.2 Enrollment Trends³

As indicated in the following table, enrollment has remained relatively stable over the last fifteen years. There was a modest peak in the late 1990s followed by a slight decline and a stable enrollment of approximately 1,860 over the last five years. As the population is not expected to increase significantly, school enrollment is projected to remain at approximately this level. This means that as long as there is no significant further development in Lynnfield, the current building program will meet the town's needs for perhaps the next 10-20 years.

Table 7: Enrollment Trends

School Year	Enrollment Total	Increase/Decrease	% Increase
1987-1988	1,793	0	0.00
1988-1989	1,737	(56)	-3.12
1989-1990	1,691	(46)	-2.65
1990-1991	1,655	(36)	-2.13
1991-1992	1,657	2	0.12
1992-1993	1,685	28	1.69
1993-1994	1,711	26	1.54
1994-1995	1,745	34	1.99
1995-1996	1,779	34	1.95
1996-1997	1,820	41	2.30
1997-1998	1,865	45	2.47
1998-1999	1,870	5	0.27
1999-2000	1,853	17	-0.91
2000-2001	1,859	6	0.32
2001-2002	1,855	(4)	-0.22
2002-2003	1,864 (projected)	9	0.49

Source: Town of Lynnfield School Department

5.1.2.3 Actual and Projected Enrollment by Grade Level

A slight (perhaps 10%) decrease in the elementary school population is expected for the 2002-2003 school year, while

² From October 1 Reports, Massachusetts Department of Education

³ From Superintendent Palermo, Lynnfield Public Schools

projections for both the middle school and high school student populations show an expected increase of approximately 10% each. (See below)

Table 8: Enrollment by Grade Level

School Name	Grades	2001-2002 Actual Enrollment ⁴	2002-2003 Projected Enrollment
Summer Street and Huckleberry Hill Elementary	K-4	755	724
Middle School	5-8	620	638
High School	9-12	483	499
Total Enrollment		1,858	1,861

Source: Town of Lynnfield School Department

5.1.3 Capital Needs

5.1.3.1 Elementary Schools

According to Dr. Palermo, as of June, 2002, the existing elementary schools are overcrowded, do not meet code, have outdated technology, have specialties such as music and art on carts, and have safety and security issues. If the debt exclusion override does not pass, the schools will have to procure portable classrooms at \$100,000 per year per classroom.

According to the Capital Needs Building Committee Report (1999), the two elementary schools have the following capital needs:

Huckleberry Hill School

Addition of space required to match program needs of year 2000+ required by the new state standards, which include:

- Reconfiguration of space as needed per program
- New classrooms, special education, music room, art room
- Exterior door and window replacement
- Total code upgrade
- Additional storage space
- Major interior finish
- New lighting, HVAC, plumbing, handicap, floor, ceiling, painting, storage
- New roof, windows, doors
- Redesign ball fields, parking, access road
- Full compliance

⁴ From October 1 Reports, Massachusetts Department of Education

Summer Street School

Addition of space required to match program needs of year 2000+ required by the new state standards, which include:

- Reconfiguration of space as needed per program
- New classrooms, special ed, music room, art room
- Exterior door and window replacement
- Total code upgrade
- Additional storage space
- Major interior finish
- New lighting, HVAC, plumbing, handicap, floor, ceiling, painting, storage
- New roof, windows, doors
- Redesign ballfields, parking, access road
- Full compliance SBAP

5.1.3.2 Middle School

The Lynnfield Middle School is located on Main Street in a highly visible location. It was originally designed as a high school with several athletic fields (including football field and track) and an after-school youth center.

A new middle school is under construction on the site of the existing middle school building. The existing school building will be demolished and parking and athletic fields will be built in their place. The new school building is expected to be in use by September 2003. The middle school will accommodate the expected increase in student enrollment.

5.1.3.3 High School

The high school is undergoing renovations. When the renovations are complete, the building will be ADA compliant. Further, overcrowding, security, and safety issues will have been addressed, and state-of-the-art science labs and technology will have been provided. Renovations are expected to be complete by January of 2003. Renovations are being phased so that the building can continue to be fully operational throughout the process. The high school will accommodate the expected increase in student enrollment.

5.1.3.4 North Shore Regional Vocational Technical High School

The North Shore Regional Vocational High School, with a total enrollment of 423 students in grades 9-13, is located in Middleton, but serves all of the Lynnfield school district as well as 15 other communities in the region. The school receives some

administrative support from the staff of the Lynnfield High School. The facility is currently overcrowded.

The State plans to build a new school that will merge the Regional Vocational Technical High School with the Essex Agricultural High School. The proposed new school would solve the current space problems, providing for a capacity of 1,200 students. The Agricultural High School currently has 300 students, so the proposed new school would provide additional capacity for 450 students. The new school is proposed to be located in Danvers on the existing Agricultural High School 100-acre campus. The merger and plans for the new facility are currently underway and are expected to be completed over the next five years.

5.2 Library

The Lynnfield Public Library is located on Summer Street in the center of town overlooking the Town Common in a lovely historic structure. Its approximately 11,000 sq. ft. includes a large study area, a children's room, main book collection, mezzanine, and refinished basement for fiction books. With approximately 65,000 items in the collection, the current facility has reached its maximum capacity and has no room for expansion. While national library space standards recommend 1.5 s.f./per person, the current library is at 1.0 s.f./person.

The library has 20 staff members, 8 of whom work full-time. Approximately 10,000 people use the library per month. The library has a very active children's program and many retired persons use the facility in the morning. The genealogy room – home of the New England Genealogy Society – is located on the first level and has very high usage (its 12 seats are almost always full).

The South Lynnfield Branch Library was closed approximately twenty years ago because the building was too small to provide adequate resources, it was not handicap accessible, and had a poor heating system. Sue Koronowski, the Library's Director, reports that in addition to the structural problems, there is a diminishing need for a branch library. Ms. Koronowski observed that the sense of separation between South Lynnfield and Lynnfield Center has diminished over time, thereby reducing the need for a separate branch library. Ms. Koronowski is considering the feasibility of providing branch service by placing a drop-off box near the Post Office for South Lynnfield residents to use for a book return. A library staff person would empty the box daily.

5.2.1 Existing Programs

- Story hour: 3 times per week
- Health information sessions
- Book group
- Financial series
- Internet training
- Genealogy center
- Literacy series

5.2.2 Challenges

The main challenge for the library is inadequate space in which to expand the library's collection. Additionally, there is not adequate room for existing programming and none for additional programming. Often, programs take place in the middle of the space that houses the library's main collection, thereby conflicting with individuals trying to read quietly.

According to the user survey conducted by the library in 1998, (200 responses), users are most interested in additional instructional programming.

There is also reportedly a parking shortage. The adjacent church holds large functions 2-3 days a week, which adds to the existing parking problem. Additionally, church staff reportedly park in library spaces. The church has purchased the property behind them for the purpose of additional parking; when this is converted to such a use perhaps some of the parking capacity problem will be alleviated. There is a small lot behind the Post Office. It has been suggested that this small lot be investigated as a potential parking overflow space.

According to Ms. Koronowski, in addition to the inadequate size, the space is deficient in terms of lighting and acoustics, especially in the large reading room.

The library management would like to:

- Expand its collection
- Provide a small computer lab
- Have a programming room
- Expand staff areas (which are currently very cramped, don't meet ADA codes, and have no staff bathrooms)
- Provide additional parking

An architectural study for an expanded library has been completed. The architect found that to meet the above needs it would have to

be expanded from the existing 11,000 s.f. to approximately 17,000 s.f. The study was submitted to the State for funding, but funding was denied because the parking problem was not addressed and because the State felt the building would not meet the needs of the town for the next 20 years even if expanded and renovated (one of the requirements for funding).

5.2.3 Capital Needs

The Capital Needs Committee Report (1999) lists the following facility needs for the library:

- Upgrade lighting
- New HVAC, humidification system
- Miscellaneous code upgrades
- New addition for stack and operating space

The Report identifies two options for meeting these needs: 1) to build a new addition at the rear of the building and 2) to develop additional space under the existing reading room.

The library's short-term goal is better maintenance of the current building and to identify a site for the new building. The library's preferred location is the current DPW site adjacent to the Town Hall.

5.3 Meeting Facilities

Currently the town's largest meeting space is the middle school auditorium, which holds approximately 400 people and is where Town Meeting is held. When the new middle school is complete, the auditorium will only hold 250 people (this is due to State reimbursement restrictions). It is likely that there will have to be overflow space set up in the gym or some other alternative back-up space.

The middle school auditorium, along with the following meeting spaces, provides a significant amount of meeting space for the town. At this point, there does not seem to be a need for additional meeting space, despite the loss of space for 150 people with the reconstruction of the middle school building.

Other town meeting spaces include the following:

- The high school cafeteria and auditorium
- The ground level space at the library (which holds approximately 60 people)

- The Meeting House, which is used for society and club meetings, wedding receptions, baby showers, and birthday parties
- The Town Common, which is used for outdoor concerts in the summer
- The Sheraton Colonial Hotel, which has space available for rent for weddings and banquets
- The Elks Club building, which is used for a variety of functions.

5.4 Youth Center

5.4.1 Existing Programs

Currently the Youth Center – a walk-in after-school program-- is located in a classroom in the middle school. It serves middle school students, grades 5-8. The Center provides computers, a pool table, video games, snacks, etc. Occasionally, the Center organizes special programs and weekend events. Attendance varies from 30-60 students per day, and sometimes as many as 100, depending on other activities going on after school. There is currently not enough space to accommodate the number of students who wish to attend during peak activity periods.

5.4.2 Challenges

The Center will soon be displaced when the new middle school is completed. Funding did not allow the Youth Center to be included in the new middle school building. The Director of the Center would like a new Youth Center to be located as close to the school grounds as possible, and if at all possible, directly on the school grounds.

The Rotary Club is currently conducting a fundraising campaign to raise funds for the new Youth Center. It was reported in the *Lynnfield Weekly News* (November 21, 2001) that the Club is aiming to raise \$500,000 for the new center. The Youth Center Committee would like the new center to include a small kitchen, recreation area, and conference and work area. Goals for the Center include increasing hours in order to keep the Center open during the summer months.

5.4.3 Capital Needs

The Capital Needs Committee Report (1999) recommends relocating the Teen Center to the current location of the Cultural Center, but in a new building designed to accommodate several town uses. These include the teen center, the cultural arts center, and meeting rooms for other town clubs and organizations.

The Director and Youth Center Committee members also feel that it is important for the Town to remain involved in the management of the Youth Center.

5.5 Senior Center

The Senior Center is located at 525 Salem Street. An average of 105 people visit the Senior Center per day (not the same people every day), almost double what it was one year ago. Programming has been expanded to attract and accommodate this increase in participants. It shares the building with an early intervention for pre-school children's program called SEEM (Special Education for Education Mutual – a collaborative of 7 towns that provide special education programming). According to Linda Naccara, the Senior Center's Director, everyone seems to agree that this is a good location. The Center has 2 full-time and 4 part-time staff members.

5.5.1 Existing Programs

In addition to the 6-10 programs per day and one large social event per month, the Center also has a van with which it takes seniors on shopping and recreation trips and to medical appointments.

The existing facility has enough room for the existing programs and, according to Ms. Naccara, could accommodate additional programs. The only exception to this is exercise classes, which also happen to be the most popular. Another large room for exercise classes would be desirable. Additionally, the Center reportedly needs a new van and desires full-time staff (state funds are used to pay for the outreach workers while the Town finances the other three positions). Ms. Naccara also reports that due to the low pay associated with these positions that she has a difficult time recruiting staff.

5.5.2 Capital Needs

The Capital Needs Committee Report (1999) lists the following facility needs for the Senior Center:

- Accessible toilets at each level
- New egress stairway
- Modifications to existing stairway
- New Senior Center entry
- Revamp Senior Center
- Miscellaneous code upgrades

The building needs to be brought up to code as it currently has a leaky roof, a poorly performing ventilation system, and no

handicap bathrooms or entrances. Additionally, the parking needs to be expanded, as there is not enough parking to satisfy the existing need.

5.6 Police Department

The Police and Fire Departments have had a joint chief, Chief Romano, for 22 years. In addition to the Chief, the Lynnfield Police Department has 19 sworn police officers, 5 dispatchers, and 2 civilian clerks. The Police Department is located at 55 Summer Street adjacent to the Town Hall in a building it shares with the Fire Department.

5.6.1 Challenges

According to Chief Romano, the main problem faced by the Police Department is that it is understaffed. North Reading, which has a comparably-sized population (North Reading's 1999 population was approximately 12,000) has 31 full-time police officers.

5.7 Fire Department

There are two fire stations in Lynnfield. The Fire Department Headquarters is located at 55 Summer Street adjacent to the Town Hall in the Center and the other station, South Station, is located at the intersection of Summer and Salem Streets. Headquarters houses both police and fire departments and one ambulance, while South Station houses only the fire department and one ambulance.

The Lynnfield Fire Department has 5 permanent fire fighters and 37 "call" fighters. When the permanent fire fighters are off duty, they are also subject to call-in to cover the station in the evenings and on weekends. The department must rely fully on call fighters for these periods.

5.7.1 Challenges

According to Chief Romano, the Fire Department is facing two main challenges: the need to update equipment and understaffing. The apparatus is aging and will need replacement within the next 5 years. (The Fire Department often has trouble finding parts because the engines are so old).

The staffing issue is more challenging because, with the addition of the ambulance service, there is an increasing need to rely on the call fighters. Chief Romano projects that there will be 800-900 ambulance runs this year. This number is continually increasing primarily due to the aging Lynnfield population. There are as many as five simultaneous ambulance calls. However, because fire fighters work on a 4-platoon system, adding more permanent

fighters to the department will be very expensive. In addition, Chief Romano predicts that it will be increasingly difficult to find individuals to participate in the call program because the socio-economic makeup of the town is changing. Chief Romano anticipates that fewer and fewer individuals will be willing to engage in this activity in addition to the demands of their day jobs.

5.7.1.1 Headquarters

Chief Romano considers the location in the center of town to be a good one. The main facility problem currently is insufficient space for the Fire Department. For example, there are no sleeping facilities and the space, built in 1960, is generally inadequate for the required level of service.

5.7.1.2 South Station

This station, located at the corner of Summer and Salem Streets, is also considered by Chief Romano to be satisfactory. The facility's main problem is that it has only one bathroom, which must be shared by both male and female firefighters.

5.7.2 Capital Needs

The Capital Needs Committee Report (1999) lists the following fire station needs in addition to the needs projected by Chief Romano:

- Miscellaneous general repairs
- Miscellaneous mechanical/electrical work
- Code upgrades
- Miscellaneous office space
- Additional bathrooms, specifically separate for male and female firefighters

5.8 Department of Public Works (DPW)

The DPW office, garage, and yard are currently located adjacent to the Town Hall site on Summer Street. In addition to taking up space that could be occupied by a use more compatible with the Town Hall and the adjacent residential neighborhood, this location has disadvantages for the DPW. The facilities are currently inadequate for the operations of the department itself. DPW Director Dennis Roy is considering recommending that the town build an addition on the back of the garage building on the current site, but would ideally prefer relocating the entire facility.

5.8.1 Capital Needs

Problems with the existing facility include the following:

- The site is too small. There is need for additional space for:
 - Garage area for fleet and vehicle maintenance
 - Storage and office space
 - Woodworking and metalworking shop that has been relocated from middle school

In addition to capital needs, Mr. Roy expressed a need for one additional staff person to run school operations.

DPW has a total 2002 budget of \$3.8 million of which approximately \$1.4 million is earmarked for school-related activities, such as school and school buses maintenance operations. There is an ongoing discussion regarding who should have jurisdiction over the maintenance of the school buildings. This responsibility was taken over by DPW several years ago. Now, with its involvement in the building and renovating of the new schools, the School Department feels that this is now more properly a School Department responsibility. Whoever is responsible for the maintenance of the school buildings is also responsible for the safe and efficient operations of the school buses, 11 of which are run by DPW and 2 of which are contracted out.

5.8.2 DPW-maintained Facilities and Equipment

Lynnfield's DPW maintains Town facilities, open space and recreation facilities, and Town equipment.

5.8.2.1 Town Facilities

The DPW maintains the following Town facilities:

- DPW garage and yard at Town Hall site, Summer Street
- Town Hall, Police and Fire Facility, Summer Street
- Fire Facility: Salem Street at Post Office Square – excluding USPS leased area
- Old Branch Library, Salem Street, near PO Square Fire Facility
- South School Facility: Senior Center and SEEM School, Salem Street
- Huckleberry Hill Elementary School, Knoll Road off Summer Street
- Summer Street School, Summer Street
- Lynnfield Middle School, Main Street
- Lynnfield High School, Essex Street
- Lynnfield Public Library, Summer Street

5.8.2.2 Open Space and Recreation Facilities

Open space and recreation facilities maintained by the DPW include the following:

- Lynnfield High School, Essex Street: soccer and baseball fields
- Lynnfield Middle School, Main Street: football, softball fields/track
- Summer Street Elementary School: baseball fields and playgrounds
- Huckleberry Hill Elementary School, Knoll Road: ball fields and playground
- South School, Salem Street: baseball field and playground
- Jordan Park off Wildewood Drive: soccer and basketball fields
- Newhall Park off Oak Street: tennis courts, baseball field, and playground
- Glen Meadow Park off Trickett Rd.: baseball, basketball, tennis courts, and playground
- Two active cemeteries: Forest Hill and Willow (there is space available for 15-20 more years according to Mr. Roy).
- Three inactive cemeteries, i.e., those where bodies are no longer being buried.

5.8.2.3 Town Vehicles

DPW also maintains certain Town vehicles, including the DPW fleet, the Town's school buses, and the Senior Center van. The Police and Fire Departments maintain their own vehicles.

In addition, DPW uses a town-owned parcel in the Water District site on the North Reading line as backup for storage for brush, leaves, and gravel. Access to this site is difficult and uses are very limited since it is located in the Water District.

5.8.3 Other DPW Responsibilities

5.8.3.1 Refuse Collection and Disposal/Solid Waste

The Town has a contract with JRM Hauling and Recycling Services, Inc., for curbside trash and recycling pick-up and a contract with Covanta for trash disposal. JRM has a 5-year contract with the Town, expiring in 2005. Covanta charges a fee of \$54.90/ton for disposal. The DPW operates a Recycling Center at the Town Hall site for those items that do not get picked up at the curbside. Mr. Roy is considering reducing the operating hours in the town center to reduce operating costs.

Currently, approximately 4500 tons of trash is disposed of at a cost of approximately \$195,626 each year. Approximately 200 tons of recyclable trash is collected, for which the town paid \$75,400.

Trash and curb-side recycling is collected from 3,743 single-family homes, 28 2-family homes, 10 3-8 family homes, 1 24-unit condominium, 3 elderly housing complexes, and 9 town and school buildings (approximately 4055 units).

The amount of trash has remained relatively stable over the past few years (as has the population).

Table 9: Tons of Trash per Year

Year	Number of Tons
1997	4,300
1998	4,000
1999	4,500

Source: Town of Lynnfield

The incremental cost of additional development would be approximately \$50 per household for trash disposal. This would be offset by approximately \$20 per household for recycled materials.

5.8.4 Need for a New DPW Site

The DPW would like to move to a new site, which Mr. Roy estimates should be at least 14 acres.

5.8.4.1 Potential Relocation Site

The site DPW has studied and determined most ideal is in the National Guard-owned Camp Curtis Guild parcel. It is ideal for the relocation of the DPW because there are very few site issues to contend with. The access road was created by the Haverhill gas truck line. The site is flat, has an access road and is surrounded by a wooded area, which would provide a buffer between DPW and the surrounding residential neighborhoods. It is also large enough to accommodate all of DPW’s functions. Reportedly, there is some neighborhood opposition to the idea because of a concern about trucks driving through the neighborhood streets. The National Guard, which currently uses the site as a shooting range, has been approached to discuss the possibility of relocating DPW functions on Camp Curtis Guild, but at least for the time being, the National Guard has not responded favorably.

5.8.4.2 Existing Site

If DPW were to remain at the existing site, preliminary cost estimates for capital needs, including existing garage renovations, new additions, site improvements, and recycling center, would be \$1,535,000.

5.9 Wastewater Disposal

The Town does not have a town-wide wastewater disposal system. Instead, each home and business is responsible for its own septic system. Septic systems must be approved by the Board of Health (BOH), which oversees Title V compliance and the loan program for septic system replacement. The BOH recently obtained GIS software for use in prioritizing applicants for the Title 5 loan program. Data includes Assessor's parcels, wetlands, and other information relevant to maintaining water quality. The BOH is concerned that increased development could create serious problems with regard to septic capacity and water quality.

5.10 Water Supply and Distribution

The Town of Lynnfield has two water districts: the Lynnfield Water District and the Lynnfield Center Water District.

5.10.1 The Lynnfield Water District

The stated mission of the Lynnfield Water District (LWD) is to provide reliable, cost-effective, high quality water, and to maintain customer confidence. The LWD is bordered on the north by the Lynnfield Center Water District, on the east by Peabody, on the south by Lynn and Saugus, and on the west by Wakefield. The LWD was created by a legislative act in 1924: Chapter 445 of the Acts of the General Court of Massachusetts. In 1956, the LWD entered into an agreement to purchase water from the Commonwealth of Massachusetts, acting through its Metropolitan District Commission (MDC), and to construct, maintain, and operate any water mains, pumping facilities, storage tanks, and pressure regulating that may be needed to meet local requirements. The U.S. District Court for Massachusetts found the MDC in violation of numerous aspects of the federal Clean Water Act. In 1985, as a result of litigation, the Massachusetts Water Resources Authority (MWRA) assumed control of the MDC.

The LWD maintains the same contractual relationship with the MWRA as they did with the MDC.

5.10.1.1 Capacity

Presently the District has an abundant supply of water and does not anticipate any shortage in the future. The LWD supplies an annual average of 481,853 gallons per day. The District is operating under water pumping restrictions. Currently, over 30 percent of Lynnfield's population is serviced by the LWD. The District population is approximately 3,500 residents. In addition, the District also provides water to over 90 percent of all commercial customers in the Town of Lynnfield.

The LWD currently purchases all of its water from the MWRA. A booster pump station, located on Rte. 1 north bound, is equipped with three pumps: two electric and one gas driven. At the pump station, the MWRA water is treated with metaphosphate for corrosion control. No other additive or disinfectant is added to the water at this point. There are two water storage facilities within the LWD, both of which are located on top of Bow Ridge off of Rte. 1. One is a 565,000-gallon, 60-foot high steel standpipe (tank) built in 1957 and the other is a 1,500,000-gallon, 60-foot high steel standpipe (tank) built in 1972. In 1995-96, the district replaced all of its water meters with new meters and a radio frequency-automated meter-reading system.

Table 10: Lynnfield Water District: Historical Pumping Data

Year	Total Pumped (gallons)	Gallons/Day⁵	Maximum Day Demand (gallons per day)
1998	173,343,000	474,912	962,000
1999	168,668,300	462,105	962,000
2000	174,088,000	476,953	859,000
2001	175,876,400	481,853	888,000

Source: Lynnfield Water District

The total amount of water that is pumped in one year is the total amount of water supplied to the community within the LWD. This includes all water for domestic (residential), commercial, industrial, agricultural, and municipal use.

Maximum day demand is defined as the one-day (24 hour) total quantity of water supplied during a one-year period.

In 2001, the unaccounted-for water --which is water losses from leaks, non-billed locations, illegal hook-ups, fire flows, and hydrant flushing-- was 11% of the total water pumped according to Paul Humphries, Superintendent of the LWD.

5.10.1.2 Challenges

During peak summer demand, it is sometimes difficult to maintain adequate water capacity in the district's storage tanks because of an undersized feeder main. The main is an eight inch line approximately 7,000 feet long located in Saugus which feeds the district pumping station. In 1999, the district replaced the existing water pump with a larger capacity unit that has mitigated the pump-flow capacity problem. However, there are still times in the

⁵ annual average per day

summer during peak demand when the district cannot fully meet the demand.

5.10.1.3 Future Capacity

The MWRA is considering a plan to replace the Saugus main, which does not have hydraulic capacity, to serve the LWD during peak demand periods. If the plan is implemented, the water needs for the district would be sufficient for the foreseeable future.

Presently, the water distribution system can handle a 20 to 25 percent growth in demand without adversely affecting the overall system performance. However, a conservative estimate, based on available land area, is that the district will add approximately 50 to 100 service connections over the next 25 years.

5.10.2 The Lynnfield Center Water District

The Lynnfield Center Water District (LCWD) was created by Legislation in 1939 and provides water to most of Lynnfield and to those areas north of what is referred to as South Lynnfield. The LCWD differs from the LWD in that the LCWD not only distributes water, but it draws its supply from ground water sources. In addition, the LCWD treats its own water. The LCWD owns and maintains all of its water mains and fire hydrants. The District has four main well sites: Phillips Road, 1200 Main Street, the end of Glen Drive, and the treatment plant at the Trog Holly area and two water storage tanks located at Wing Road (423,700 gallon capacity) and Knoll Road (1,680,000 gallon capacity).

5.10.2.1 Challenges

The availability of ground water limits the capacity to increase the size of the district. The biggest challenge faced by the district is outside (e.g. garden watering, pool filling, etc.) use of water. Outside use is restricted to every other day for 2-4 hour periods. Residents who violate these restrictions are fined. This is sufficient to maintain an adequate water supply for the district, however, without these restrictions, there would not be an adequate supply. Ken Burnham, Superintendent of the LCWD, is currently looking at other potential sites within the 600 acres owned by the LCWD at the northern edge of Lynnfield.

The LCWD parcel mentioned above is also the site of the Glen Road Pumping Station and well field area and has also been assessed for potential recreation uses. Allowable uses for this parcel are extremely limited since most of the area is wetland. By state regulation, for example, it can only be used for water supply. Additionally, since September 11th 2001, security has been

increased with the installation of outdoor cameras and alarm systems.

Discussions regarding using old railroad rights-of-way as bike paths have come into conflict with water district needs. The State DEP requires that a 400-foot fence be built around wells. The LCWD owns the railroad right-of-way and allows DPW access through a parcel owned by the Town located adjacent to LCWD land and the river. The Water District is in the process of developing the area as a watershed area and is planning to dig wells in close proximity to the old railroad lines (where the bike path would be). According to the Superintendent, the State would not allow a bike path to run through a watershed area.

5.10.2.2 Capacity

The LCWD is permitted by DEP to withdraw 420,000 gallons from the North Coastal Basin and 390,000 gallons per day from the Ipswich River Basin. According to Superintendent Burnham, the district can, with this capacity, support 50 more water service connections. However, at around 40 additional services, the district would have to increase restrictions on outside watering (garden, pool, etc.) in order to ensure adequate supply.

A State management group is evaluating the Lynnfield Center Water District land as a regional resource for the Ipswich River Basin, which serves 14 cities and towns. The EPA, DEP, and IRWA (Ipswich River Watershed Association) are considering intensifying the use of the land for water supply for a total of 810,000 gallons per day. In this case, the Lynnfield Center Water District would have an increase in water supply. More water is needed to support any increase in the population, but also to provide sufficient supply in the case of contamination. A recent DEP study identified a number of potential contaminants in specific locations around town, including underground fuel tanks, the gas station, the golf course, and DPW facilities and activity locations.

5.10.2.3 Water Balance

Lynnfield has a positive water balance, on the whole, because all of its wastewater is returned to the ground, while about 30% of the water it uses is imported from the MWRA and its reservoirs in Central Massachusetts. Lynnfield has two public water suppliers and disposes of its wastewater in onsite septic systems. The town lies in two water basins, the Ipswich River Basin, and the North Coastal Basin. The middle of Lynnfield, where most of the people live, takes water from the Ipswich River Basin and disposes of it in the North Coastal Basin. There is a small part of Lynnfield, along

the Peabody town line, in the area of Suntaug Lake and Winona Pond, which disposes of MWRA water in the Ipswich River Basin. The Ipswich River Basin has serious water balance problems, especially in its upper reaches. It is important that future development make provisions to return wastewater to that basin.

5.10.3 Overview of the Two Districts

Currently the Lynnfield Center Water District is operating under pumping restrictions and is exploring ways to increase the supply of water to support additional development and in the case of an emergency (due to contamination of existing ground water). Currently, the two systems can support each other in the case of an emergency, but they are not able to provide full water supply.

Superintendent Paul Humphries of the LWD and Superintendent Ken Burnham of the LCWD agree that it would be very difficult to merge the two districts. Neither district has adequate water supply to serve the entire town and, in addition, they operate under different operating pressures. The systems are designed with pipes radiating from their centers ending in progressively smaller lines at the boundaries of each district, making it difficult to accomplish cross-connections. Several studies have been conducted to determine the feasibility of joining the two districts. The studies have each concluded that the merging of the two districts is not advisable.

5.11 Gas and Electricity

Two companies provide Lynnfield's electricity: Reading Municipal Lighting for Lynnfield Center and Peabody Light for South Lynnfield. Key Span Gas is the town's gas provider.

5.12 Telephone

Verizon provides the town's telephone service.

5.13 Cable TV

AT&T Broadband currently provides cable television service in Lynnfield.

Public Facilities and Services Observations

- Water and electricity each are split into two districts (Lynnfield Center and South Lynnfield)
- Water supply will support some additional development, although sewer capacity may introduce constraints

Preliminary Recommendations

It is recommended that a priority be placed on relocating the DPW facility. The most desirable site seems to be Camp Curtis Guild. Perhaps the land could be leased from the National Guard rather than purchased. As a first step, incompatible uses such as recycling and the school bus parking should be moved until a suitable location is found for the remaining uses.

Once the DPW facility has been relocated, the entire site, including the area currently used as a DPW yard, should be studied with the following uses in mind:

- Relocated library
- Cultural/historic center
- Community meeting space
- Public parking

The following actions should also be considered:

- The Senior Center building should be renovated and brought up to code
- Complete the school building program as much on schedule as possible (elementary schools dependent on override vote in May 2002) both so that costs do not rise and so that other Town needs can be attended to.
- There is a need for additional and alternative sources of funding to meet the capital and operating needs of most of the town's the services and facilities
- Consider the benefit of a branch library in South Lynnfield to support the provision of neighborhood services.

Potential Decisions and Opportunities

- Provide new site for DPW
- Expand library
- Relocate Youth Center
- Provide for Fire Department facility needs at both stations
- Create a plan for the vacant South Lynnfield branch library
- Consider small lot behind library for parking overflow
- Consider redesigning Lynnfield Center

LIST OF SOURCES

Documents

“Capital Needs Building Committee Report, Capital Needs Building Committee, 1999.”

Interviews

The Planners Team conducted interviews with the following individuals to obtain much of the information in this section:

- Mark Klove, School Building Committee, former member of Capital Needs Building Committee
- Dr. Palermo, Lynnfield Schools Superintendent
- Dennis Roy, Director of DPW
- Kenneth Burnham, Superintendent, Lynnfield Center Water District
- Paul Humphries, Lynnfield Water District
- John Harrigan, Chairman, Lynnfield Water District
- Linda Naccara, Director, Senior Center
- Sue Koronowski, Director of Library
- Paul Anderson, School Committee Member, representative for Lynnfield to North Shore Regional Vocational High School
- John Smith, Zoning Board of Appeals
- Rita Havener/Susan Vigliote, Youth Center Committee

TRANSPORTATION

Traffic, Transportation, and Circulation



Intersection of Main Street and South Common

6.0 TRANSPORTATION

6.1 Traffic Safety

Traffic accidents have been steadily growing in Lynnfield. In 1995 there were 118 accidents. In 2000 there were 371 accidents, a 214% increase. Table 11 shows the increase by year and by type of accident since 1995. Table 12 shows traffic accidents by roadways for 1995 to 2000 and Table 13 shows intersection accident data for the last two years.

Table 11: Total Annual Traffic Accidents by Type, 1995-2000

Type/Year	1995	1996	1997	1998	1999	2000
Property Damage	92	156	144	172	186	
Personal Injury	15	34	45	36	59	68
Hit and Run	10	12	24	35	39	34
Pedestrian	1	1	1	2	1	0
Fatal	0	0	2	0	0	0
Total	118	203	216	245	285	371

Source: Lynnfield Police Department

Table 12: Traffic Accidents in Lynnfield by Roadway and Year, 1995 - 2000

Roadway/Year	1995	1996	1997	1998	1999	2000
Broadway (Rte 1) Southbound	8	29	28	37	37	48
Broadway (Rte 1) Northbound	17	23	21	31	39	33
Chestnut Street	3	4	3	3	6	4
Condon Circle	3	12	14	20	23	27
Edgemere Road	1	5	2	2	2	2
Essex Street	2	4	5	5	4	5
Lowell Street	2	4	6	2	5	8
Main Street	22	26	25	32	39	51
Post Office Square	4	2	6	2	2	4
Rte 128 (I-95) Southbound	2	1	3	1	4	11
Route 128 (I-95) Northbound	0	1	1	1	3	9
Rte 128 Exit 41	1	1	1	3	2	3
Rte 128 Exit 43 Southbound	2	2	2	3	2	2
Rte 128 Exit 43 Northbound	1	2	3	2	4	5
Rte 128 Exit 44A Northbound	1	1	3	3	3	4
Rte 128 Exit 44B Northbound	0	1	2	0	0	0
Salem Street	18	33	37	35	46	70
Summer Street	5	11	10	9	19	17
Walnut Street	8	13	10	16	15	25

Source: Lynnfield Police Department

Table 13: Accidents at Intersections in Lynnfield, 2000 and 2001

Intersection	2000	2001
Salem Street/Route 1	31	13
Salem Street/Summer Street	5	6
Summer Street/Walnut Street	4	3
Walnut Street/Salem Street	16	18
Lowell Street/Main Street	1	5
Main Street at Lynnfield Center	12	4
Main Street/Essex Street	3	4
Eastern Bank, 771 Salem Street	16	22
Goodwin Circle (Routes 129/1/128)	39	43
Totals	127	118

Source: Lynnfield Police Department

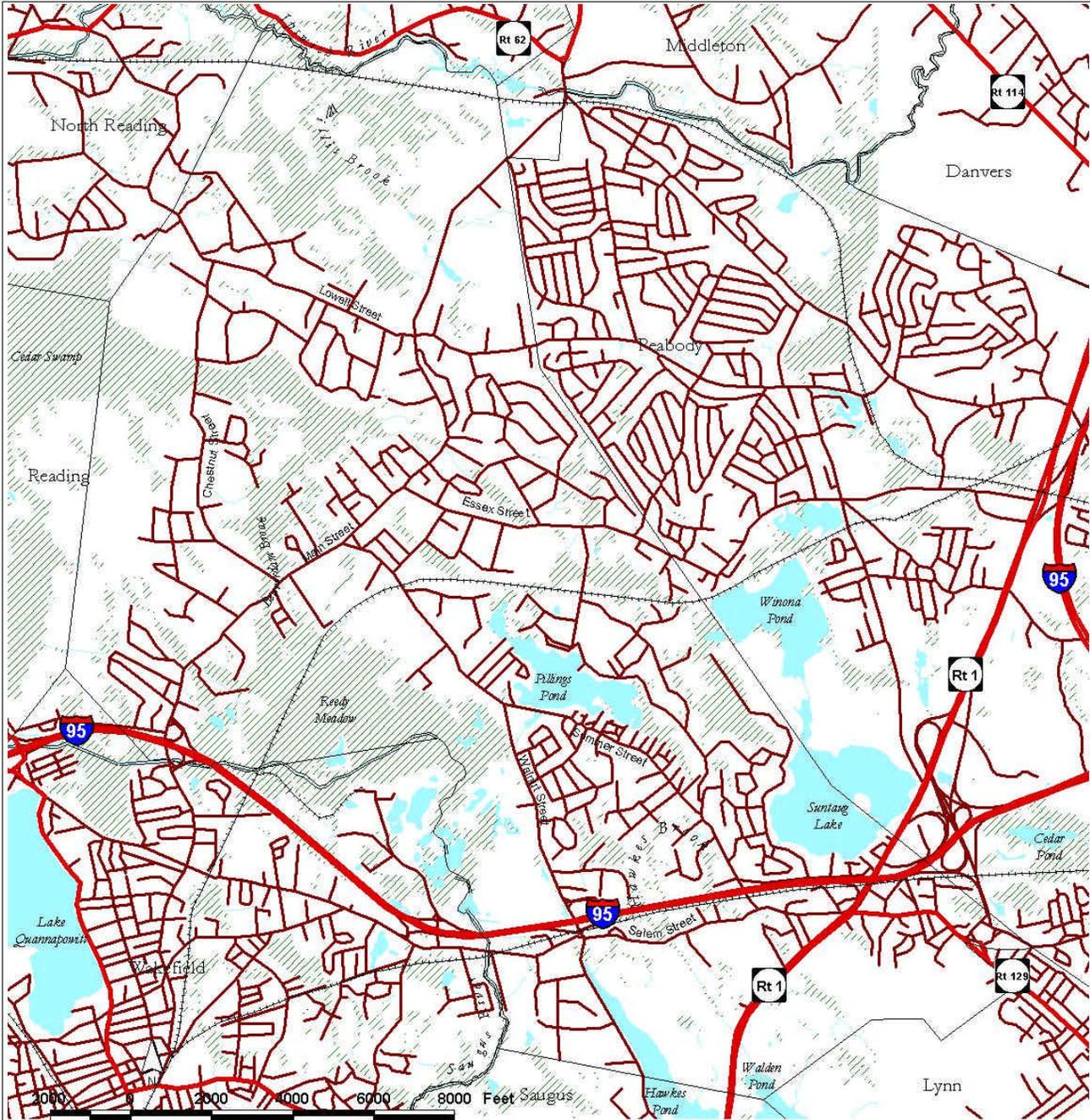
6.2 Roadway Classification and Traffic Volumes

Maps 8 and 9 on the following pages show roadway classification and traffic flow data from the Massachusetts Highway Department. Table 14 shows the traffic volume counts taken by the State.

Table 14: Traffic Volume

Route/Street	Location	Average Daily Trips
Essex Street	West of Pinecrest Ave.	2,700
Lowell Street	At Peabody city line	5,000
Main Street	At Peabody city line	4,400
U.S. Route 1	At Peabody city line	108,000
Rte. 128 & I-95	1 mile south of Peabody city line	125,000
Rte.128 & I- 95	South of Walnut Street	130,000
Rte.129	At Lynn city line	24,000
Rte.129	West of Goodwin Circle	25,000
Walnut Street	South of Salem Street.	20,000

Source: Mass. Highway Department



Lynnfield, Massachusetts 2002 Master Plan

Map 8 Road and Highway Classification

PLANNERS COLLABORATIVE INC.
 Planning
 Design
 Management
 Communications

 Highway Route
 Town Street

 Wetlands

Source: Mass. Highway Dept. and MassGIS
 Date: Jan. 2002
 This map for planning purpose only.



Lynnfield, Massachusetts
2002 Master Plan

PLANNERS COLLABORATIVE INC
 Planning
 Design
 Management
 Communications

Source: MassGIS and
 Mass. Highway Dept.
 This map for planning purposes only.

**Map 9
 Daily Traffic Volumes**



Wetlands

6.2.1 Traffic Flow

The dominant traffic flow features of Lynnfield are the large volumes on Route 128/I-95 and U.S. Route 1. There are three traffic regimes in Lynnfield: south, central, and north. The south is dominated by the regional express highways and local access routes to them. The central area has local arterial streets with daily traffic volumes of about 10,000 - 20,000. The north area has local arterial daily traffic volumes of about 2,500 to 5,000. Its roadways connect with North Reading and Middleton, two lower density suburban towns. Roadways in the south of Lynnfield connect with Reading, Peabody, Lynn, Wakefield, and Saugus, higher density areas with more commercial development. There is considerable through traffic in Lynnfield, because of the linear shape of the town and the fact that it is traversed by roads that connect surrounding towns.

6.2.1.1 Identification of system bottlenecks and locations of chronic congestion

There are four intersections where improvements should be made. These are:

- South Common Street and Main Street, based on related improvements to the Town Common
- Salem Street and Summer Streets, traffic should be channelized for traffic safety and to increase the capacity of the intersection
- Lowell and Main Street need traffic controls to increase safety
- Walnut and Salem Street needs improvements to its traffic light

These improvements are based primarily on traffic safety. Additionally, the relocation of South Common Street should be based on better functioning of the Town Common, as part of an overall plan to improve the Town Center area. One of the principal improvements in the area is creation of a new roadway to connect Main Street with Summer Street and beyond to the High School. This would allow South Common Street to be shut down and returned to use as part of the Common green area.

Three alternatives are proposed for the new roadway that would connect the Junior High School with the High School. One alternative would use existing Perry Avenue, the railroad right-of-way and Westover Street. It would impact 58 adjoining lots. A second alternative would cut through the eastern edge of the Junior High School, then follow the rail line and Westover Street. It would impact 31 adjacent lots. A third alternative would cut through the eastern edge of the Junior High School and follow the rail line to the High School. It would impact 37 adjoining lots.

These alternatives and their impacts should be studied in more detail when a specific plan for the new roadway is prepared.

6.2.1.2 Recommendations for roadway improvements including traffic calming measures

There have been discussions in town about installing traffic calming devices but nothing has been done so far. It is possible that such features as nose-downs and speed humps at intersections could be part of an overall plan for the Town Common area.

6.2.1.3 Special Transportation Needs Improvements

The following data are indicators of needs for special transportation services.

Table 15: Residents with Special Transportation Needs

Category of Resident	Number of Residents	Year
Children (5 to 12)	1,292	2000
Teenagers (13 – 19)	1036	2000
Elderly (65 and over)	1,987	2000
Persons with mobility disabilities	222	1990
People below poverty level	314 (2.8%)	1989
Families below poverty level	70 (2.1%)	1989
Households without cars	166 (4.2%)	1990

Source: US Census data

The Senior Center/Council on Aging operates a 21-passenger van for trips for senior citizens. The service has carried as many as 500 riders per month but recently it is averaging about 350, primarily because the van is 6 years old and needs more maintenance. Recently it has been in the shop often. The van was paid for by local fund raising. The Town pays for a full-time driver. The van provides daily scheduled rides to the Senior Center and is used for scheduled trips for general and grocery shopping, a weekly luncheon trip, and to bring seniors to the Senior Center for special weekly events. It is also used for weekend recreational trips, some out-of-state, and for medical appointments when they can be fit in between scheduled daily trips. Medical trips and shopping trips are sometimes to out-of-town destinations.

Two other special transportation services available are both called "The Ride." They are complementary paratransit services provided by the MBTA (Massachusetts Bay Transportation Authority) and GLSS (Greater Lynn Senior Services) for persons that meet eligibility criteria. Lynnfield residents are eligible for services from both organizations. These are curb-to-curb van-type services costing MBTA riders \$1.25 per one-way trip and GLSS

riders \$1.50 per one-way trip. MBTA takes riders who are disabled, to work, shopping, medical, and social/recreational trips. GLSS takes all persons over age 59 only on medical trips. Rides are arranged by reservations clerks who work for each of the systems. There have been complaints about the reliability of the MBTA "Ride," especially about lateness in being picked up for return trips.

Recommendations on how best to serve Lynnfield's seniors

The Senior Center needs a van that is more reliable than the one it has. Therefore the first need is for a replacement van. There is a demand for more trips than one van can make. Accordingly, a second van and full-time driver would be very desirable. About 115 senior citizens attend the Senior Center every day and the one aging van is able to accommodate only some of the demand.

6.3 Public Transportation

6.3.1 Commuters

Lynnfield is a town of commuters. According to the 1990 Census, only 15% of town residents worked in Lynnfield. The remaining 85% commuted to jobs in other towns and cities. Commuters used the following transport modes for getting to work.

Table 16: Mode of Transport to Work

Mode of Transport	Number
Drove Alone	5,019
Carpooled	282
Bus	20
Subway	79
Railroad	66
Motorcycle	11
Bicycle	2
Walked	17
Other Means	14
Worked at Home	183

Source: 1990 Census of Population and Housing

Seventy-two percent (72%) of Lynnfield's households had 2 or more automobiles available. Another 24% had one automobile available. Only 4% of the households had no automobile available. These are indicators of the fact that the overwhelming number of workers commute to work by automobile.

The Haverhill Commuter Rail Line serves Lynnfield residents who can drive to them. Stations are located in Reading and Wakefield Centers. It is also possible for Lynnfield residents to use the Ipswich and Rockport Commuter Rail Lines via the station in

Downtown Lynn. This involves a longer trip through denser built-up areas. All three lines terminate in North Station in Downtown Boston. There are no express bus services that serve Lynnfield. MBTA bus route 436 passes through Goodwins Circle on Route 129 in the southeast corner of Lynnfield. This route does not provide service to interior Lynnfield, but it does provide a way for residents to get to adjacent towns by public transportation.

6.3.2 In-Town Needs

It is unlikely that Lynnfield could support its own internal public transportation system as do some larger towns, such as Lexington (population 30,355 in 2000). It might be possible for Lynnfield to join with neighboring towns to support a sub-regional public transportation system. The most likely towns are Middleton and North Reading and possibly Reading. Wakefield and Peabody have more MBTA service for in-town bus travel. Reading has MBTA service to its center but not to its northern areas. The most likely users of such a system would be children (for in-town trips) teenagers and the elderly.

6.4 Walking and Bicycling Networks

6.4.1 Sidewalk construction and improvement program

Lynnfield has a sidewalk construction and improvement program. The Department of Public Works has inventoried all sidewalks in town and classified them by condition on a scale of 1 through 5, with 1 being the worst and 5 being the best. The conditions can be generally described in the following way:

Table 17: Sidewalk Conditions

Condition Rating	Description of Rating	% of Sidewalks with this Rating
1	Dangerous and Impassable	2
2	Dangerous but Passable	2
3	Numerous Cracks/ Imperfections - Overlay Needed	20
4	Some Cracks/Imperfections - Possible Overlay	41
5	Excellent - Very Few Cracks/Imperfections If Any	35

Source: Town of Lynnfield, DPW

The Department of Public Works also has a preliminary priority rating for the sidewalks based on condition and budget available. Twenty roadway segments that need new sidewalks have been identified and are part of the improvement program. In recent years only \$70,000 per year has been available for sidewalk construction and improvement. At that rate it will take 35 years to

complete the program. More money, including alternative sources of funds should be found to complete the program in a 10-year period. About \$250,000 per year should be spent on the program.

6.4.2 Walking Connections between Activity Centers

6.4.2.1 Bike and multi-purpose trails including connections to regional networks

There are great potentials to establish bike and multi-purpose trails in Lynnfield. The town is traversed by 3 inactive rail lines and 5 power transmission lines. Roadways in the central and northern parts of town have relatively low traffic volumes, which would permit bike lanes to be safely created on them. The Open Space System map on page 33 shows the potential trails that could be established on rail lines and in power transmission rights-of-way. Lynnfield is one of 5 towns included in a regional bikeway study being funded by MassHighway and led by North Reading. The bike or multi-purpose trails should have regional connections wherever possible to maximize their use as commuter routes and connections to business areas. Several potential routes in Lynnfield have been identified in the ongoing 5-town study.

The potential routes are as follows:

Converting section of abandoned railroad right-of-way between Wakefield and Peabody to a bike path. This area is still under MBTA jurisdiction although it is no longer used by the MBTA. Peabody has received \$1 million + a grant for converting the right-of-way into bike path from the North Shore Shopping Center to West Peabody/Lynnfield border at Ipswich River near the Bostik site.

Another route is 700-800 feet along the Lowell/Rte. 1 intersection. The section from West Peabody runs parallel to Lowell Street to the Lynnfield line. This is the piece Peabody will acquire free from the MBTA.

Use of the right of the right-of-way from Bostik to the Lynnfield/North Reading town line, parallel to the Ipswich River is another potential trail. Here, rails have been removed. There is substantial foot and mountain bike use already.

Another potential section is at the Middleton town line immediately west of Bostik. The Lynnfield Water District owns the section on the south side of Lynnfield. The Lynnfield Water District does not support use of land for the creation of bike path. The area is a public wellhead protection site, and a possible

reservoir site. There are concerns about the liability issues of having a bike path on their property, and next to a reservoir. It may be possible to route a bike path on local streets in the area to bypass the sensitive water resource area.

There is an additional potential path from Lynnfield Center to Trog Holly, part of which is conservation land under Conservation Commission jurisdiction. The Conservation Commission has approved use of this land. Lynnfield boy scouts recently built a bridge over Beaver Dam Brook, which is on the land. It is an old foot trail, paved with gravel. It has a large potential for an internal town linkage via bike. For the town, this linkage is second in priority list to a new bridge to Partridge Island.

The section that runs from Wakefield to Peabody through Lynnfield Town Center touches on the High School property near Burke Road, providing an important passage through town from Burke Road, along the railroad right of way to the High School.

6.4.3 Road Shoulders Suitable for Bicycling

Roadway shoulders along Lowell, Chestnut, Essex, and Main Streets (north of Essex St.) should be investigated for possible bikeways. Traffic volumes are low on these streets compared to traffic volumes in surrounding suburban areas. It may be possible to create bikeways on the shoulders of residential roadways that connect through the southern part of town. Candidates for such bikeways include Pillings Pond Road, Wildwood Drive, Oak Ridge Terrace, and Edgemere Road. Walnut and Summer Streets in the southern part of town have higher traffic volumes and speeds that would make bikeways less safe on them.

Bike paths on roadway shoulders could be created when the roads are repaired and improved. Bike paths could create a higher priority for improving roadways and finding alternative sources of funding for them, such as enhancements, eligible for funding under the TEA-21 provisions.

6.4.4 Pavement Management

Lynnfield has no formal pavement management system. Roads are repaired on a worst-first basis. Funding for maintenance and improvement of town roads has been cut substantially in recent years. The town does not appropriate any funds for local road maintenance and improvement. It depends entirely on state Chapter 90 funds. The budget for maintenance and improvement has been reduced from \$275,000 to \$96,000, just slightly more than the town spends on sidewalk repair and improvements.

Roadway repair has come to rely on cheaper and less effective methods, such as filling cracks with tar instead of digging out and replacing damaged pavement.

6.4.3 Determining Status of Roads

Research on discontinued roads and roads of uncertain status continues.

ECONOMIC DEVELOPMENT

7.0 ECONOMIC DEVELOPMENT

7.1 Employment History

Table 1 shows the level of employment by type of business in Lynnfield from 1985 to 1999.

Table 18: Employment, Establishments, Payroll, and Wages in Lynnfield, 1985-1999

Year	Total Annual Payroll (000)	Ave. Annual Wage	Total Establishments	Total Employment	Agri/ For/ Fishing	Government	Construction	Manufacturing	Trans. Comm. & Pub. Util.	Trade	F.I.R.E.	Services
1985	\$47,754	\$17,346	237	2753	33	462	165	62	315	1,207	73	436
1986	\$53,581	\$18,853	277	2842	40	398	211	15	298	1,229	175	476
1987	\$64,732	\$20,941	289	3091	48	402	180	194	344	1,243	155	525
1988	\$81,338	\$25,465	292	3194	51	332	199	214	412	1,211	173	602
1989	\$80,506	\$25,721	319	3250	37	389	265	126	490	1,086	213	644
1990	\$85,405	\$25,593	316	3337	35	409	283	185	532	964	219	710
1991	\$77,057	\$26,121	307	2950	36	405	173	173	412	762	193	796
1992	\$95,148	\$28,573	308	3330	26	442	200	171	304	979	259	949
1993	\$107,472	\$30,054	322	3576	31	440	360	204	379	974	304	884
1994	\$119,330	\$30,931	339	3858	34	447	416	221	411	1,040	298	991
1995	\$130,242	\$31,821	361	4093	29	443	414	228	412	1,099	279	1,189
1996	\$137,689	\$32,193	385	4277	41	473	350	55	462	1,155	268	1,473
1997	\$150,543	\$32,992	365	4563	39	483	352	67	471	1,213	292	1,646
1998	\$160,692	\$33,325	377	4822	57	490	305	14	466	1,165	263	2,062
1999	\$148,133	\$33,378	376	4438	57	524	332	19	477	992	239	1,798

Source: Mass. Department of Employment and Training

Notes: F.I.R.E. = Finance, Insurance and Real Estate. Trade includes Wholesale and Retail

Total employment has grown by about sixty percent since 1985. Eighty percent of this growth has occurred in services. Other employment categories have remained fairly constant, growing slowly and fluctuating with general economic conditions. Services account for forty percent of total employment, with trade accounting for another twenty-two percent.

Most businesses in Lynnfield are on U.S. Rte. 1 in South Lynnfield. For the most part, these are larger major highway oriented retail and service businesses that serve subregional multi-town markets. Those businesses in other parts of Lynnfield primarily serve local town-wide markets.

7.2 Employment Forecast

The Metropolitan Area Planning Council (MAPC) has prepared employment forecasts for Lynnfield. By 2025 MAPC expects total employment in Lynnfield to be about 6,300. This represents a forty-two percent increase over the 1999 figure. Forecast data by five-year intervals are shown in Table 19.

Table 19: MAPC Forecasts of Total Employment for Lynnfield, 2000 - 2025

Year	2000	2005	2010	2015	2020	2025
Total Employment	5000	5500	5700	5900	6100	6300

Source: MAPC Employment Forecasts rounded to the nearest 100 employees.

The forecast shows about 1,300 more employees in Lynnfield in 2025 than there are now. A build-out analysis completed by MAPC recently shows about 158,600 s.f. of commercial space and 589,800 s.f. of industrial floor space that could be created on land currently zoned for those uses. Thirteen hundred new employees could readily be fit into 748,600 s.f. (total commercial and industrial space). Typical employment densities for commercial and industrial space are between 200 and 400 s.f. per employee. This means that 1,300 new employees would require between 260,000 and 520,000 s.f. It is unlikely that Lynnfield will require additional commercially/industrially zoned land by 2025, although the town may want to rezone some of its industrial land to office use, as it has recently done on Rte. 1.

About 2/3 of Lynnfield's workforce is in professional and other related relatively high paying occupations. Table 20 shows the composition of the work force in 1990 (2000 Census data is not yet available for labor force or transportation characteristics). Eighty-five percent (85%) of Lynnfield's labor force worked out-of-town. Average commuting time to work, according to the 1990 Census was 24.4 minutes.

Table 20: Labor Force Composition by Occupation, 1990

Occupation	Number Employed
All Employed Persons 16 Years of Age and Over	5,776
Executive, Administrative and Managerial	1,338
Professional Specialty Occupations	1,279
Technical and Related Support	189
Sales Occupations	1,056
Administrative Support including Clerical	707
Private Households	10
Protective Services	69
Service Occupations Except Protective & Households	324
Farming, Forestry and Fishing	57
Precision Production, Crafts and Repairs	456
Machine Operators, Assemblers and Inspectors	124
Transportation and Material Moving	117
Handlers, Equipment Cleaners and Laborers	50

Source: 1990 U.S. Census of Population

In 1990 there were 457 self-employed workers in Lynnfield, while there were 750 government workers and 4,545 workers in the private sector. In addition there were 24 unpaid family workers. 515 of the government workers were in local government, while 140 were in state government and 95 were in the federal government. In 1989, as reported in the 1990 Census, median household income was \$58,561.

7.3 Tax Base

In 2001, Lynnfield's tax base was 9.1% commercial and industrial properties. Table 21 shows how much of surrounding towns' tax base is commercial and industrial property.

Table 21: Commercial and Industrial Property Percentages of Tax Bases in Surrounding Towns, 2001

Town	Peabody	Danvers	Lynn	Middleton	N. Reading	Saugus	Wakefield	Reading
% of tax base comm/ind	41.5	37.3	26.5	20.2	16.4	23.2	42.6	31.7

Source: Massachusetts Department of Revenue

Lynnfield collects the lowest proportion of its taxes from commercial and industrial properties of any of the communities in the surrounding area. Tables 22 and 23 show the tax levies and assessed values by class of taxable land (plus personal property).

Table 22: Tax Levy on Property by Class in Lynnfield, 1987 - 2001

Year	Residential	Open Space	Commercial	Industrial	Personal Property	Total	Res+OS%	Com+Ind %
1987	8,425,990	3,081	707,716	11,418	75,133	9,223,338	91.4	8.6
1988	8,767,196	3,176	760,606	11,771	82,129	9,624,878	91.1	8.9
1989	9,216,509	16926	841,508	12,390	84,774	10,172,107	90.8	9.2
1990	9,447,897	0	959,209	60,590	68,516	10,536,212	89.7	10.3
1991	10,529,854	0	1,095,641	68,092	90,395	11,783,982	89.4	10.6
1992	11,321,801	0	1,106,221	67,791	107,210	12,603,023	89.8	10.2
1993	11,636,705	0	1,020,364	70,102	125,285	12,852,456	90.5	9.5
1994	12,297,692	-1	1,021,320	68,846	135,730	13,523,587	90.9	9.1
1995	12,668,361	0	1,033,358	70,972	137,699	13,910,390	91.1	8.9
1996	12,733,817	1	959,666	65,862	157,240	13,916,586	91.5	8.5
1997	12,847,347	0	939,469	65,958	149,777	14,002,551	91.8	8.2
1998	13,279,445	0	973,120	68,923	179,131	14,500,619	91.6	8.4
1999	13,804,930	1	1,028,088	160,381	164,959	15,158,359	91.1	8.9
2000	14,404,444	0	1,113,377	166,442	170,750	15,855,013	90.9	9.1
2001	16,313,157	287,621	1,313,157	183,620	174,153	18,271,708	90.9	9.1

Source: Massachusetts Department of Revenue

7.4 Economic Development Opportunities

7.4.1 Assessed Property Values

Commercial and industrial properties have accounted for higher proportions of Lynnfield's tax base. In 1991 the figure reached a high of 10.6%. Peabody and Saugus have over 40% of their tax bases in commercial and industrial property, primarily because of businesses along U.S. Rte. 1 and the RESCO Plant (Saugus), and

Table 23: Assessed Value of Property by Class in Lynnfield, 1989 - 2001

Year	Residential	Open Space	Commercial	Industrial	Personal Property	Total	Res + OS%	Com + Ind%
1989	844,003,070	1,549,600	77,061,255	1,134,800	7,762,899	931,511,624	90.8	9.2
1990	1,015,902,914		103,140,792	6,515,030	7,367,353	1,132,926,089	89.7	10.3
1991	957,259,487		99,603,756	6,190,160	8,217,765	1,071,271,168	89.4	10.6
1992	908,651,740		88,781,779	5,440,660	8,604,305	1,011,478,484	89.8	10.2
1993	848,156,332		74,370,573	5,109,480	9,131,585	936,767,970	90.5	9.5
1994	851,051,331		70,679,563	4,764,400	9,393,075	935,888,369	90.9	9.1
1995	857,128,604		69,915,950	4,801,900	9,316,605	941,163,059	91.1	8.9
1996	921,405,024		69,440,401	4,765,730	11,377,700	1,006,988,855	91.5	8.5
1997	928,276,514		67,880,701	4,765,730	10,822,060	1,011,745,005	91.8	8.2
1998	931,237,364		68,241,246	4,833,340	12,561,780	1,016,873,730	91.6	8.4
1999	1,087,002,386		80,951,845	12,628,400	12,988,920	1,193,571,551	91.1	8.9
2000	1,092,901,666		84,474,705	12,628,400	12,955,250	1,202,960,021	90.9	9.1
2001	1,208,208,027		95,571,841	13,363,900	12,674,870	1,329,818,638	90.9	9.1

Source: Massachusetts Department of Revenue

Rte. 1 businesses, the North Shore Shopping Center area on Rte. 114, and older fairly extensive commercial and industrial properties in its center (Peabody). Lynnfield could increase its commercial and industrial tax base by using some of its vacant land for these purposes. Table 24 shows the number of parcels in each of the tax classes.

7.4.2 Commercial Parcels

The number of commercial parcels has remained relatively constant (between 121 and 134) since 1987. The number of industrial parcels went from 3 to 7 since 1986.

As mentioned there are 748,600 s.f. of commercial and industrial space that could be developed in commercially and industrially zoned land. Development of this space would materially contribute to improving Lynnfield's tax base. Some of this space is located on already developed commercial and industrial land, and some of the space is vacant land. It is common that zoning envelopes are not filled out in commercial and industrially zoned land, because they were originally built to respond to a size determined by the market.

Table 24: Numbers of Parcels in Each Tax Class in Lynnfield: 1986 – 2001

Year	Single Family	Multi-Famil	Condo	Apartment	Vacant	Open Space	Commercial	Industrial	Other	Total
1986	3,546	12		5	362	2	65	3	9	4,004
1987	3,571	14		4	370	2	105	3	2	4,071
1988	3,551	28		3	386	2	134	3	1	4,108
1989	3,599	28		3	346	1	134	3	4	4,118
1990	3,590	38		4	342		123	4	25	4,126
1991	3,605	38		4	363		133	4	23	4,170
1992	3,613	30		4	348		126	4	23	4,148
1993	3,636	30		4	334		121	4	27	4,156
1994	3,658	30		4	334		125	4	23	4,178
1995	3,674	32		6	282		125	4	23	4,146
1996	3,686	33	14	4	264		125	4	22	4,152
1997	3,692	34	24	4	267		130	4	21	4,176
1998	3,706	35	24	4	235		130	4	21	4,159
1999	3,715	35	24	3	232		128	7	21	4,165
2000	3,730	35	24	3	241		126	7	23	4,189
2001	3,740	34	24	3	229		128	6	23	4,187

Source: Massachusetts Department of Revenue

7.4.3 Industrial Parcels

Of the 748,600 sq. ft. of commercial and industrially-zoned land, 590,000 sq. ft. is in industrially zoned. This land is located along Rte. 1. The remaining 158,600 sq. ft. is mostly in the general business and commercial zoning districts (147,700 sq. ft.), with 10,900 sq. ft. in limited business. Most of the general business is on Rte. 1. A small amount is on Salem Street next to the Senior Center. All of the commercially zoned land is in the southwest corner of town, bordering Saugus and Wakefield (the Saugus River), with access off Salem Street via Kimball Lane. This land has one remaining large vacant parcel with a small stream running through it and could be an area that contributes to Lynnfield's tax base.

7.4.4 Vacant and Underutilized Parcels

1.4.3.1 Vacant Parcels

The air photo on page 106 shows the area along Rte 1. Some infill and intensification of the general business area on the southeast side of the road is possible on land that is currently vacant. This should be encouraged, although its design should be controlled to create more pedestrian oriented "village" type shops and offices. This could be implemented by adopting design guidelines and requiring design review.

One office park has been created in an office park zone converted from a light industrial zoning district on the northwest side of Rte. 1. Similar actions could occur slightly south along Rte. 1 in the limited industrial zone. An office park would have to be tucked in behind the existing industrial uses and far enough away from Hawkes Pond to prevent any water quality degradation.

1.4.3.2 Underutilized Parcels

In the long run, residential development on the northwest side of Route 1 between Carpenter Road and Salem Street should be converted to office and commercial uses. It is currently zoned RA (15,000 sq. ft. lots). Rezoning the land for commercial uses will create the property values that will make it attractive for existing owners to sell. Larger lot sizes (60,000 to 80,000 sq. ft.) should be required in the commercial rezoning so that the lots are not developed piece-by-piece with small-scale conversions of residential buildings into commercial buildings. This area should be developed as a shopping "village" similar to proposed infill and redevelopment on the other side of Rte. 1. Both areas should be developed with access or frontage roads parallel to Rte. 1 that allow shopping traffic to separate from Rte. 1 traffic more easily and safely.

1.4.3.3 Age Restricted Housing

Another means of increasing the tax base in Lynnfield is development of age-restricted housing. These developments have a positive fiscal impact because they do not produce any school-age children. They should be close to Lynnfield Center, where the existing LIFE assisted living facility is located. If they are large enough and have their own shopping and services they can be located away from the Center. If the nine-hole Lynnfield Center Golf Course in the center of town is acquired and reused for various activities, age-restricted housing would be appropriate there. Larger self-sufficient, mixed-use age-restricted housing could appropriately be located on the town's other two golf courses (Colonial and Sagamore Spring). In addition, the land behind the senior center could also be appropriate for an age-restricted housing complex.



Source: MassGIS, 1995 orthophoto
 Date: Jan. 2002

Lynnfield, Massachusetts 2002 Master Plan

Route 1 Corridor





Lynnfield, Massachusetts 2002 Master Plan



Source: MassGIS, 1995 orthophoto.
Date: Jan. 2002

7.5 Economic Development Strategy

There are five elements to an economic development strategy for Lynnfield. These are:

- Infill in existing commercial and industrial areas
- Vacant land development, including Colonial Golf Course
- Conversion of residential on Rte. 1
- Tax rate split
- Creation of age-restricted housing

7.5.1 Infill

Infill consists of building between existing buildings and extending or attaching new construction to existing buildings in areas already zoned for commercial and industrial uses. It is usually done on property owned by the existing businesses, although acquiring adjacent property is also appropriate for infill. Development should seek to improve the aesthetics of commercial areas and if possible, to create pedestrian oriented shopping village type environments.

7.5.2 Vacant Land Development

Vacant land development is appropriate in areas already commercially and industrially zoned and that are not restricted by environmental factors. The MAPC build-out analysis for commercial and industrial land identified environmental restrictions and did not include them in their calculations. Their analysis, combined with inspection of air photos indicates that there are a few vacant parcels in commercial and industrial zoning districts that can be developed.

The three golf courses in Lynnfield comprise unique land development and preservation opportunities. They are discussed in the Open Space and Recreation chapter. Should the Colonial Golf Course become available for development it should be very seriously considered for economic development. Its location along Route 128/I-95, at an interchange, gives it very high regional accessibility. It is located next to an office park in adjacent Wakefield. Rte. 128 and Exit 42 allow possibilities for public transportation services (a shuttle bus to commuter rail in Wakefield Center). Optimal economic development for this site would be an office park related to the hotel already on the site.

7.5.3 Conversion of Residential Zoning on Rte. 1

As mentioned, conversion of the residential uses on Rte. 1 to commercial uses is a long-term consideration. Commercial rezoning that establishes the conditions for desirable commercial

development should precede conversion. As traffic continues to increase on Rte. 1, it will become a much less desirable place to live. Optimally, one developer would assemble a development site, as residents sell out, and help pay for a frontage road to service the commercial development. Desirably, a frontage road would also be developed on the other side of the road, as it evolves through a process of infill and filling out its zoning envelope.

7.5.4 Split Tax Rate

A tax rate split is a commonly used device to balance the tax base of towns. It is proposed for Lynnfield to increase the share of taxes paid by commercial and industrial uses. Table 21 above shows that only Saugus has a lower share of its tax base in commercial and industrial property.

7.5.4.1 Alternatives Analysis of Additional Commercial and Industrial Property and Split Tax Rates (Tax Classification)

Table 25 shows data for three alternatives or scenarios for future economic development for Lynnfield. The scenarios are 1) holding employment at its present level (no economic development), 2) infilling land presently zoned commercial and industrial with new employment (moderate economic development), and 3) selectively rezoning some land for commercial and industrial use and filling it with employment (maximum economic development). It is assumed that 10 acres of land would be rezoned for commercial, and 20 for industrial, located along Salem Street in South Lynnfield.

Table 25 also shows the property tax revenue implications for the Town under each of the three alternative scenarios, under three different tax classifications or split rate assumptions (no classification, classification with a 25% increase in commercial/industrial rates) and classification with a 50% increase in commercial/industrial rates.

Note: A detailed analysis would account for the fact that sizable tax increases would decrease the market value of businesses. However, assessed values reported on the table often are lower than market values and are not adjusted unless a town-wide revaluation occurs, or property owners apply for relief, based on claimed lower market values. The data in Table 25 are useful for relative comparative purposes.

Table 25: Estimated Tax Yields of Economic Development Alternatives

Estimated Tax Yields of Economic Development Alternatives
 Increasing the Tax Rate on Commercial and Industrial Property
 (Classification or Split Property Tax Rate)

	2001 Assessed Value	← Tax Levy →		
		2001 Rate	25% Increase	50% Increase
Commercial	95,571,841	1,313,157	1,641,446	1,969,736
Industrial	13,363,900	183,620	229,525	275,430
Personal Prop.	12,674,870	174,153	217,691	261,230
Total	121,610,611	1,670,930	2,088,663	2,506,395
% of Total	9.1	9.1	11.4	13.7
Build-out of Remaining Commercial & Industrially Zoned Land				
Commercial	98,534,568	1,353,865	1,692,331	2,030,797
Industrial	31,458,621	432,241	540,302	648,362
Personal Prop.	15,121,120	207,765	259,706	311,647
Total	145,114,309	1,993,871	2,492,339	2,990,806
% of Total*	10.9	10.9	13.6	16.4
Rezoning and Build-out of 10 more acres for Commercial and 20 more for Industrial Uses Between Salem Street and Route 1				
Commercial	106,811,090	1,467,584	1,834,480	2,201,376
Industrial	58,186,421	799,481	999,352	1,199,222
Personal Prop.	19,197,358	263,772	329,715	395,658
Total	184,194,868	2,530,838	3,163,547	3,796,257
% of Total*	13.9	13.9	17.3	20.8

* Total for all three alternatives is constant at \$18,271,708, the total amount to be raised by property taxes for the base year 2001.

Tax rate used in the estimates is \$13.74.

Source: Town of Lynnfield Assessor's Department and Planners Collaborative calculations

The analysis shows the Town could increase its revenues from commercial and industrial property from 9.1%, its existing level, to 20.8% (if it rezones and builds out the 30 acres and increases the commercial and industrial split tax rate by 50%). Under Alternative 2 the assessed value of commercial and industrial property with associated personal property, would increase from \$121.6 million to \$145.1 million, a 19% increase. Under Alternative 3 this figure would increase by 51%.

7.5.5 Age-restricted Housing

Age-restricted housing is discussed further in the housing chapter. It too is becoming a more common practice in land development. Middleton recently passed zoning that encourages age-restricted housing by offering density bonuses. There is clearly a market for age-restricted housing as more of the population is passing into the older age categories. This is also discussed in the housing chapter.

7.6 Market Considerations

It is clear that markets exist for the type of activities recommended for Lynnfield's economic development strategy. Services, which occupy office space are expected to grow in the area, as is retailing. Lynnfield is located on Rte. 1 and Rte. 128, which are extremely desirable locations for retailing and services. There are not many sites left on either roadway. MAPC has forecast a 26% increase in Lynnfield's employment. The Town should prepare for this increase with a strategy and guidelines that inform developers what the Town wants from its economic development.

HOUSING

Housing



Single-Family Home (tear down)



Multi-Family Home



Senior Housing



Single-Family Home



Single-Family Home (new construction)



Single-Family Home

8.0 HOUSING

This chapter covers the topics of population, income, and household growth as related to the housing stock in Lynnfield. Population by age is very important because it determines the size of homes most appropriate for a town. Income is an important determinant of housing price and affordability. Age and size of housing units are tabulated, as are housing densities and the number of subsidized housing units in town. Vacancy rates, owner/renter housing tenure, housing market indicators and the fiscal impacts of residential development are also covered in the chapter. The issue of housing affordability is given significant attention because of its importance as a goal and policy concern in town and the concern about Ch. 40B developments. Under the Affordable Housing State Law, Ch. 40B, developers do not have to comply with locational aspects of local zoning in communities that have less than 10% affordable housing units.

8.1 Population

Table 26 shows Lynnfield population by age group from 1970 to 2025, as forecast by MAPC. Existing and past data are from the U.S. Census (including the 2000 Census). Lynnfield is not expected to grow much, primarily because it has relatively little vacant developable land remaining. The parcel-based build-out analysis showed that the population could grow by 1,137 people (in 442 housing units). This would yield a build-out population of 12,679, slightly less population than forecast for the year 2020.

Table 26: Population by Age Group

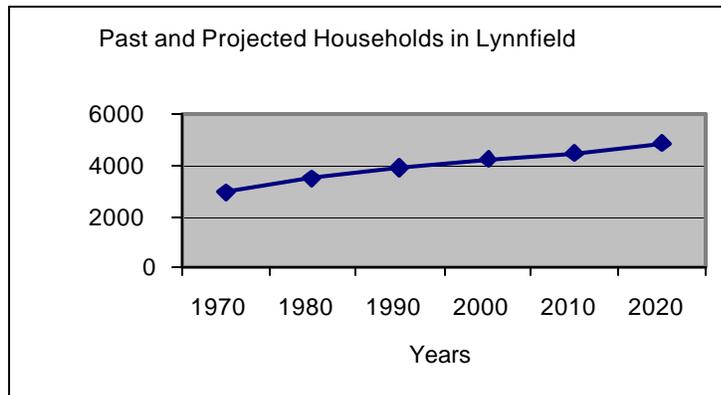
Age Group	Year						
	1970	1980	1990	2000	2010	2020	2025
0 to 4	766	484	616	735	460	448	664
5 to 9	1192	758	739	794	572	497	505
10 to 14	1367	1187	695	830	858	520	570
15 to 19	1078	1210	766	704	959	652	596
20 to 24	469	745	717	360	644	749	654
25 to 29	402	432	649	413	556	925	788
30 to 34	502	814	731	519	427	712	1041
35 to 39	1569	1593	840	992	624	611	796
40 to 44			1036	941	832	473	685
45 to 49	1808	1422	853	959	1366	696	533
50 to 54			730	950	922	868	738
55 to 59	607	865	703	768	873	1339	905
60 to 64	391	717	586	590	876	959	1341
65 to 69	469	711	595	479	707	897	911
70 to 74			465	540	491	844	799
75+	236	329	553	968	983	1591	1550
Total	10,856	11,267	11,274	11,542	12,150	12,782	13,076

Source: U.S. Census Bureau and MAPC forecasts

8.1.1 Current/Projected Population

MAPC has projected a population of 12,150 for 2010, 12,782 for 2020, and 13,076 for 2025. Year 2000 population was 11,542 according to the U.S. Census. This is a slow future growth rate (0.5% per year), based on the fact that housing is expensive and there is very little vacant land for new residential development. Households, which are better indicators of housing demand than population, are expected to grow by about 0.86% per year, from 4,186 (2000 U.S. Census) to 5,082 in 2025. This represents a demand for about 300 new housing units in 2010 and an additional 425 new units in 2020. MAPC's residential build-out analysis indicates that there is room for only about 440 new dwelling units, given Lynnfield's existing zoning. This indicates that sometime between 2010 and 2020 Lynnfield will be completely built out for residential development. Figure 1 shows the growth of households. Households are expected to grow more quickly than population because household size is expected to continue to decline.

Figure 1: Past and Projected Number of Households



Source: U.S. Census Bureau and MAPC (forecasts)

Table 27 shows U. S. Census data on Lynnfield's households in 1990 and 2000. During this period average household size dropped from 2.88 to 2.75 persons per household, a 4.5% decline.

Key housing indicators in this data are the 22% increase in non-family households, the 20% increase in householders (people who maintain their own household) over age 64, and associated 22% rise in households with individuals over age 64. These are indicators of the need for smaller 1 and 2 bedroom housing units, and housing for the elderly. The increase in households with children under age 18 is also significant for school facilities. These are discussed in the Public Facilities and Services chapter. Decreasing average family size (now slightly over 3 persons per

family) indicates there is, and will continue to be, a market for 2- and 3-bedroom houses in the future.

Table 27: Households by Type in Lynnfield: 1990 - 2000

	1990	2000	%Change
Total households	3,916	4,186	6.9
Family households	3,232	3,350	3.7
With own children < age 18	1,302	1,466	12.6
Married couple families	2,857	2,955	3.4
With own children < age 18	1,192	1,327	11.3
Female householder, no husband present	274	283	3.3
With own children < age 18	93	108	16.1
Non-family households	684	836	22.2
Householder living alone	601	730	21.5
Householder over age 64	366	439	19.9
Households with individuals < 18	1,350	1,525	13.0
Households with individuals > 64	1,152	1,401	21.6
Average household size	2.88	2.75	-4.5
Average family size	3.22	3.13	-2.9

Source: Year 2000 U. S. Census of Population and Housing

Table 28 shows MAPC population projections by age group to the Year 2025. Aggregating age groups into life cycle groups related to housing needs is also shown in Table 28.

Table 28: Life Cycle Groups of Lynnfield's Projected Population

	1970	1980	1990	2000	2010	2020	2025	Ages
Pre-School	766	484	616	735	460	448	664	0-4
School Age	3,637	3,155	2,200	2,328	2,389	1,669	1,671	5 to 19
Young Adult	871	1,177	1,366	773	1,200	1,674	1,442	20 to 29
Household Formation	3,879	3,829	4,190	4,361	4,171	3,361	3,793	30 to 54
Empty Nester	998	1,582	1,289	1,358	1,749	2,298	2,246	55 to 64
Retirement	705	1,040	1,613	1,987	2,181	3,332	3,260	65 +

Source: MAPC

The housing group that needs the largest homes, household formation, peaks in 2000 and declines to the year 2020 and then increases by 2025, but not back to the year 2000 level. One implication is that Lynnfield will not need more 3- and 4-bedroom housing units. Future need is likely to be for 1- and 2-bedroom units to meet the demands of the growing young adults and retirees groups. Numbers of people in the empty nester and retirement age groups are expected to grow by 69% and 68% respectively

between 2000 and 2020. The young adult group is expected to grow by 117% over this time period.

Almost all of Lynnfield’s housing stock is owner occupied (94%). In 1990 the figure was 93% indicating a stable condition. If more rental housing were available it could help Lynnfield move toward its affordable housing goal. One factor that works against production of rental housing is the high price of land in Lynnfield. Building lots now sell at about \$350,000. Rental housing that is moderately priced needs reasonably priced land. Rental housing would also need suitably zoned land. Currently there is no multi-family zoning district in Lynnfield. As mentioned, it is possible to build assisted living housing in residential zones, but these cannot account for all affordable housing.

There are some vacant sites in South Lynnfield along Salem Street, and near Lynnfield Center along Chestnut Street that are suitable sites for multi-family rental housing. To the extent that such housing would be for elderly residents, it would be important for locations to be near shopping and public services. In South Lynnfield there are 15 acres behind the Senior Center and another 7 acres along Salem Street. There are some sites in the northern part of town near the Sagamore Spring Golf Course that are suitable for multi-family housing, with appropriate buffering from low density single-family housing.

8.2 Existing Housing Stock

According to the 2000 U.S. Census of Housing there are 4,273 housing units in Lynnfield. Summary data on housing occupancy (4,186 occupied units), vacancies and tenure (3,950 owner occupied units) are available and are reported in this chapter. Other more detailed data will be released in the fall of 2002. Data from the 1990 U.S. Census of Housing are used to provide some more information on housing stock and densities.

Table 29: Age of Housing

Year Housing Structure Built	Number of Units
1939 or earlier	580
1940 – 1949	445
1950 – 1959	1177
1960 – 1969	738
1970 – 1979	614
1980 – 1984	258
1985 – 1988	152
1989 – March 1989	69
Total Reported in 1990	4,033

Source: 1990 US Census

Most of the housing (3008 units or 75% of the stock) has been built in the last 50 years.

Table 30 shows housing size by number of rooms and bedrooms in 1990.

Table 30: Size of Housing Units, by Rooms and Bedrooms

Number of Bedrooms	Number of Units	Number of Rooms	Number of Units
0	8	1	8
1	143	2	47
2	687	3	75
3	1626	4	272
4	1218	5	338
5+	351	6	757
Total	4,033	7	754
		8	783
		9+	999
		Total	4,033

Source: 1990 US Census

Most of the housing is in 3 or more bedroom units (79%), and has 6 or more rooms (82%). Table 31 shows how many units are in each size or type of structure for owners and renters.

Table 31: Number of Housing Units, by Size and Owners/ Renters

Type (Size) of Structure	Owner-Occupied	Renter - Occupied
One Unit – Detached	3,403	123
One Unit – Attached	68	8
Two Units	22	8
Three or Four Units	60	10
Five to Nine Units	60	36
Ten to Nineteen Units	33	78

Source: 1990 US Census

Ninety percent of Lynnfield’s housing was in single-family detached units in 1990. It is expected that the 2000 Census data will show the same pattern.

8.2.1 Abandoned/Substandard Housing

There is virtually no abandoned housing in Lynnfield. There is one boarded up house at 26 Main Street. According to the 1990 Census there were 7 units that lacked complete plumbing and 25 units that lacked complete kitchens. The 2000 Census data on these items is not yet available. There are several ponds in Lynnfield that have summer cottages on them. Some of these have

existed for many years, dating from the time Lynnfield was a rural summer retreat for people from the cities of Lynn and Boston. According to the 2000 Census there are still 24 housing units for seasonal, recreational or occasional use. This figure has increased 50% in the last ten years, up from the 1990 figure of 16.

8.2.2 Vacancy Rates

According to the 2000 U.S. Census Lynnfield has a homeowner vacancy rate of 0.5% and a rental vacancy rate of 2.1%. These figures are both very low and indicate a tight housing market. Lynnfield's housing stock is overwhelmingly owner-occupied (94%). There are only 236 units of renter-occupied housing in town. This is a 10% reduction from the 1990 figure of 263 units.

8.2.3 Unique Housing Factors

There are six historic homes in the Meeting House Historic District. There are additional historic homes in the proposed South Lynnfield Historic District, currently being researched. South Lynnfield and Lynnfield Center, being the older parts of town have smaller lots and home sizes and values. Home values increase steadily toward the north, where there are newer, larger homes on large 40,000 to 60,000 s.f. lots. Lot sizes in South Lynnfield and Lynnfield Center are typically 15,000 to 30,000 s.f. There is an area in Lynnfield Center along the Peabody border of 40,000 s.f. lots.

8.3 Growth Trends

8.3.1 Building Permits

Building permit data from 1996 to 2001 show the same pattern. All of the permits for residential structures are for single-family units as show on Table 32.

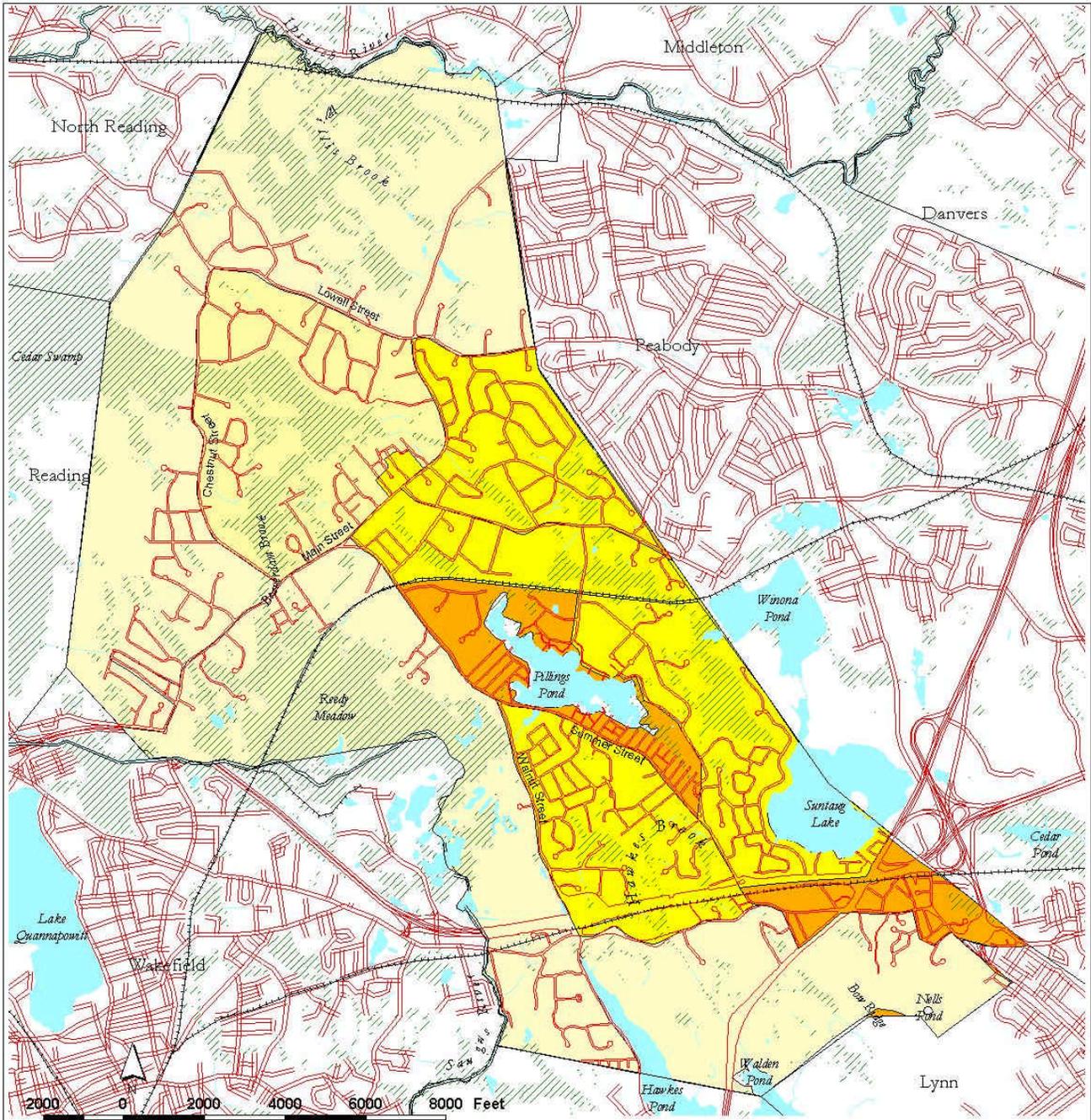
Table 32: Residential Building Permits in Lynnfield

				Residential Building Permits in Lynnfield:
1996 to 2000 = 201 (Partial)				
Year	Buildings	Housing Units	Construction Costs (Current Dollars)	
1996				
Single Family	15	15	\$2,616,000	
2 Family	0	0	0	
3 & 4 Family	0	0	0	
5+ Family	0	0	0	
1997				
Single Family	14	14	\$2,967,375	
2 Family	0	0	0	
3 & 4 Family	0	0	0	
5+ Family	0	0	0	
1998				
Single Family	15	15	\$4,541,000	
2 Family	0	0	0	
3 & 4 Family	0	0	0	
5+ Family	0	0	0	
1999				
Single Family	15	15	\$4,735,765	
2 Family	0	0	0	
3 & 4 Family	0	0	0	
5+ Family	0	0	0	
2000				
Single Family	12	12	\$3,321,180	
2 Family	0	0	0	
3 & 4 Family	0	0	0	
5+ Family	0	0	0	
2001 (Thru Aug.)				
Single Family	9	9	\$2,726,000	
2 Family	0	0	0	
3 & 4 Family	0	0	0	
5+ Family	0	0	0	
Total	80	80	\$20,907,320	

Source: Town of Lynnfield

8.3.2 Housing Densities

Housing densities are reflected by population densities (shown on map on page 134). The highest densities are in South Lynnfield along Salem Street and at its intersection with Rte. 1, and around Pillings Pond. These are areas zoned RA (15,000 s.f. lots) with densities of 4 to 7 people per acre. The area east of Walnut/Summer Street from Rte. 128 on the south to Main and Essex on the north has densities of 2 to 4 people per acre. This



Lynnfield, Massachusetts 2002 Master Plan

PLANNERS COLLABORATIVE INC
 Planning
 Design
 Management
 Communications

Map 10 - Population Density (People/sq. mile)

- 300 - 900
- 900 - 1,400
- 1,400 - 2,600
- 2,600 - 4,300

Feb. 2002
 Source: MassGIS - 1990 US Census
 This map for planning purposes only.

area includes RA, RB (30,000 s.f. lots), and RC (40,000 s.f. lots) zoning districts. The area north of Main Street, west of Chestnut Street, and south of Lowell Street has population densities between 1.5 and 2 people per acre. This area is mostly zoned RC.

The area north of Lowell Street, west of Chestnut Street, and extending south of Main Street along the western side of town, has population densities of between 0.5 and 1 person per acre. In the north it has RD zoning (60,000 sq. ft. lots). Along the west it has RB zoning. Along the west and extending along the southern boundary of Lynnfield are non-residential areas (Camp Curtis Guild, Reedy Meadow, the Colonial Golf Course and commercial and light industrial areas). These contribute to the low population density of the area. There are no high-density areas in Lynnfield. There are a few multi-family parcels in South Lynnfield and the Center where densities are higher than 7 people per acre, but these are the exception. Overall densities are low, with a few pockets of moderate densities.

Lynnfield's zoning permits owners of lots in any residential district to create an accessory apartment within any dwelling unit on their property, if the lot is at least twice the required minimum size. Each new dwelling unit must be contained within the existing residential structure (which can be expanded), provided that the single-family character of the original dwelling is maintained. This allows a single-family home to be converted to a two-family home. Authorization from the Board of Appeals must be received for each conversion.

The objectives of increasing densities and creating more affordable housing could be met by reducing the lot size requirements for two-family house conversion in the RC and RD Districts. If only 50% more land, rather than 100% were required in the RC and RD Districts more such conversions might occur. To better ensure that the character of the residential structure and the neighborhood would be maintained, a design review board should issue permits, rather than the Appeals Board. A design review board would consist of design professional such as architects, landscape architects, engineers and land planners.

8.3.3 Assessment of Housing Demand

Demand is high as indicated by the number and price of sales shown in Table 33. About 5% of the housing stock is sold each year.

A brief survey of Multiple Listing Service asking prices in January 2002 for single-family houses in Lynnfield yields an average (mean) of \$458,500. The Boston Globe of February 10 contained 19 listings with a median price of \$479,900. The current average asking price for residential building lots is \$387,500 per acre.

Table 33 shows average prices of single-family housing in Lynnfield for the period 1988 to 2001. There are only about 20 condominium units in Lynnfield and they are not included in the data on Table 33.

Table 33: Single-Family Residential Sales in Lynnfield

Single-Family Residential Sales in Lynnfield			
			Number of Sales
Year	Months	1-Family	1-Family
2001	Jan - Jul	\$359,000	96
2000	Jan - Dec	346,250	148
1999	Jan - Dec	325,000	158
1998	Jan - Dec	286,500	166
1997	Jan - Dec	279,000	181
1996	Jan - Dec	244,000	141
1995	Jan - Dec	238,000	106
1994	Jan - Dec	225,000	133
1993	Jan - Dec	205,250	152
1992	Jan - Dec	195,500	124
1991	Jan - Dec	185,000	99
1990	Jan - Dec	220,000	73
1989	Jan - Dec	225,000	101
1988	Jan - Dec	215,000	

Source: Warren Group, Banker and Tradesman

8.4 Affordable Housing

Lynnfield strives to create more diverse housing opportunities for its residents. Currently only 1.84% or 78 units are considered affordable by state “comprehensive permit” standards. Lynnfield has 4,273 year-round housing units according to the 2000 Census. Ten percent would be 427 units. There is space in Lynnfield, given current zoning, for only 442 new units of any kind of housing. A very large share of all new housing (about 350 units) would have to be affordable in order for Lynnfield to meet state recommendations. The goal could be better approached if multi-family housing were permitted more widely under Lynnfield’s zoning. Currently multi-family housing is permitted only in the Elderly Housing Zone and by special permit as assisted living housing in The RA, RB, RC, and RD zones.

Slow population growth means there will be less opportunity to create affordable housing through inclusionary zoning and other market-oriented means such as density bonuses. Lynnfield needs to be proactive if it is to begin to meet its affordable housing goals.

8.4.1 Subsidized Units

Lynnfield has 4,249 year-round housing units according to the MA Department of Housing and Community Development. This data is based on estimates for the Year 2000. The Year 2000 Census figure is 4,273. Of these, 96 are considered development units, with 78 of the units built under Chapter 40B. DHCD calculates that 1.84% of Lynnfield’s housing is subsidized. This is one measure of affordability and the standard the state applies in considering whether a city or town has achieved affordable housing goals. The Lynnfield Housing Authority owns 64 units and an eight resident group home leased by the MA Department of Mental Health. There is a waiting list of 1/2 to 1 1/2 years for town residents and 2 1/2 to 3 years for non-town residents for the 64 units. Surrounding communities also have long waiting lists. There are no vacancies in the Lynnfield Housing Authority. When units are occupied by new tenants there is normally a 2 week period for painting and repairs. Lynnfield’s Housing Authority units are for elderly and young disabled residents. The Authority must maintain a quota of 8 young disabled residents.

8.4.2 Income/Affordability Gap

Income data for Lynnfield is not yet available from the U.S. Year 2000 Census of Population. 1990 Census data can be used to estimate relative income distribution by quartiles, which has probably not changed much in the last 10 years. Table 34 shows numbers of Lynnfield households in income groups in 1990. Less

than 3% (2.8%) of Lynnfield's population was below the poverty level in 1990.

Table 34: Households and Household Income, 1989

Income	Number of Households
Less than \$5,000	140
\$5,000 to \$9,999	115
\$10,000 to \$14,999	119
\$15,000 to \$24,999	227
\$25,000 to \$34,999	362
\$35,000 to \$49,999	639
\$50,000 to \$74,999	995
\$75,000 to \$99,999	540
\$100,000 to \$149,999	515
\$150,000 or more	282
Number of Households	3,934
Median household income (dollars)	\$58,561

Source: 1990 U.S. Census of Population

These data indicate the following income brackets by quartiles (rounded to the nearest \$100).

Table 35: Income Quartiles

Quartile	Income
First quartile	\$0 to \$35,500
Second quartile	\$35,500 to \$58,600
Third quartile	\$58,600 to \$91,400
Fourth quartile	\$91,400 and over

Source: 1990 US Census

Application of the Consumer Price Index (CPI) (a 42.8% increase from 1989 to 2001) to update the data to 2001 results in the following income brackets for quartiles.

Table 36: Income Quartiles with CPI

Quartile	Income
First quartile	\$0 to \$50,400
Second quartile	\$50,400 to \$83,700
Third quartile	\$83,700 to \$130,500
Fourth quartile	\$130,500 and over

Source: 1990 US Census

The average price of a single-family house in Lynnfield was \$350,000 in 2001. The annual income needed to buy the average priced house is \$83,900, based on a 10% down payment, 30% of income dedicated to house purchase, and a 7% 30 year mortgage. This means that less than half of the households in Lynnfield can afford to buy an average priced single-family house in the town.

Early data from 2002 indicates that an average asking price for single-family housing is \$458,500, requiring an annual income of \$109,800. This indicates that even fewer Lynnfield households can afford to buy a home in town.

Chapter 40B, which contains the “Comprehensive Permit” state law set the target of 10% as a means to promote affordable housing. The current family-of-four income level set for both rental and owner-occupied housing is \$56,000. It is based on 80% of the median family income of the Boston Metropolitan Area (estimated to be \$70,000 in 2001). Families with this income level (\$56,000) are estimated to be able to afford a maximum rent of \$1,400 per month. This is the income level that governs occupancy of housing built under comprehensive permits.

Executive Order 418 (EO 418) issued by the Governor of Massachusetts, allows higher income levels to be used in estimating housing affordability. EO 418 states that rental units are considered affordable if they require monthly rents no greater than \$1,750 (in 2001). This figure is based on 100% of the median family income for the metropolitan area. The affordable level for owner-occupied housing is a monthly mortgage payment based on 150% of the metropolitan median family income. In 2001 this figure was \$2,625/month, and would support a home price of \$373,000. By this standard, almost 1/2 of Lynnfield’s homes are considered affordable. The standard is based on considerations of moderate/average-income. The Comprehensive Permit 10% standard, which includes the provision that a developer can build affordable housing in any zoning district, is based on considerations of low-income households and families.

Ch. 40B projects must be approved initially under a state or federal housing program. At least 25% of the units must be affordable to lower income households earning no more than 80% of the metropolitan area median income. Towns are allowed to establish preference for existing residents to occupy the units. A developer must agree to restrict profits on the project. Developers apply for a comprehensive permit from the Board of Appeals, which confers with other town boards before issuing the permit. State regulations, such as the Wetlands Protection Act, Title 5, and all building codes must be met in any project. If a rental project is produced, all units can be counted toward the 10% target, not just the low-income units. Only low-income units count for projects in which all units are sold. Clearly, Lynnfield has a better chance to approach the 10% target by encouraging rental units.

8.4.3 Implementation of an Affordable Housing Program

The following implementation means would be appropriate for creation of affordable housing in Lynnfield. All means should encourage rental housing, because all rental units can be counted toward meeting the State goals. An alternative means of meeting the target under the provisions of Chapter 40B is to have 1 1/2% of all residentially-, commercially-, and industrially-zoned land dedicated to affordable housing. In Lynnfield this means 58 acres of land devoted to affordable housing.

An effective means would be to establish a fund for purchase of land for affordable housing. This could include passage of the Community Preservation Act with dedication of the maximum allowable (80%) of the funds to affordable housing. Open space and historical preservation would need their minimums of 10% each. Other resources in the fund could be donations of land expressly for affordable housing, and creation of a land trust with annual donations from the town and other interested parties to the resources of the trust. The land trust could include open space acquisition as an objective with land set aside for affordable housing. This would be appropriate where there are larger tracts of land.

Another means of assembling land for affordable housing is to buy existing housing and demolish it for site assembly for new multi-family housing. This would be more feasible in South Lynnfield where average home prices are somewhat lower than in Lynnfield Center and North Lynnfield. As mentioned, there are two vacant sites in South Lynnfield suitable for multi-family housing. One is 13 acres of town owned land behind the old South School, and another is a privately-owned 5-acre site at 470 Salem Street, near Winchester Street. There are also two privately owned sites on Chestnut Street that contain 37 acres.

Incentive zoning through density bonuses is another means of creating affordable housing. Middleton has recently created density bonuses for the purpose of creating age-restricted multi-family housing and one or more senior centers. Density bonuses can also be used to create more open space and to create affordable housing.

Inclusionary zoning is the requirement to include affordable housing in each development. A number of Massachusetts cities and towns, including Ipswich, Lexington, and Newton have passed such provisions. Density bonuses or other incentives are not necessarily involved, although they can be combined with

inclusionary provisions. Inclusionary zoning also can be required in commercial development, where it is commonly called “linkage,” on the grounds that employers should bear some responsibility toward creating nearby housing for their workers. Linkage is more commonly used in large cities where large commercial developments produce enough revenues to enable payments for housing.

As mentioned, one of the problems of inclusionary zoning (and incentive zoning) in Lynnfield is the limited amount of land remaining for residential development. Because both types of provision create no more than 10% to 20% affordable units in developments (assuming they are sales and not rental units), they are not likely to create more than 40 to 80 units before all the developable land is gone. A proactive approach in obtaining affordable housing sites and developing properties that are 100% affordable will better meet the objective of creating enough affordable housing.

The first step that should be taken is to establish a land trust. Next the Community Preservation Act should be passed by Town Meeting. Donations of land should be sought, and sites identified for affordable housing, including sites that are already developed. A parallel action that can be taken is to create a housing task force that would solicit developer interest in affordable housing, and meet with potential developers. To the extent that town officials were members of the task force, it would also serve as an introduction to town government, and the permitting process needed to approve projects.

8.5 Fiscal Impacts of Residential Development

Table 37 shows the estimated cost or gain (fiscal impact) of different types of housing, relative to the town budget. Also included on the table is an open space category to compare how acquiring land and keeping it vacant compares with various residential development types. A parcel size of 25 acres was chosen for the table as a base for all the alternatives because it is the minimum size required by Lynnfield’s Green Belt residential development zoning provisions.

The analysis shows that age-restricted upper-income condominium development produces the most favorable fiscal impact (\$165,048). The worst fiscal impact (-\$121,274) is produced by single-family 3-bedroom homes selling for the average market-rate price. The next worst fiscal impact (-\$92,914) results from removing the property from the tax roles and keeping it as

undeveloped land (open space). A break-even (slightly positive) fiscal impact (\$1,974) results from low-density very expensive (\$1.2million) 4-bedroom homes. The other alternatives shown also have positive fiscal impacts. They are: average priced age-restricted 2-bedroom condos (\$103,640), average priced non-age restricted 2-bedroom condos (\$52,519), and upper income single-family 3-bedroom homes (\$21,168).

Table 37: Fiscal Impacts of Alternative Use of 25 Acres

Type of Costs to Town	Lynnfield Average Cost	25 Acres of Open Space	25 Acres of Single Family Housing (40 3-BR houses)	25 Acres of Multi-Family Housing (50 2-BR condos)	25 Acres of Age Restricted Multi-Family Housing (50 2-BR condos)	25 Acres of Age Restricted Upper Income Housing (30 2-BR condos)	25 Acres of Upper Income Single Family Housing (18 3 BR houses)	25 Acres of Upper Income Single Family Housing (12 4 BR houses)
Services								
School (per pupil)	\$7,303	\$0	\$227,854	\$51,121	\$0	\$0	\$102,534	\$131,454
Police (per capita)	\$131	\$435	\$17,397	\$13,559	\$13,559	\$8,135	\$7,829	\$6,288
Fire (per capita)	\$88	\$292	\$11,686	\$9,108	\$9,108	\$5,465	\$5,259	\$4,224
Public Works (per capita)	\$131	\$435	\$17,397	\$13,559	\$13,559	\$8,135	\$7,829	\$6,288
Other, + debt serv. (per capi)	\$477	\$1,584	\$63,346	\$49,370	\$49,370	\$29,622	\$28,506	\$22,896
Total Annual Cost of Services		\$2,746	\$337,679	\$136,716	\$85,595	\$51,357	\$151,956	\$171,150
Income for Town								
Tax rate/\$1,000 (Year 2001)	\$13.74	-\$90,169	\$216,405	\$189,234	\$189,234	\$216,405	\$173,124	\$173,124
Cost/Gain for Town per Year		-\$92,914	-\$121,274	\$52,519	\$103,640	\$165,048	\$21,168	\$1,974

Inputs	Lynnfield Average
Cost of land (per acre)	\$300,000
Cost of new 3-BR House	\$450,000
Cost of new 2-BR Condo	\$350,000
Assessed Value of 3-BR House	\$393,750
Assessed Value of 2-BR Condo	\$275,450
Assessed Value of Upper Income 2-BR Condo	\$525,000
Pupils per 3-BR House	0.78
Pupils per 2-BR Condo	0.14
People per 3-BR House	3.32
People per 2-BR Condo	2.07

Average Price of Upper Income Unit	\$600,000	\$800,000	\$1,200,000
Assessed Value of Upper Income Unit	\$525,000	\$700,000	\$1,050,000

Population	11,542	11,539	11,569	11,646	11,646	11,604	11,602	11,590
School Enrollment	1,859	1,859	1,890	1,866	1,859	1,859	1,873	1,877

Notes:

¹Service Costs for Open Space assumed to equal cost of one 3-BR house without school costs.

²Loss of revenue from removing 25 acres from tax rolls.

³Does not include cost of land.

Number of acres and density of development based on current cluster (Green Belt) and single-family detached conventional subdivision residential zoning.

EXISTING LAND USE AND ZONING

Land Use



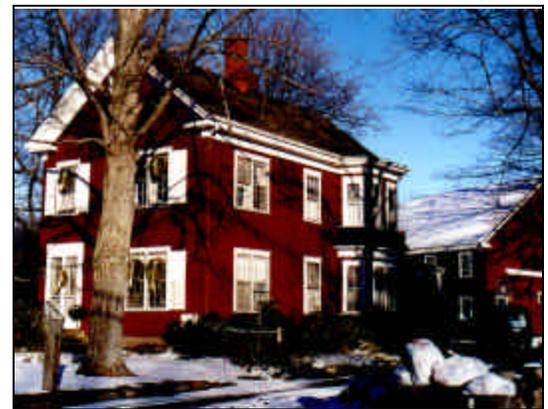
Open Space and Public Facilities (Town Common)



Commercial (Rte. 1 retail in a General Business Zone)



Commercial and Office Uses on Route 1



Residential



Commercial (Post Office Square retail)

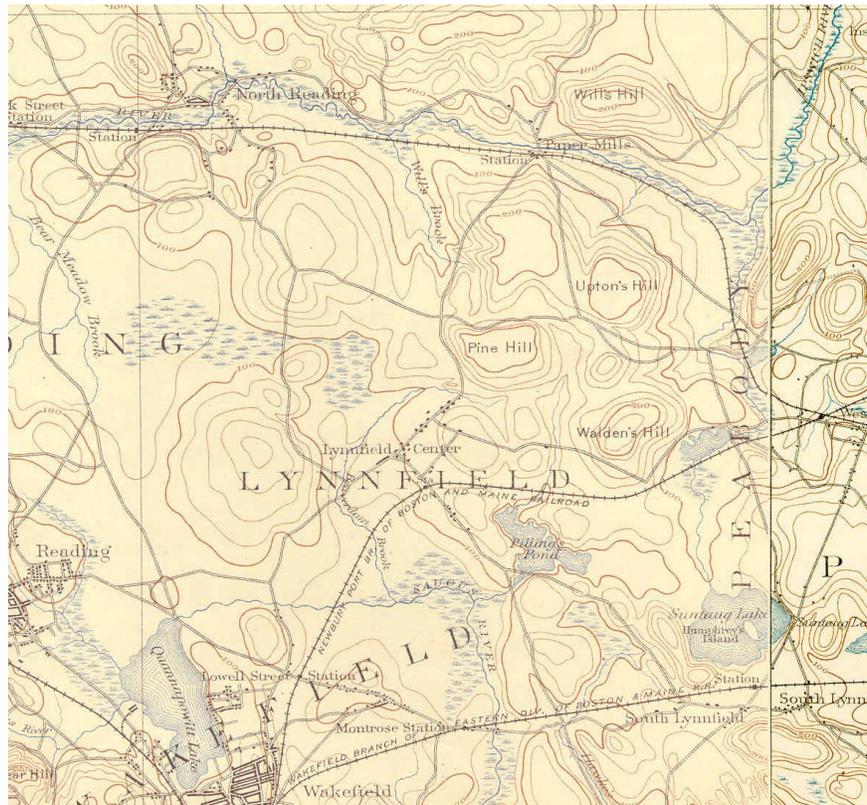


Natural Resources

9.0 LAND USE AND ZONING

9.1 Historical Development Patterns

The locations of buildings built prior to 1900 indicate that most development was concentrated within walking distance of the train stations at Lynnfield Center and in South Lynnfield along Salem Street. The 1893 USGS Map shows the town's major roads, such as Chestnut Street, Lowell Street, and Salem Street, as well as the three rail lines that were active at the beginning of the twentieth century.



1893 USGS Map

9.1.1 1971 to 2000 Land Use Change

After the beginning of the twentieth century people began to depend less and less on railroads and more and more on automobiles. By the 1950s this transformation was nearly complete in Lynnfield. The freedom of travel afforded by the automobile and highways allowed development to expand in suburban towns especially after the end of World War II. By 1971 Lynnfield was largely an automobile dependent town. The following table compares land use in 1971 with land use in 1999.

Table 38: Land Use Classification, 1971 – 1999

Land Use	1971 acres	1999 acres	1999 %	Change	% Change
Cropland	22	5	0.1%	-16.5	-76%
Pasture	50	26	0.4%	-24.0	-48%
Nursery/orchard	9	3	0.0%	-6.4	-71%
Forest	2,871	2396	35.8%	-474.7	-17%
Non-forest wetland	431	415	6.2%	-16.4	-4%
Open/vacant land	263	194	3.0%	-69.5	-26%
Participation recreation	328	331	5.0%	3.4	1%
Spectator recreation	1	0	0.0%	-1.4	-100%
Multi-family residential	0	23	0.3%	22.8	NA
Residential <1/4 acre	101	101	1.5%	0.0	0%
Residential 1/4 to 1/2 acre	1112	1240	18.5%	128.0	12%
Residential >1/2 acre	959	1360	20.3%	401.5	42%
Commercial	74	122	1.8%	48.3	65%
Industrial	4	7	0.1%	2.5	63%
Urban open	110	107	1.6%	-3.7	-3%
Transportation	140	140	2.1%	0.4	0%
Water	220	225	3.4%	4.7	2%
Total	6696	6696			

Source: MassGIS historic land use table and updated land use data provided by Lynnfield Planning Board.

Over the last thirty years agricultural land, never an important land use in Lynnfield, decreased by 46.9 acres. Forest decreased by 475 acres and residential uses increased by 544 acres. Growth in residential uses has been concentrated in and around Lynnfield Center, around Pillings Pond, and off Lowell Street, while growth in commercial and light industrial uses, once concentrated along the Ipswich River, has been concentrated in South Lynnfield.

9.2 Land Use Categories

The following refers to the above land use table and the 2002 Land Use Map (Map 11). It depicts the community through a description of its land use patterns. Lynnfield’s total area is 6,696 acres or 10.5 square miles.

9.2.1 Residential

The 2002 Land Use Map, derived from MassGIS with update information provided by the Planning Board and the Lynnfield parcel map, divides residential land use into four density categories: Multi-family, single family - less than 1/4-acre lots, single family – 1/4- to 1/2-acre lots, and single family - greater than 1/2-acre lots. Multi-family housing (22.8 acres or 0.3% of the town’s total area) is located on Partridge Lane off Main Street near Rte. 128, off Salem Street near the intersection of Route 128 and Rte. 1, and in the two Elderly Housing districts, LIFE Essex

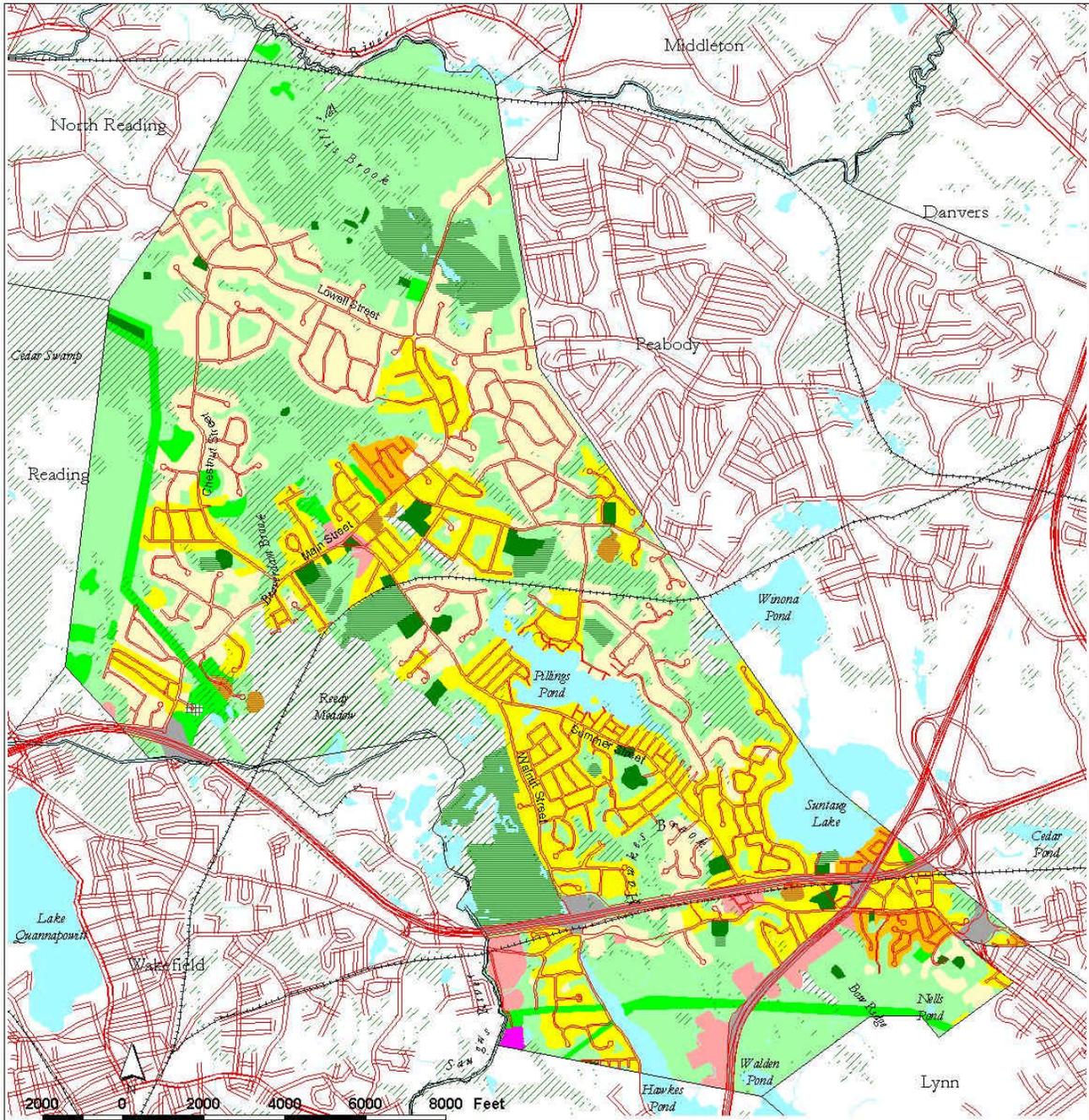
Village, near the boundary with Peabody, and the LIFE Center Village, near Lynnfield Center. Single-family homes on small lots (101 acres or 1.5%) are located off Main Street near Lynnfield Center and near the intersection of Route 128 and Route 1. No private residential development has occurred at this density since 1971. Single-family homes on moderate-sized lots (1,240 acres or 18.5% of the town's total area) are scattered along most of the town's major streets. Many of these homes existed in 1971 but 128 acres have been developed for this housing type since then. Most of this more recent moderate density residential development has occurred in South Lynnfield and along the town boundary with Peabody. The majority of the residential development since 1971 (401.5 acres) has been on larger than 1/2-acre lots (a total of 1,360 acres or 20.3%). These large-lot homes have been developed north of Lowell Street, off of Main Street and Chestnut Street, and near Pillings Pond. In the last fifty years, houses on large lots have been a trend throughout Massachusetts—where population has only increased by 28% while the area of developed land has increased by 200%. Also, between 1970 and 1990 the number of miles driven on our roads and highways increased by 75%. Since 1970 Lynnfield's population has increased by 11% and the amount of its developed land has increased by 25%. These statistics dramatize the trends of land consumption associated with large lot residential and commercial development and the associated increase in miles and time spent in commuting.

9.2.2 Commercial

Land classified as commercial (122 acres or 1.8% of the town's total area), including retail businesses, offices and some institutional uses, is concentrated in Lynnfield Center, along Rte. 1 (Broadway), and along portions of Salem Street. The Rte. 1 commercial developments tend to be regional in scale and oriented to the highway, while Lynnfield Center has a mix of small businesses and institutional uses focused on local residents.

9.2.3 Industrial

Land classified as industrial (6.5 acres or 0.1% of the town's total area) is concentrated along the Saugus River in South Lynnfield. The town's zoning by-law allows both commercial and certain limited industrial uses in this area and also in other commercially zoned areas in South Lynnfield.



Lynnfield, Massachusetts 2002 Master Plan

PLANNERS COLLABORATIVE INC

Planning
Design
Management
Communications

Map 11 - 2002 Land Use

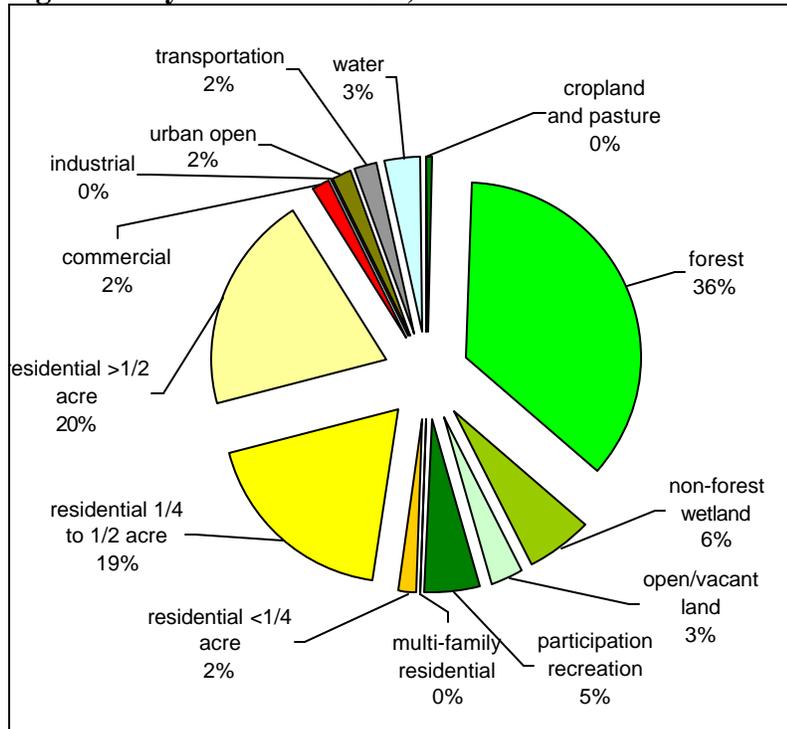
- | | |
|--|----------------------|
| Forest | Res. 1/4 to 1/2 acre |
| Non-forested Wetland | Res. > 1/2 acre |
| Forested Wetlands | Commercial |
| Open Land, Abandoned Agriculture, etc. | Industrial |
| Rec. Participation | Urban Open Land |
| Res. Multi-family | Transportation |
| Res. < 1/4 acre | Water |

Feb. 2002
Source: MassGIS with update from Lynnfield Planning Board
This map for planning purposes only.

9.2.4 Open Space

More than half of Lynnfield's land is currently undeveloped open space, such as forests and wetlands, or developed open space, such as golf courses and agricultural uses. The potential for these resources to meet the town's needs for recreation and conservation and provide the views that are so important for maintaining the town's character, is considerable. Given the potential for future development, Lynnfield is facing a number of important decisions about how to balance growth and conservation. One challenge that Lynnfield will face is how to retain and conserve its open space assets under population growth and economic pressures. The often-incremental choices it makes will have a major impact on the future character of the town.

Figure 2: Lynnfield Land Use, 1999



Source: MassGIS.

Lynnfield is fortunate to have some of the region's most important natural areas (see Natural Resources section). The town's open spaces include small areas of cropland, pasture; more extensive forests and wetlands; urban open land; and recreation areas. All public and private open space categories combined comprise approximately 3,489 acres (only a little over 37% of this area or 19% of the town's total area is permanently protected by public or non-profit ownership while the wetlands are protected by law). The three golf courses total 522 acres or 15% of the total open

space in town. Camp Curtis Guild totals 347 acres or 10% of the total open space in town. Much of the remaining existing public open space is relatively inaccessible, lacking parking areas, trails, and maps (see Open Space and Recreation chapter).

9.2.3 Forest and Former Agricultural Land

Forestland, including forested wetlands, is Lynnfield's dominant land use. According to 1999 land use data, 2,396 acres of Lynnfield's area is forest, constituting 36% of its total area. These forested areas are concentrated in three major areas—the Lynnfield Center Water District forest, the Camp Curtis Guild/Cedar Swamp/Beaverdam Brook area, and the forested areas in South Lynnfield, adjacent to Lynn Woods. Smaller forested areas are located along Hawkes Brook, between Pillings Pond and Winona Pond, and on the east side of Hawkes Pond. A total of 34 acres, or less than 1% of the total area, was used for agricultural purposes like crops, and pasture, with these uses dotted around Lynnfield Center off Chestnut Street and Main Street. At the present time the land once used for agricultural purposes is vacant and unused or has already been developed.

9.2.4 Non-forested Wetlands and Water

Another notable resource in Lynnfield is Reedy Meadow, a non-forested wetland that has been recognized as a National Natural Landmark. It is located along the Saugus River and crosses over into Wakefield. Other small areas of non-forested wetlands are scattered around town. Together these areas total 415 acres or 6% of the town's total area. These are important open spaces and include ecologically sensitive areas, wildlife, and scenic views. These spaces may also provide opportunities for outdoor recreation and education. This land is protected by wetland protection laws and in some cases by conservation ownership.

The Ipswich River, the Saugus River, and the town's ponds are great contributors to the residents' wealth of natural resources, offering a variety of opportunities for passive and active recreation. These resources total 225 acres or 3.4% of the town's total area. Increased access to these rivers and ponds is an issue for open space and recreation planning (see Open Space and Recreation chapter).

9.2.5 Recreation

The land use map indicates that 336 acres or 5% of the town's total area are used for active recreation. This includes the three golf courses, school athletic fields, and developed parks (see Open Space and Recreation chapter). It does not include passive

recreation areas or conservation lands that have trails that are also used for more contemplative recreation.

9.3 Existing Zoning Districts

The Town of Lynnfield’s current zoning bylaws were originally developed in 1953 and adopted in 1954. They have been revised and updated periodically since to respond to development pressures and changes in community desires. The general provisions of the existing zoning regulations are summarized below. Lot area and set back requirements are summarized in the zoning table. More detailed information about the town’s zoning districts can be found in the Zoning Bylaw.

9.3.1 General Residential Districts

Lynnfield has four residential districts: Residence A, B, C, and D. Residence A or 15,000 square foot lots total 1,366 acres or 20% of the town’s total area. Residence B or 30,000 square foot lots total 2,376 acres or 36% of the town’s total area. Residence C or 40,000 square foot lots total 1,499 acres or 22.5% of the town’s total area. Residence D or 60,000 square foot lots total 1,221 acres or 18% of the town’s total area. Soils in these areas generally provide moderate or severe limitations for septic system construction and several sometimes-extensive areas are unsuitable for development because they are wetlands.

Table 39: Zoning Requirements

District	Minimum Area	Max. Lot Coverage	Minimum Frontage	Set Back from Street Centerline	Front Yard Min. Depth	Side Yard Min. Width	Rear Yard Min. Depth	Max. Building Height
Residence	15,000 sf.	35%	110 feet	50 feet	30 feet	15 feet	20 feet	40 feet
Residence B	30,000 sf.	35%	150 feet	60 feet	40 feet	20 feet	20 feet	40 feet
Residence C	40,000 sf	35%	180 feet	60 feet	40 feet	25 feet	20 feet	40 feet
Residence D	60,000 sf	35%	210 feet	60 feet	40 feet	30 feet	20 feet	40 feet
Limited Bus. (LB)	NA	35%	NA	60 feet	40 feet	15 feet or party wall	20 feet	50 feet
General Bus. (GB)	NA	50%	NA	60 feet	40 feet	15 feet or party wall	20 feet	40 feet
Commercial	NA	50%	NA	60 feet	40 feet	15 feet or party wall	20 feet	50 feet
Limited Industrial	NA	30%	NA	100 feet	100 feet	100 feet or 40 feet	100 feet or 40 feet	40 feet
Elderly Housing	4 acres	25%	300 feet	120 feet	100 feet	100 feet	100 feet	40 feet
Office Park	3 acres	30%	200 ft. pub. 50 ft. pvt.*	75 feet	50 feet	50 feet	50 feet	40 feet

Source: Zoning Bylaws, Town of Lynnfield

* pub. = public way, pvt. = private way.

9.3.2.1 Permitted and Allowed Uses Within Residential Districts

All of the above residence districts permit single-family residences. Churches, private and public schools, libraries, museums, art galleries, civic centers, government administration buildings, police and fire stations, municipal recreation, and agricultural or horticultural uses are also permitted.

The Zoning Board of Appeals may authorize the alteration of a single-family house to accommodate two families if the lot is at least twice the area required for a single residence and the exterior change does not alter the single family character of the dwelling.

The Board of Appeals may also authorize a variety of other uses that are compatible with residential uses. These uses include schools, certain medical facilities, golf courses, non-profit facilities, and Assisted Living Residences. See the Zoning Bylaw for a complete listing.

Assisted Living Residences

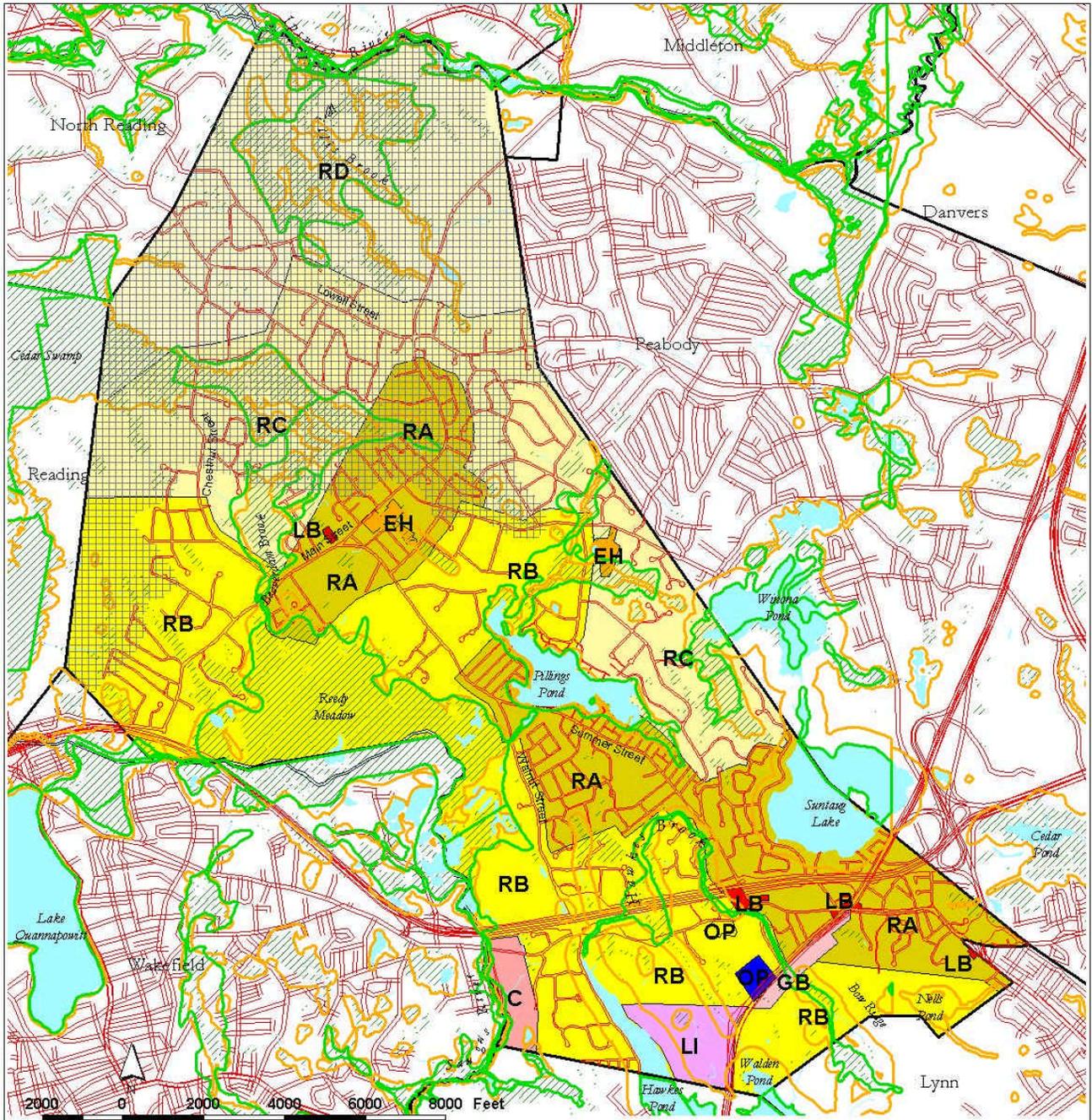
Assisted living residences providing housing, personalized supportive services, and health care designed to respond to the individual needs of those who need help in the activities of daily living are permitted by Special Permit in any of the residence districts (RA, RB, RC, and RD). The site must be 25 acres or more. Under this provision the site area requirements can be reduced to 13,750 square feet per unit.

9.3.2.2 Housing for the Elderly District (EH)

The town's Housing for the Elderly Districts are located near Lynnfield Center, off of Main Street, and on Essex Street. These areas include 23 acres or 0.3% of the town's total area. Housing in this district is to be owned and/or controlled by a non-profit organization or by the Town of Lynnfield and/or its Housing Authority. Any of the uses permitted in a Single Residence A District may also be permitted in the Housing for the Elderly District with authorization from the Board of Appeals.

9.3.2 Greenbelt Zoning District

The Zoning Bylaw provides landowners of 25 acres or more in residence districts with an incentive to create permanently protected greenbelts. They are allowed to subdivide the land under a Special Permit that allows smaller lot area, side yard, and frontage requirements for the lots in exchange for placing a conservation restriction or easement on at least 20% of the site's total area.



Lynnfield, Massachusetts 2002 Master Plan

PLANNERS COLLABORATIVE INC
 Planning
 Design
 Management
 Communications

Overlay Districts
 Groundwater Protection District
 Wetland Buffer Zone (approximate)
 Flood Plain District (approximate)

Map 12 - Zoning Districts

- Commercial (C)
- Elderly Housing (EH)
- General Business (GB)
- Limited Business (LB)
- Limited Industrial (LI)
- Office Park (OP)
- Residential A (RA)
- Residence B (RB)
- Residence C (RC)
- Residence D (RD)

Wetlands

Feb. 2002
 Source: MassGIS and Town of Lynnfield.
 This map for planning purposes only.

9.3.3 Commercial Districts

Lynnfield has four commercially zoned district types—Limited Business Districts (LB), General Business Districts (GB), Commercial Use District (C), and Office Park District (OP).

9.3.3.1 Limited Business District (LB)

The Limited Business Districts are located in Lynnfield Center and at several road intersections in South Lynnfield. These areas total 11 acres or 0.2% of the town's total area. All of the uses permitted in residence districts without Board of Appeals authorization are also permitted in the Limited Business Districts along with a specified list of commercial shops, stores, or offices with no more than five employees.

9.3.3.2 General Business District (GB)

The two General Business District areas are both located in South Lynnfield. These areas total 28.3 acres or 0.4% of the town's total area. All of the uses permitted in the residence districts and the Limited Business districts without Board of Appeals authorization are also permitted in the General Business Districts along with a specified list of commercial shops, stores, and offices. Dwellings are not allowed. In general, many of these permitted uses provide services for automobile users driving through South Lynnfield. Other uses may be allowed with Board of Appeals authorization.

9.3.3.3 Commercial Use District (C)

The only Commercial Use District is located in South Lynnfield adjacent to the Saugus River, the town boundary with Wakefield. This area includes 59 acres or 0.9% of the town's total area. All of the uses permitted without Board of Appeals authorization in the General Business District are allowed in the Commercial Use District without any limitation on the floor area. A specified list of other uses is also permitted.

9.3.3.4 Office Park District (OP)

The only two Office Park Districts are located in South Lynnfield along Rte. 1 (Broadway). These areas include 19.5 acres or 0.3% for the town's total area. Business or professional office buildings (excluding retail, wholesale, residential and manufacturing uses) are permitted within this district.

9.3.4 Industrial Districts

The only industrially zoned area is the Limited Industrial District (LI), located along Rte. 1, adjacent to Lynn's reservoir, Hawkes Pond. This area includes 93 acres or 1.4% of the town's total area. Any of the uses permitted without Board of Appeals authorization

in any of the residence districts except dwellings (other than accessory quarters) are permitted in the Limited Industrial District as are the uses permitted in the Commercial District except for a specified list of uses. Also permitted are laboratories engaged in research, experimental or testing activities that do not pose a danger to the vicinity; and offices for administrative, executive, or professional purposes.

The Board of Appeals may authorize any other lawful storage or light manufacturing use that is not dangerous to the neighborhood and does not create more noise, vibration, dust, heat, smoke, fumes, odor or glare than the minimum amount normally resulting from any of the uses specifically permitted. It may also authorize planned shopping centers that contain only such uses as are specifically permitted in a General Business District and that has at least 50% of the total floor area devoted to retail store uses and public utility and communication uses or any government uses necessary for the service of the vicinity.

9.3.5. Accessory Uses

The Zoning Bylaw provides for a variety of accessory uses that are or may be permitted within specified zoning districts. These uses include swimming pools, tennis courts, private greenhouses, rooms for rent, offices/workrooms, accessory apartments (allowed in single family districts as per Section 5.1.2. of the zoning bylaw), garden sheds, garages and certain other uses. Several of these accessory uses are subject to authorization by the Zoning Board of Appeals. The right to maintain accessory apartments does not transfer when the property is sold. New owners must apply to continue to maintain the accessory apartment.

In general, the Board of Appeals may authorize any other lawful use that is not dangerous to the neighborhood and does not create more noise, vibration, dust, heat, smoke, fumes, odor, or glare than the minimum amount normally resulting from any of the uses specifically permitted.

9.3.6 Overlay Districts

The Town of Lynnfield has adopted overlay districts for protection of flood plains, wetland buffers, and ground water resources. It has also created a wireless communication district which overlays the General Business, Commercial, and Limited Industrial districts.

9.3.6.1 Flood Plain Overlay District (FP)

The Flood Plain Overlay District is described in terms of elevation above mean sea level. It covers land that is subject to seasonal or

periodic flooding. The law prohibits dumping and filling within the flood plain and restricts the use, construction, or alteration of buildings.

9.3.6.2 Wetlands Buffer Zone Overlay District

The Wetland Buffer Zone District conforms to the Massachusetts Wetland Protection Act (310 CMR 10.0). It establishes a buffer that extends 50 feet outward from wetlands. Uses are generally limited to water supply, municipal or non-profit recreation, flood control, golf courses, agriculture, and permitted garages and sheds. Buildings for human occupancy are generally prohibited in the buffer zone; however, the Zoning Board of Appeals may permit such a building if the owner can provide proof that it is not detrimental to the protection of the buffered wetland or water supplies.

9.3.6.3 Ground Water Protection Overlay District

The Ground Water Protection Overlay District is intended to help ensure the quantity and quality of the town's drinking water. Conservation, recreation, paths, water supply facilities, most agricultural activities, and residences are permitted uses. Land fills; storage of liquid petroleum products, manure, commercial fertilizer and soil conditioners; and deicing chemicals; storage or disposal of septage; large individual sewage disposal or treatment systems; hazardous materials; automobile graveyards; industrial or commercial wastewater discharges; storage and disposal of snow containing deicing chemicals from outside of the district; use of septic system cleaners which contain toxic or hazardous chemicals; and impervious surfaces more than 2,500 square feet or 15% of any lot are prohibited or subject to limitations and/or special permits.

Land Use and Zoning Observations

Lynnfield has evolved as a primarily residential community. Unlike many other New England towns agriculture never played a big role in the historic development of the town. Instead, village centers that grew up near the railroad stations and later around highway intersections became the focus of community life. These village centers remain in the form of Lynnfield Center and South Lynnfield. They have the majority of the town's local businesses and relatively higher density housing clustered around them. More regional and highway oriented businesses have grown up along Rte. 1 in South Lynnfield and on the town's boundary with Wakefield off Salem Street.

As a result of the town's villages, Lynnfield has a diverse mixture of homes on relatively small lots. Since 1971, much of the homebuilding has happened on larger lots further away from the village centers.

Lynnfield has done a good job of protecting open space and it has some of the highest quality natural resources in the eastern portion of the state. The major open space/development issues in the future revolve around the town's three golf courses and the future of Camp Curtis Guild. Creating wildlife and recreational trail corridors is another opportunity for the future. There are also a number of privately held parcels that could be developed in environmentally sensitive areas like those adjacent to water supply resources in South Lynnfield and off North Main Street.

The Lynnfield Zoning Bylaw has been the basis for the current mix of land uses. It allows a variety of appropriate accessory uses through special permits granted by the Board of Appeals. It does not encourage mixed uses. Commercial uses are not allowed in residential areas and residential uses are not allowed in commercial areas. The Zoning Bylaw has sound encouragements for open space in residential cluster developments on parcels over 25 acres. Several recent developments have dedicated open space as a result of this provision. The only provision in the zoning bylaw that may raise some concern is the Light Industrial district on the shore of Hawkes Pond, which is a part of the Lynn water supply. There is a 400-foot Title 5 buffer zone along the pond's shore and the water district owns much of the area within this buffer. Still, run-off from parking lots may present a risk of contamination.

IMPLEMENTATION

10.0 PLAN IMPLEMENTATION

The following actions are recommended to achieve the objectives of the Master Plan. The general objectives of the actions are to preserve the existing character of the town, enhance Lynnfield Center, provide suitable facilities for Town activities, stabilize the tax base, increase the amount of affordable housing, and permit the Town to be pro-active in meeting future challenges and opportunities. Reasons for the recommendations are contained in the previous chapters on various aspects of town development.

An important overall intent of the Master Plan is to create mixed-use areas to try to preserve or enhance or recreate small-scale village character where appropriate. Lynnfield Center is certainly one place where this is appropriate. Two commercial areas along Salem Street, one at its Summer Street intersection and one at its Rte. 1 intersection, are also appropriate areas to create better-defined focal activity centers.

10.1 Zoning Actions

Recommendation: Maintain existing zoning throughout most of the town. A principal objective of the Master Plan is to preserve the existing character of the town. This can be done by maintaining existing residential areas at their current densities. There is some infill of vacant lots that can be done, but at existing densities so it will not change the character of the neighborhoods. In areas designated for increased density in the Master Plan, infill should occur at appropriate increased densities. All changes should be proposed at Town Meeting.

Further Recommendations:

1. Densification and Intensification Zones: Increase land use densities and intensities in the Town Center and in South Lynnfield. Both residential and commercial densities should be increased in the center of town and the center of South Lynnfield. This will result in increased levels of activities such as shopping and visiting, which will increase intensities of use. Two story buildings should be encouraged in both locations to allow for residential uses located over commercial uses, and/or offices over 1st floor commercial uses. Residential densities of up to 8 dwelling units per acre should be allowed, and front building setbacks for commercial uses should be shortened to 15 feet, with a requirement that all parking be placed behind or to the side of buildings. Smaller lot sizes, down to 5,000 s.f. should be allowed, to increase the overall density of commercial development, while encouraging small-scale village type buildings. Commercial uses

on lots of less than 8,000 s.f. should be allowed to satisfy their parking requirements on off-site lots within 400 feet of their establishment, provided that no portion of the property abuts or lies within 500 feet of a residential district. Site plan review and architectural design guidelines should be established for commercial buildings in both the center and South Lynnfield around Post Office Square and along Salem Street, again to encourage village type building locations and connecting paths and landscaped areas.

2. Mixed Use Zones: Mixed-use zones should be established in both locations, which encourage 2nd floor dwelling units. Mixed-use zoning allowing office parks, lodging, residential and recreation facilities should also be established on the Colonial Golf Course property. This property is important for increasing the tax base of Lynnfield.

3. Higher Density Zoning: Higher density zoning should extend to the Center Golf Course property, which should become the site of some affordable housing. The application of cluster zoning would be most appropriate here to preserve open space and provide for recreational facilities for all town residents.

4. Rezoning Actions: Rezone the residential area west of U.S. Rte. 1 at its intersection with I-95/State Rte. 128 from residential to office park. This area of older, smaller homes was built when there was considerably less traffic on both routes. Rezoning it to office park will create values that will enable residents to sell at prices enabling them to afford more suitable homes not so seriously impacted by very high traffic volumes. Office park rezoning should include provisions that require developers to include recreational and wastewater treatment and disposal facilities. It is intended that required recreational facilities be available for reasonable town use.

The entire length of Rte. 1 should be studied for rezoning.

The area along Salem Street should be rezoned for mixed-use commercial and residential to better re-establish the village character of that area.

5. Comprehensive Zoning: A comprehensive zoning bylaw should be drafted and presented to Town Meeting. This bylaw should require that all new developments of five or more units include at least 1 affordable unit or 15%, whichever is greater.

10.2 Other Actions

10.2.1 General Recommendations:

- Create a new roadway connecting the High School and Middle School.
- Redesign the Town Common after closing off the Summer/Main Street cut-through (South Common Street).
- Provide increased pedestrian and bicycle facilities and activities via walkways and bikeways on and adjacent to the Town Common.
- Redevelop Town Hall and DPW facilities for mixed-use town/commercial/residential uses.
- Organize a study group to investigate the South Lynnfield Enterprise Zone. The study group should be aware of current efforts to bring sewer service from Wakefield to the office parks along the Wakefield border.
- Ask DPW to put together a plan to maintain, update, and refurbish town-owned properties not currently covered by special committees. Current codes, ADA compliance, as well as use and purpose should be considered as part of this plan.
- Create bike paths along railroad beds. Support existing bike path committee.

These actions are all intended to create the public infrastructure for increased commercial and other activities in the Town Center. Proceeds from such a development would help defray expenses of building new facilities on the enlarged Town Common/Civic Center site. The actions are portrayed on the map of proposed Town Center Improvements (Map 15).

10.2.2 Camp Curtis Guild

Recommendations: A three-town task force on its potential reuse should be established to determine the best reuses. The task force should also have representation from the Metropolitan Area Planning Council and the MA Executive Office of Environmental Affairs. Camp Curtis Guild is located in three towns, 347 acres in Lynnfield, with additional lands in Reading and Wakefield. Camp Curtis Guild is currently used as a training facility for the Massachusetts National Guard. It is also used for training police and other emergency personnel. These groups should also be represented on the task force. It may be possible to retain these training facilities and areas while transferring ownership of other parts of the property to the three towns.

Possible uses of camp property in Lynnfield include Town DPW Facilities, Town Forest, and bike trail. The most developable part of the property is on its southern side. In any development or reuse

of the property its BioMap constraints should be recognized. The state BioMap identifies core habitats for conserving biodiversity for future generations. Lynnfield has most BioMap habitats (4) in the Boston Basin Ecoregion. These are shown in Lynnfield on the Vegetation Map in this plan's chapter on natural resources.

10.2.3 Golf Courses

Due to location, proximity to resources, and town needs and desires, it is recommended that each of the 3 golf courses play a different role.

Recommendations: Allow the development rights of the Sagamore Golf Course to be sold to the Colonial Golf Course, preserving the Sagamore as a golf course. That is, create a legally-binding agreement between the two properties that would remove the ability for a developer to build on the Sagamore Golf Course and instead allow the Colonial Golf Course to be developed at a higher density, etc, than allowed under current zoning. Using the development rights and the rezoning mentioned above, permit development of part of the Colonial Golf Course as mixed-use office park, market-rate residential, recreational and open space, maintaining appropriate buffers zones between development and existing residential areas.

Convert the Lynnfield Center Golf Course to affordable housing, and open space and recreation. As noted above, it is intended that such recreational facilities would be available for all town residents, and that the affordable housing be created with cluster design to preserve open land and create walkways and bikeways and landscaped areas.

10.2.4 Affordable Housing

Recommendations: In addition to creating affordable housing on the Lynnfield Center Golf Course, develop affordable housing in South Lynnfield as rental housing behind the existing Senior Center. In addition, organize a study group to investigate age-restricted affordable rental housing on this land. Encourage affordable rental housing in multi-family structures on lands along Chestnut Street. It is estimated that about 680 units of affordable housing could be created on these various sites as follows, using a density standard of 8 units per acre.

The first step that should be taken is to establish a land trust. Next, the Community Preservation Act should be passed by Town Meeting. Donations of land should be sought, and sites identified for affordable housing, including sites that are already developed.

A parallel action that can be taken is to create a housing task force that would solicit developer interest in affordable housing, and meet with potential developers. To the extent that town officials were members of the task force, it would also serve as an introduction to town government, and the permitting process needed to approve projects. The task force should also have representation from the Board of Health and the School Committee, to better ensure that issues of wastewater disposal and school enrollment be explicitly recognized in specific housing development proposals. Market rate housing proposals should be subject to the same examination of impacts.

Table 40: Potential Affordable Housing Units

Location	# of Acres	# of Affordable Units
Town Center Golf Course	30 acres	240 units
South School site in South Lynnfield	13 acres	104 units
470 Salem Street in South Lynnfield	5 acres	40 units
Two sites along Chestnut Street	37 acres	296 units
Total	85 acres	680 units

10.2.5 Economic Development

Recommendations: Rezone 10 acres of residential land for commercial use and 20 acres of residential land for light industrial use in the Salem Street corridor in South Lynnfield. Rezoning should occur as expansions of existing commercial and light industrial zones in the area. Appropriate buffers and site plan review should be included in the rezoning. This is in addition to rezoning residential land for office park use along U.S. Rte. 1.

The Town should give further consideration to adopting a split rate commercial/residential property tax. There are questions of fairness and incidence of costs and benefits involved in this issue. The Town may want to see how the use of more land for economic development affects town revenues before addressing the question of a split tax rate again.

10.2.6 Transportation

Recommendations: There are four intersections where improvements should be made. These are:

- South Common Street and Main Street, based on related improvements to the Town Common and the relocation of South Common Street.
- Salem Street and Summer Streets, traffic should be channelized for traffic safety and to increase the capacity of the intersection
- Lowell and Main Street needs traffic controls to increase safety

- Walnut and Salem Street needs improvements to its traffic light. Traffic volumes for improvements at these intersections should be recalculated based on new planned activities (when plans for them become definite and detailed) such as affordable housing, commercial, office and light industrial developments.

The extensive sidewalk improvement program should be carried forward with increased funding, enabling it to be finished in a reasonable time. The current estimate for completion is 35 years. A parallel effort should be undertaken to integrate a bike path network using street rights of way, walkways, and separate rights of way where they can be obtained. Bike paths should be regarded as both transportation and recreation facilities and funding for them should come from both sources.

The Town should look into buying the property on Main Street directly behind the new Middle School (to the north). This property should be used as part of a design of traffic flow through the center of town. In conjunction with the procurement of this property the town should investigate state funding for traffic mitigation efforts and form a study group to investigate the redevelopment opportunities for the town common and DPW property.

The Town should also consider purchasing the property directly behind the library on Arlington Street to expand parking for the library. The existing house should be considered for town museum.

10.2.7 Town Planner

Recommendation: Lynnfield is approaching the size and complexity where a town planner will be needed. North Reading (pop. 13,837) has a full-time planner, and some other towns smaller than Lynnfield, e.g., Sherborn (pop. 4,200) and Norfolk (pop. 10,460) share a planner. Georgetown (pop. 7,377) is recruiting a one-half time planner. Lynnfield should hire a half-time town planner for the coming years. Town planners are invaluable in keeping towns knowledgeable about, and eligible for, state and federal grant programs, in addition to the advice they provide on proposed development projects, and the updating advice they can provide on the Master Plan and other important planning documents, such as the zoning bylaws and subdivision regulations. Town planners are also very useful in managing the comprehensive permit review process, and better ensuring that town objectives are met, when Chapter 40B applications are filed by developers.

PROPOSED LAND USE PLAN

11.0 PROPOSED LAND USE PLAN

11.1 Introduction

Through the process of developing goals for this plan citizens and members of the Planning Board have expressed the desire to strengthen Lynnfield Center, South Lynnfield, and the Rte. 1 corridor, while maintaining the New England village feel characteristic of Lynnfield's historic development patterns. Residents have also expressed a desire for enhancing the public role of Lynnfield Center, as well as promoting a greater diversity of activity and businesses in commercial areas. Other important issues for members of the community include reducing traffic congestion, improving town services and facilities, providing opportunities for walking and biking, increasing the number of affordable homes, and increasing the tax base.

In the existing zoning regulations, homes may be converted into two-family residences in any of the residential zoning districts under a special permit if they meet area requirements. No commercial establishments are allowed in any of the residential zones and no residential uses are allowed in the commercial districts. The current zoning promotes separation of land uses, rather than encourages appropriate mixtures typical of traditional New England villages that have commercial on the ground floor and offices or apartments on the second floor. This separation of land uses tends to perpetuate the type of strip commercial development that the Town of Lynnfield is trying to prevent. It also tends to reduce the activity in commercial areas, especially at night, and promote driving from residential areas to separate commercial areas.

The following pages present two alternatives. Alternative 1: Build-out represents a possible future for Lynnfield if no land use or zoning changes are made and assuming the current rate of development, and Alternative 2: Village Centers Plan is a proposal for a different future with some suggested land use and zoning changes designed to meet the goals and objectives of the town. The following build-out analysis represents what the town could look like in the future under the current zoning and other land use and environmental regulations (Alternative 1).

11.2 Build-out Analysis

A build-out analysis illustrates how the town will develop under present zoning and environmental regulations. It looks at privately owned land that is not currently developed and estimates the number of buildable lots that could be developed on that land. It is

an alternative for the future of the town that assumes that no modifications will be made to zoning or other land use regulations or no acquisitions will occur to prevent development of privately owned parcels.

A parcel-based build-out analysis was done as part of the Lynnfield master planning process. MAPC had done an earlier build-out analysis that was not based on parcel-by-parcel information. The MAPC analysis projected a build-out population of 12,678 people.

The parcel-based build-out projects a population of approximately 13,074 residents living in about 4,782 dwelling units. This is about 1,500 people more than the 11,542 people in 4,186 dwelling units counted in the 2000 census. This is an increase of 596 buildable lots. It is about the same as the 13,076 people estimated for the 2025 population projection.

According to this build-out analysis, there are about 758 vacant acres of developable residential land and 29 acres of vacant land zoned for commercial and industrial uses in Lynnfield. Developable land is defined as privately owned parcels, without such protection as long-term conservation restrictions. It includes Chapter 61 and Chapter 62 parcels that have reduced taxes as an encouragement to keep them from being developed, but do not prevent their development at some time in the future. Parcels protected by public or non-profit conservation ownership or permanent restrictions are considered non-developable. Wetlands were subtracted from privately owned parcels that were more than 50% wetland. The map on page 174 shows the location of vacant developable land along with zoning district boundaries. This allows consideration of the residential densities that are currently permitted. Table 41 shows the acreage and number of likely units in each of the zoning districts. In order to calculate this figure, 23% of the developable land was deducted for roadways that would be required to serve new residential development in the Residential A district, 19% in the Residential B district, 17% in the Residential C district, and 15% in the Residential D district.

Table 41: Vacant Buildable Land

	Res. A	Res. B	Res. C	Res. D	Mixed	Total
Acres	49	332	87	265	25	758
Buildable Lots	77	295	51	153	20	596

Source: MassGIS

** Note: Commercial and Industrial districts do not permit housing under existing zoning. "Mixed" refers to parcels that are in more than one residential zoning district.*

The build-out analysis does not consider redevelopment possibilities. Redevelopment of existing developed parcels could significantly change these estimates.

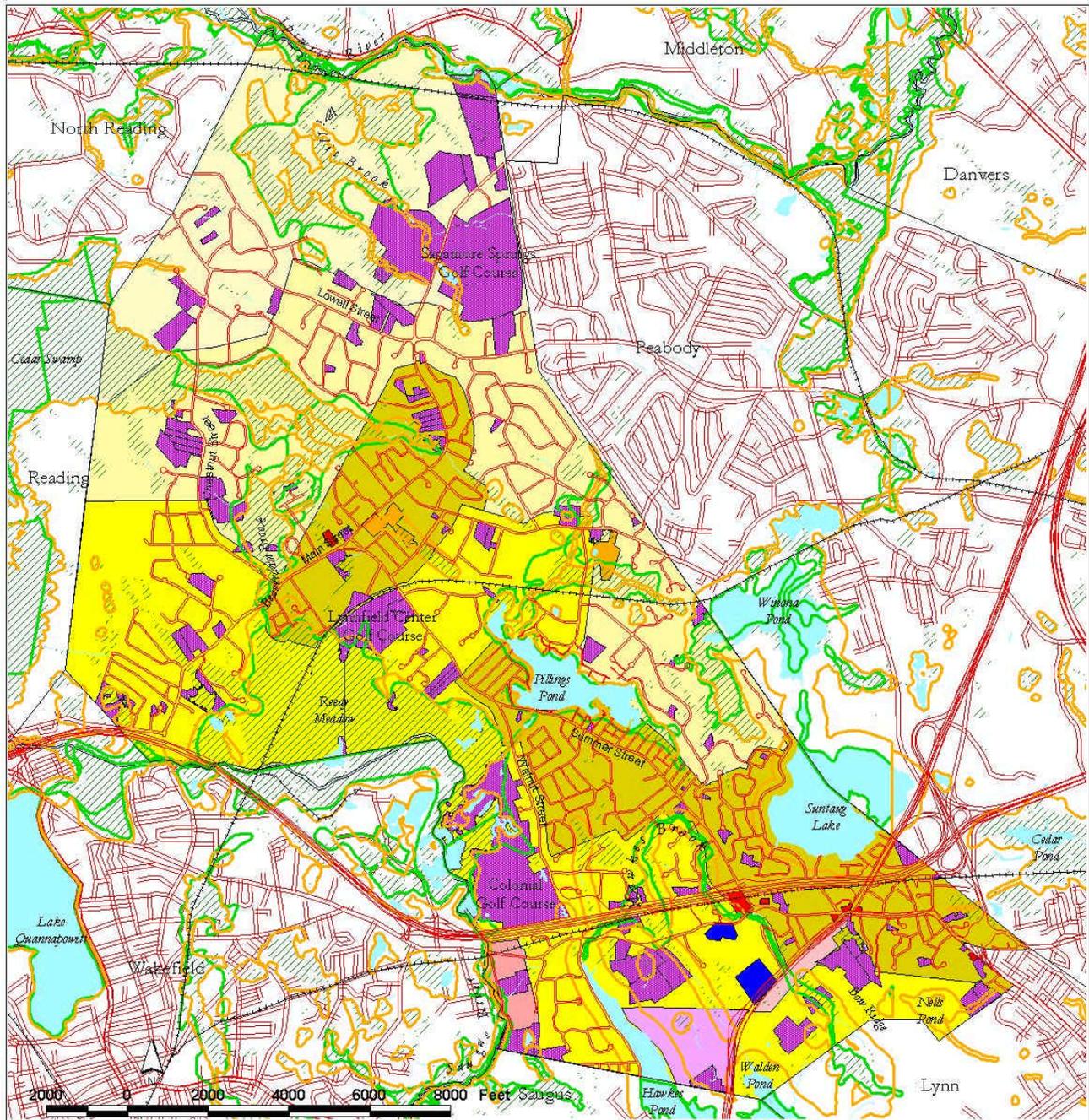
11.3 Future Development Observations

Given Lynnfield's location and desirability, it is expected that development will continue at least at current rates, and Lynnfield will be built-out before the year 2025. The areas of town that remain open for development are privately owned upland forests and a few areas that were agricultural land. These areas include the three golf courses. They do not include the Camp Curtis Guild parcel that may also be subject to future development proposals if it is ever declared surplus by the federal government. Other developable parcels are primarily located along North Main Street, along Chestnut Street, South Main Street, and in South Lynnfield.

The town's three golf courses are highly susceptible to development at some point in the future. The town has the following interests in supporting their use for open space and recreation or other important public or economic development uses.

- The Sagamore Springs Golf Course is in an important water supply area. It is also a major outdoor recreation site in town. It is an important scenic location with considerable frontage on Main Street. At more than 168 acres it represents one of the larger parcels of privately owned land in Lynnfield.
- The smaller Lynnfield Center Golf Course is adjacent to Lynnfield Center and provides an important redevelopment opportunity that could contribute to the vitality of Lynnfield Center. It also includes a substantial portion of Reedy Meadow, an important ecological asset. With a total of 155 acres (44 acres of upland) it is another of the largest private holdings in town.
- The Colonial Golf Course is a prime site for future economic development. It is adjacent to a major highway intersection and has better access than any other major parcel in town. At some point in the future its owners are sure to make proposals for additional development. At 199 acres (149 acres of upland) it is another large private holding.

The Town of Lynnfield has a relatively short period of time to act in a way that will shape the town's future and achieve some of the goals expressed by its citizens.



Lynnfield, Massachusetts 2002 Master Plan

Map 13 Build-out Analysis

PLANNERS COLLABORATIVE INC
 Planning
 Design
 Management
 Communications

Total number of residential lots
 allowed under current zoning. 596

- Parcel-based Buildable Land
- Zoning
 - Commercial
 - Elderly Housing
 - General Business
 - Limited Business
 - Limited Industrial
 - Office Park
 - Residential A
 - Residential B
 - Residential C
 - Residential D

11.4 Village Centers Plan Proposal

The build-out illustrates one alternative for Lynnfield's future development. The other alternative is to modify existing zoning and other land use regulations and make capital investments to achieve the town's desires to strengthen its village centers and maintain and enhance its New England Village feel. Drafting, adopting, and implementing new Village Zoning Districts will increase the viability and attractiveness of Lynnfield Center and South Lynnfield. It will encourage a diversity of businesses to be incorporated into these village centers. Additionally, these new districts will tend to decrease traffic because of the proximity of businesses to each other, the proximity of some residences to the businesses they use, and the existence of new or existing sidewalks and pathways, that could be extended throughout the town.

A focus on Lynnfield Center and South Lynnfield could help enhance the public role of Lynnfield Center and promote a greater diversity of activity and businesses in the town's two commercial areas. To help reduce traffic congestion the town should explore the development of a town-wide pathway system that will encourage pedestrian and bicycle movement between residential areas and the town's activity and shopping areas. In addition to reducing traffic congestion, walking, jogging, and biking have been identified as an important way to improve the health of children and adults. Lynnfield has numerous open space corridors (utility rights-of-way and abandoned railroads) that could serve as part of the basis for such a network of paths. Many of its existing open spaces have trails that could be included in such a network. Existing streets and sidewalks, as well as new sidewalks where they currently don't exist, would provide the remainder of this network.

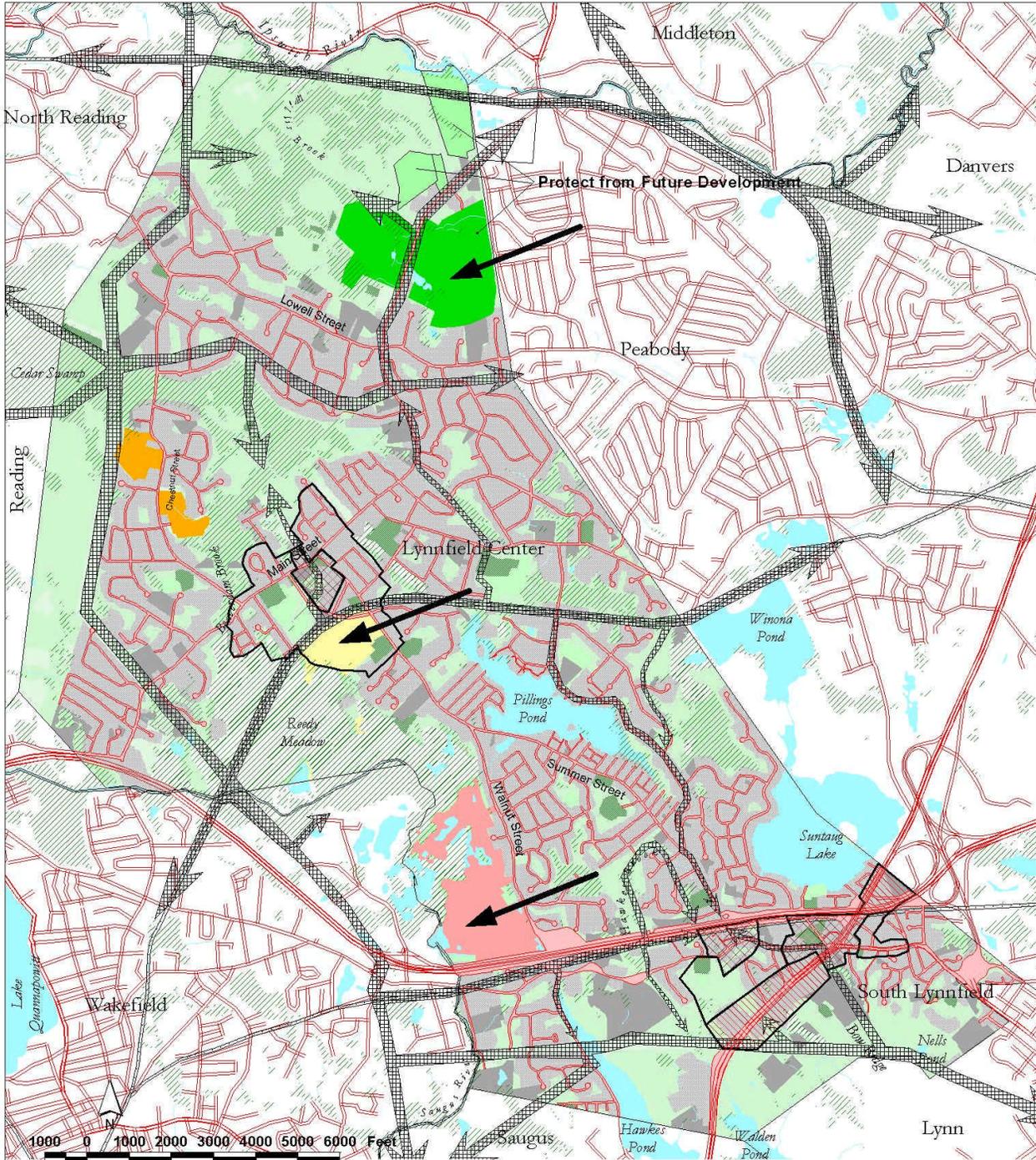
Enacting new zoning by-laws that further encourage open space will also help to preserve the semi-rural character of the town while allowing for growth of residential and commercial mixed-use developments, and will help to retain some undeveloped road frontage. These new zoning provisions can allow the town to maintain some of the important views, wetlands, and other natural resources. New zoning provisions also can have the capability of providing buffers between residential, commercial, and industrial uses in cases where this is desirable. For a more complete discussion of these provisions see the Implementation Section.

The Village Centers Plan Proposal recommends protecting the Sagamore Springs Golf Course and several other parcels of land along North Main Street from future development. The Town

could either acquire the development rights to these parcels through gift or purchase or it could encourage the sale and transfer of those rights to another parcel. See Implementation Section for more details.

The Plan also recommends new multi-family, affordable housing along Chestnut Street and a multi-use cluster development that could include recreation, residential, and office uses at the Colonial Golf Course. Other developable parcels throughout town would be developed under existing zoning provisions.

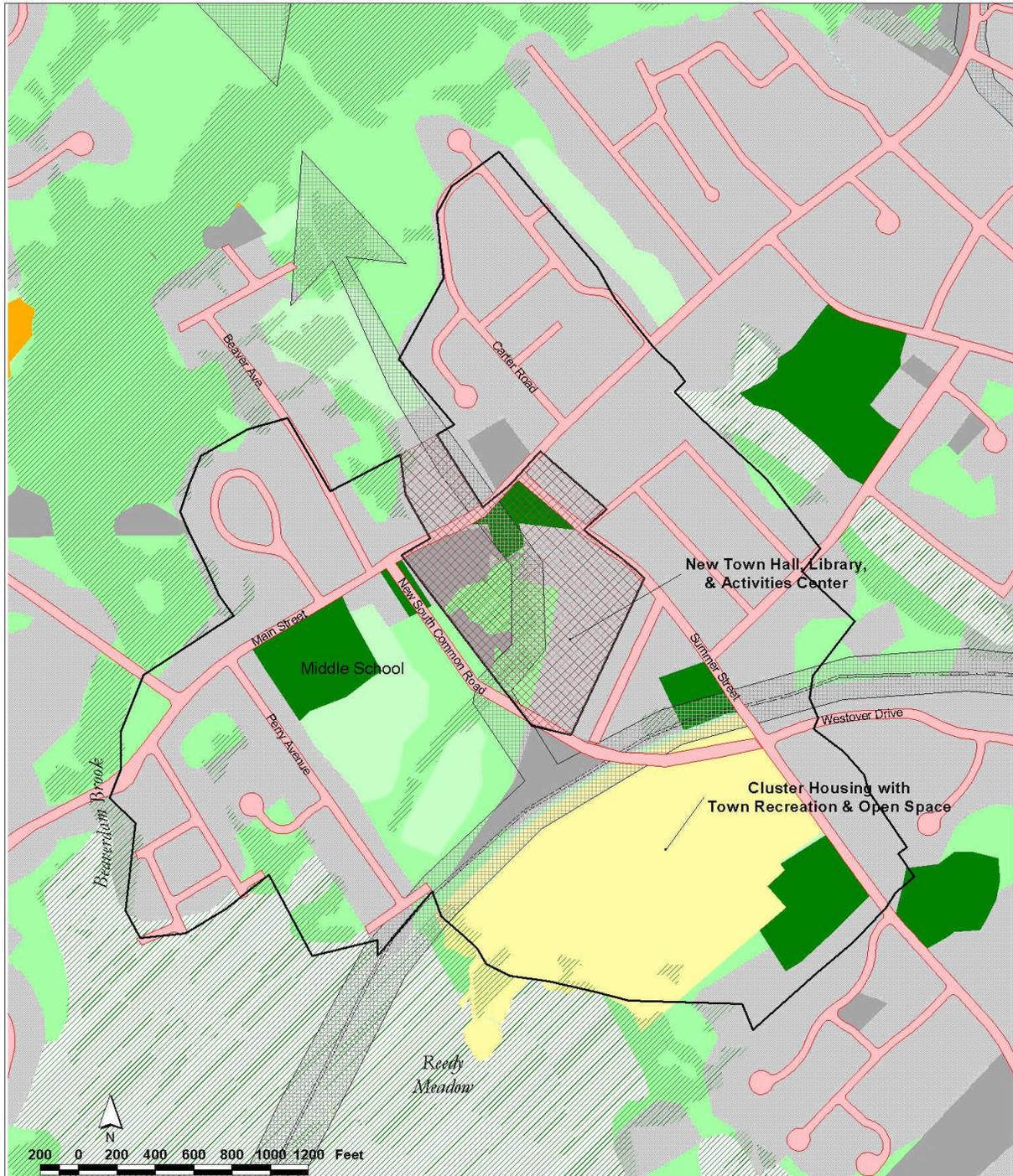
The Village Centers Plan Proposal illustrates these features and focuses on the Lynnfield's two villages—Lynnfield Center and South Lynnfield. Both of these village centers grew around railroad stations and were once the centers for commercial activity and public interactions. The following sections describe how each center can once again attain these central roles in the lives of town residents and enhance their individual characters.



Lynnfield, Massachusetts
 2002 Master Plan
 Village Centers Plan Proposal
 Map 14

PLANNERS COLLABORATIVE INC
 Planning
 Design
 Management
 Communications

- Village Zone
- Village Core Area
- Route 1 Corridor
- New Multi-use Development
- New Multi-family Affordable Housing
- New Cluster Residential
- Developable Land
- Existing Developed Land
- Open Unused Land
- Forest
- Non-forested Wetland
- Schools, Parks, etc.
- Potential Pathways



PLANNERS COLLABORATIVE INC
 Planning
 Design
 Management
 Communications

Lynnfield, Massachusetts

2002 Master Plan

Lynnfield Center

Map 15

- Village Zone
- Village Core Area
- New Cluster Residential/Recreation
- Developable Land
- Developed Land
- Open Unused Land
- Forest
- Non-forested Wetland
- Schools, Parks, etc.
- Potential Pathways

11.4.1 Lynnfield Center—Enhance Public Role

One of the residents' most frequent comments in the Master Plan public forums was, "I would like more places to go." Residents also expressed the desire for a more vibrant town center.

Lynnfield Center focuses on the Town Common and public facilities such as the library, post office, town hall, and a proposed activities center. Current zoning prohibits all but apartments for elderly family members and separates all commercial and residential uses. The Village Centers Plan Proposal would create two village zones. One, the Lynnfield Center Village Zone, would increase activity around the village by encouraging apartments and professional offices in existing houses by reducing yard and area requirements and removing the requirement that only members of the same family that owns a house can occupy an apartment. The other, the Village Core Area, would encourage some mixed uses such as apartments and/or offices in second stories over ground floor commercial uses. This area would be an attractive center for town services and some businesses. To control the character of the area all development and alteration would be subject to a special permit and design guidelines.

This alternative also proposes relocating South Common Road to reduce congestion around the Town Common and allow the Common to be enlarged. Several layouts for relocating this road are possible. As illustrated, it could cut through the existing school land and connect to Summer Street at its intersection with Westover Drive. This alternative would cross a small wetland area and reduce the land available for the school. The relocated road could also come down Perry Avenue and connect to the abandoned railroad right-of-way and follow that layout to Summer Street. This alternative would have impacts on the existing residents along Perry Avenue. Either alternative could also connect to the high school along the railroad right-of-way or a trail could serve as the connection. A more detailed study of these and other possible alternatives would be required before a final layout could be agreed upon.

In addition, it is recommended that the existing Department of Public Works functions be relocated to a portion of the redeveloped site of the Village Center Golf Course or another site. This would allow the Town Hall, library, and activities center to be assembled in a campus-like setting adjacent to and south of the Town Common.

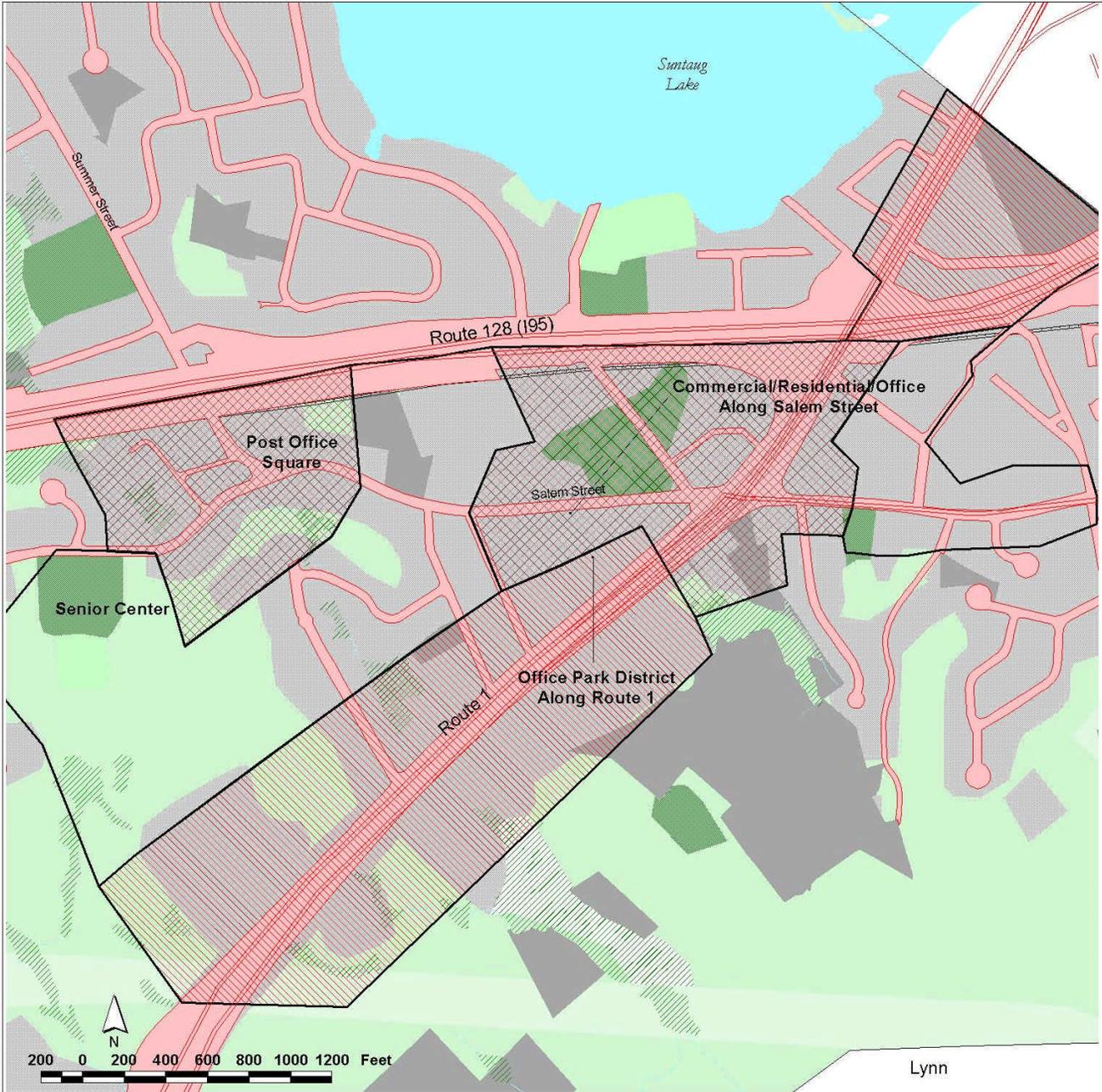
The 44 acres of uplands at the site of the Village Center Golf Course could provide a site for both affordable and market rate

housing and include space for town-wide recreation facilities and all or part of the relocated DPW facilities. Assumptions for this option include that housing would be built on approximately 30 of the 44 acres (given a ratio of 8 units/acre) and the remaining 14 acres would be available for DPW facilities and recreation uses. The housing would help support new businesses in the Core Area and encourage walking. The wetlands portion of the site could still be permanently protected for its ecological values.

11.4.2 South Lynnfield—Enhance Economic Role

One of the objectives important to town residents is improving the imageability of South Lynnfield. South Lynnfield can also be revitalized as an attractive village center; it has excellent access and is desirable for many types of commercial and residential uses. Due to the presence of Rtes. 1 and 128 it has a very different character from Lynnfield Center. The Rte. 1 corridor is much more focused on regional and highway-oriented needs. Much of the Rte. 1 corridor has been zoned for commercial, office, and industrial uses, while residential zoning dominates most areas away from this corridor. There are also a number of locally oriented businesses and three churches, including a parochial school. The Village Centers Plan proposes the creation of three village zones. One, the Rte. 1 Corridor Zone, would continue to encourage regional, highway-oriented businesses without residential uses.

Like the Lynnfield Center Village Zone, a South Lynnfield Village Zone would increase activity around the village by encouraging apartments and professional offices in existing houses by reducing yard and area requirements and removing the requirement that only members of the same family that owns a house can occupy an apartment. This zone includes the old South Lynnfield School that is currently being used as a Senior Center. Age-restricted affordable housing units are also proposed for part of this site. The South Lynnfield Village Core Area would encourage some mixed uses such as apartments and/or offices in second stories over ground floor commercial uses. In South Lynnfield, the Plan proposes two such Core Areas, one around Post Office Square, at the intersection of Salem Street and Summer Street and one at the intersection of Salem Street and Rte. 1. A small village common that could be created by redesigning the intersection of Salem Street and Summer Street could enhance the Post Office Square Core Area. To control the character of the South Lynnfield Village Center all development and alteration would be subject to a special permit. In addition, design guidelines should be developed to promote aesthetic improvements.



Lynnfield, Massachusetts

2002 Master Plan

South Lynnfield Map 16

PLANNERS COLLABORATIVE INC

Planning
Design
Management
Communications

- Village Zone
- Village Core Area
- Route 1 Corridor
- Developable Land
- Existing Developed Land
- Open Unused Land
- Forest
- Non-forested Wetland
- Schools, Parks, etc.
- Potential Pathways

Again pathways, sidewalks, and open space will enhance the area and encourage walking instead of driving for some trips. The churches and their parking lots offer an opportunity for some creative urban design. Trees and grass pavers could enhance the appearance of this area and make it a green oasis without significantly reducing the number of parking spaces. Also since many of these parking spaces are unused during much of the week they could be made available for off-street parking for local businesses. A pathway connection from South Lynnfield Village Center to some of the town’s conservation areas like Bow Ridge and the Lynn Woods would add to the area’s desirability and encourage recreation.

11.5 Comparison of Alternatives

The two alternatives presented above – the Parcel-based Build-out and the Village Centers Plan – have different requirements and impacts on the town. Some of those impacts are discussed in the following text and are represented in Table 42.

Table 42: Comparison of Alternatives 1 and 2

	Alternative 1: Build-out	Alternative 2: Village Centers
Land with New Permanent Conservation Restrictions	0	230 acres
New Age-Restricted Dwelling Units	0	104
New 2-bedroom Dwelling Units (rental)	NA	268
New 3-bedroom Dwelling Units (rental)	NA	268
New 3-bedroom (or more) Dwelling Units (market rate)	596	225
Total New Dwelling Units	596	865
Total New Residents	1,535	2,293
Total Lynnfield Population	13,074	13,835
Total New School Students	197	343
Additional Water Use	114,879 gal.	142,985 gal.
Municipal Solid Waste	755 tons	1,130 tons
Non-recycled Solid Waste	468 tons	701 tons
Additional Automobile Roundtrips	2,980	2,789

11.5.1 Total New Residents

The build-out alternative would result in 1,535 new residents resulting in a total population of 13,074 people while the Village Centers proposal would result in 2,293 new residents and a total town population of 13,835. This is a consequence of the fewer people per dwelling unit associated with the housing types in the

Village Centers proposal. The average number of people per unit in the age-restricted housing would be 1.8, in the two bedroom rental units it would be 2.07, in three bedroom rental units it would be 3.00, and in the single-family market rate detached units it would be 3.32 people per unit.

11.5.2 Total Dwelling Units

Under the assumptions of the build-out alternative there would be a total of 596 new dwelling units in town while under the Village Centers proposal there would be 865 units. While the Village Centers proposal has more total units it has smaller impacts in some important categories and helps achieve some of the Master Plan goals.

11.5.2.1 Market Rate Housing

The build-out alternative would result in 596 units at the market rate while the Village Centers proposal would result in 225 such houses on individual lots.

11.5.2.2 Affordable Housing

The build-out alternative would not create any additional affordable housing units, while the Village Centers Plan Proposal would include a total of 640 affordable units. It proposes 104 age-restricted units (55+) at the site of the South Lynnfield School where the Senior Center has recently been located. Two hundred forty units would be located at the site of the Lynnfield Center Golf Course. Two hundred ninety six additional units could be developed at two sites (consolidated by assembling several undeveloped parcels) along Chestnut Street. It is assumed that all of these rental units would be built in clusters at a gross density of 8 units per acre and would include open space and pathway connections. It is also assumed that half of the non-age restricted units would have 2 bedrooms and half would have 3 bedrooms. In addition to providing much needed housing for senior citizens, young families, and people of moderate means, all of these homes would be close to the enhanced village centers and help provide customers for center businesses as well as increase activity in the centers, especially if pathways connect them. There are other developable sites that may be suited for either affordable housing or for market-rate housing.

11.5.2.3 New Students

The build-out alternative would result in 197 new students in the town's schools while the Village Centers proposal would result in a total of 343 additional students. Again, this result is a function of the average number of students in each of the housing types. The

age-restricted units would not add any students by definition, the two bedroom rental units would add an average of 0.14 students per unit, the three bedroom rental units would add 0.5 students, and the market units would add 0.76 units.

11.5.2.4 Permanently Restricted Open Space

The Village Centers Plan Proposal would permanently restrict the development of the Sagamore Springs Golf Course and four other nearby forested parcels in the groundwater protection district, a total of 230 acres or about 30% of the town's developable acres. This would eliminate about 140 potential single family detached dwelling units within this important groundwater resource area, preserve an important recreational area, and increase the open space near the Ipswich River.

11.5.2.5 Water Use

The build-out alternative would result in 114,879 gallons per day of additional residential water use while the Village Centers proposal would result in the additional use of 142,895 gallons per day. The average water use is 75 gallons per person per day. This includes watering of lawns and filling of swimming pools that dramatically increases in the summer. A savings of 25% is estimated for rental housing at the assumed 8 units per acre.

11.5.2.6 Municipal Solid Waste

Each person produces about 2.7 pounds of residential solid waste per day. About 38% of that amount is currently recycled. The build-out alternative would produce less solid waste because of the smaller total population, but it would be more expensive to collect because the housing would be more dispersed than in the proposed alternative.

11.5.2.7 Sanitary Waste Disposal

The build-out alternative assumes that all new units will be built with individual onsite septic systems for disposal of sanitary wastes. Lynnfield has poor soils for individual leeching fields and such systems are dependent upon homeowner management in order to function properly. Such conventional wastewater disposal systems are not as effective at removing nitrogen compounds as some alternative systems. Conventional onsite disposal systems remove about 20% of the nitrogen when they are functioning properly. Some alternative systems remove more than 60%. Nitrogen compounds from septic systems enter the ground water and can be hazardous for human health and contribute to algae growth, fish-kills, and eutrophication of ponds.

The Village Centers proposal would likely require alternative wastewater disposal systems in the two Village Center areas and for affordable housing developed outside of those centers. Small package plants such as the one at Fuller Pond in Middleton outperform conventional septic systems in dealing with nitrogen compounds and have fewer impacts on drinking water and wildlife. Several types of proven alternative systems are now available.

11.5.2.8 Automobile Trips

The average single detached house generates five automobile roundtrips per day while an average rental or condominium unit generates 2.6 roundtrips. These trips include, trips to work, shopping trips, family or personal business trips, social and recreational trips, and trips for other purposes. The build-out alternative would result in 2,980 additional roundtrips while the Village Centers proposal would result in 2,789 roundtrips, 119 fewer than the build-out. A fully developed and convenient pathway system might reduce this number even further. Additionally, the proposed by-pass road will serve to reduce the impact of the additional traffic generated by providing an alternate route.

APPENDICES

Appendix A. Addendum to Goals &
Policies Statement: Affordable
Housing Text

Appendix B. Images of Land Use
Precedents

Appendix C. Additional Lynnfield
Images

Appendix D. Public Meeting
Materials and Results

Affordable Housing Addendum

Since the creation of the Goals and Policies Statement in 1998, the Town has recognized an increasing need for affordable housing. The following is a suggested addendum to the housing portion of the Town's 1998 Goals & Policies Statement.

Goal: The existing primarily single-family character of Lynnfield will be maintained, while allowing for new housing opportunities for residents of different socio-economic levels and life-cycle needs.

Policies: Allowances should be made for affordable housing developments, which provide a variety of housing types for Lynnfield residents. Priority should be given to those developments that follow the intentions of the Master Plan and demonstrate an ability to provide quality housing while maintaining and enhancing the town's existing character and vision of a future character, and help to achieve the town's goal of a 10% affordable housing stock. Preference should also be given to developments that use creative ways of combining uses that contribute to improving the quality of community in Lynnfield.

Priority placement or preference should be given to Lynnfield residents who wish to reside in the affordable housing units.

**Appendix B:
Images of Land Use Precedents**



Housing above retail in Concord, MA



New England Village-scale retail, Concord, MA



Mixed-use downtown, West Concord, MA



Mixed-use downtown, West Concord, MA



Residential above retail, Concord, MA



Affordable Housing, West Concord, MA



Residential above retail, Concord, MA



Senior Housing, West Concord, MA



Community Billboard, West Concord, MA



New England Village, Concord, MA



New England Village, Concord, MA



Senior Housing near Transportation, West Concord, MA



New England Village, Concord, MA



Cemetery in Town Center, Concord, MA



New England Village, Concord, MA



Mixed-Use Center, Concord, MA



New England Village, Concord, MA



New England Village, Concord, MA



New England Village, Concord, MA



New England Village, Concord, MA



New England Village, Concord, MA

**Appendix C:
Additional Lynnfield Photographs**

**Appendix:
Open Space and Recreation**



Old B & M Railroad Bed



School Playground and Field



School Playground



Sagamore Golf Course

**Appendix:
Natural Resource Photos**



Pillings Pond

Appendix:
Historic and Cultural Resources



Knights of Columbus Building, PO Square



Perley Burrill Station



Old Burying Ground

Appendix:
Public Facilities and Services



Huckleberry Hill School



New High School Construction



Senior Center and SEEM Collaborative Building



South Lynnfield Fire Station

Economic Development



Commercial near Post Office Square



Closed Branch Library



Post Office Square



Post Office Square

**Appendix:
Housing Photos**



Historic Single-Family Home Being Restored



Older Single-Family Housing



Newer Single-Family Home



LIFE Housing

**Appendix:
Land Use Photos**



Commercial, Recreation, and Natural



Commercial (Office Park)



Public Facilities and Services (Water Towers)



Commercial (Rte. 1 strip retail)

**Appendix D:
Public Meeting Materials and Results**

Public Meeting Agenda for 7 November 2001

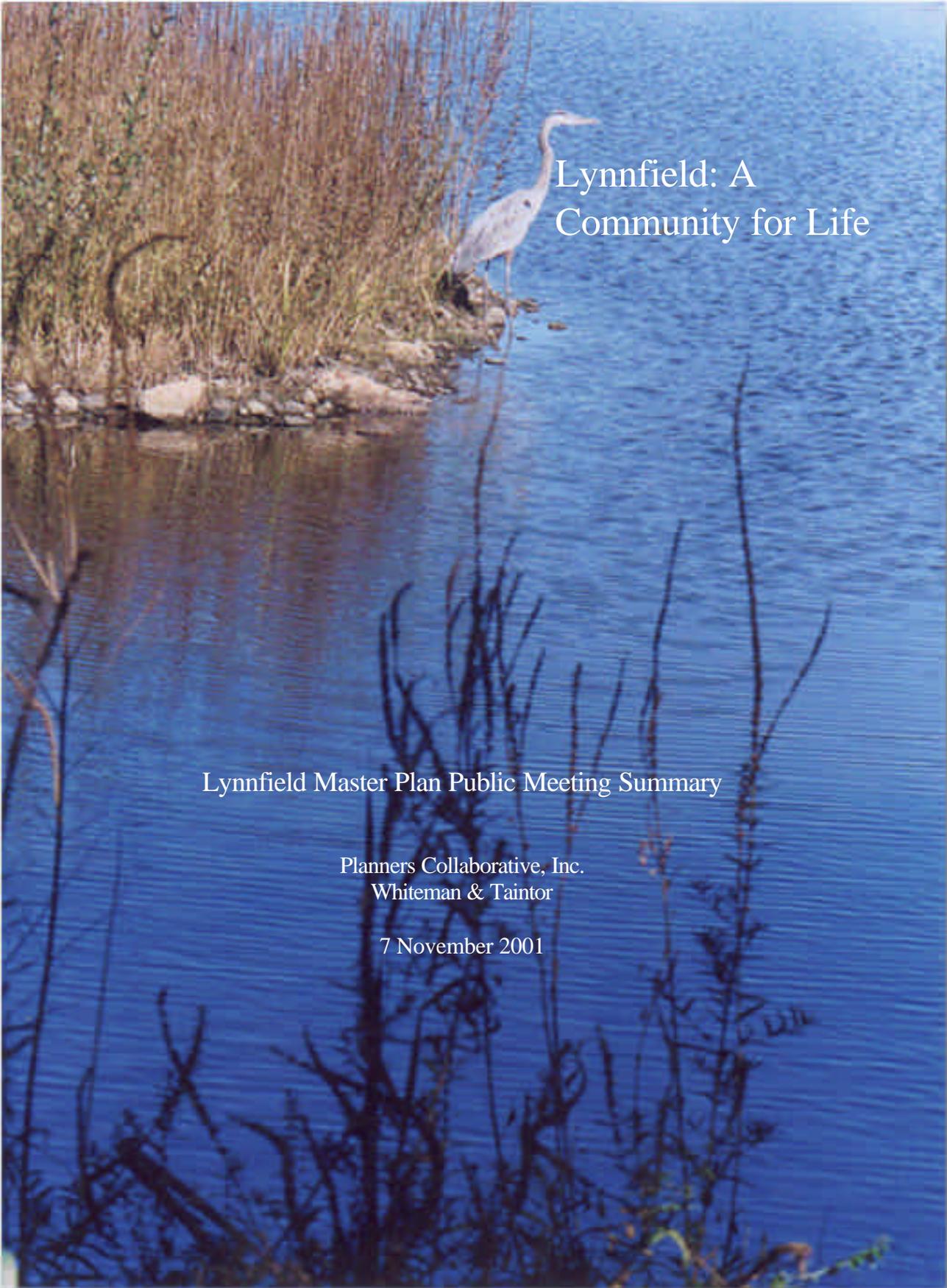


Lynnfield Master Plan Public Meeting *Agenda*

Wednesday, Nov. 7th
Lynnfield High School Cafeteria

7:00 – 7:15	Welcome Sign In
7:15 – 7:30	Overview of Past Work Introduction of Current Work
7:30 – 7:35	Break out into groups
7:35 – 8:05	Review of Goals and Policies
8:05 – 8:35	What challenges are facing the town?
8:35 - 8:50	What are the priorities?
8:50 – 9:20	Reconvene Report Back
9:20 – 9:30	Next Steps

Public Meeting Report for 7 November 2001



Lynnfield: A
Community for Life

Lynnfield Master Plan Public Meeting Summary

Planners Collaborative, Inc.
Whiteman & Taintor

7 November 2001

Introduction

50 people attended a **Master Plan Public Meeting** on Wednesday November 7th 2001 in the Lynnfield High School cafeteria. The focus of the meeting was to introduce the concluding phase of the master plan process, to review goals and policies outlined by town residents in 1998, and to determine whether residents feel the goals and policies should remain as stated in 1998.

After a review of the Goals and Policies phase by Rick Taintor (Partner, Whiteman and Taintor) and an introduction to the new project phase by Joe Brevard (President, Planners Collaborative) meeting attendees split into 4 groups and got to work. Each group worked with a summary list of the existing goals and policies that resulted from the visioning process led by Rick Taintor in 1998.

1998 Goals and Policies Summary List

- Maintain Semi-rural Land Use
- Strengthen Town Center
- Strengthen Rte. 1/S. Lynnfield
- Maintain Quality of Services
- Meet Recreational Needs
- Maintain Housing/Visual Character of Town
- Protect Neighborhood Centers
- Enhance Local Economy
- Serve Shopping Needs
- Protect Resources/Open Space
- Maintain Historic/Cultural Resources
- Maintain Multi-modal Transportation

Small Group Questions

Each group was asked then to respond to the following:

- What changes would you make to the 1998 list of goals and policies for Lynnfield?
- What is missing from the list, and what challenges exist or are foreseeable to achieving what's missing?
- What are your priorities? (Each attendee was supplied with 5 blue sticky dots and asked to vote on which of the goals and policies were most important to him/her)

Amendments to the 1998 Goals and Policies

Overall, attendees of Wednesday night's meeting supported the 1998 Goals and Policies report as originally written. Changes to the existing list varied from new entries (e.g., exploring affordable housing options and providing for intergenerational activities) to adding language (e.g., focusing not only on "maintaining" existing facilities and services, but "enhancing" them as well). Additionally, some attendees preferred to describe Lynnfield in terms of its "New England character" instead of its "semi-rural character."

What's Missing?

Missing elements included exploring the issue of affordable housing and facilitating Ch. 40B developments that enhance the town.

Priorities

The following resulted from a voting exercise in which all meeting attendees were asked to identify their top priorities. The top three priorities are as follows:

- Seek to actively protect/acquire open space and recreation facilities (31%)
- Enhance town center and local economy (26%)
- Maintain housing and visual character of the town (13%)

Note:

The dots present an overall list of priorities for the residents in attendance. Additionally, the exercise allowed residents to start thinking about how to allocate limited funding to an extensive list of important projects.

Other priorities included enhancements in the following:

- **Senior Services:** Increase and improve senior services
- **Intergenerational Opportunities:** Increase intergenerational opportunities in town from combined youth/senior centers to co-sponsored activities

DISCUSSION SUMMARY

Protect Resources/Open Space, Maintain Semi-rural Land Use, Meet Recreation Needs

Many residents expressed their desire to preserve open space through having the town acquire land. Others spoke of the ever-present need to be pro-active about preserving open space in town e.g., creating a plan prioritizing specific parcels or types of parcels. Some participants felt that the Community Preservation Act and Historic Preservation tax credits would be very helpful in achieving this preservation goal.

While some residents supported the goal of maintaining the town's "semi-rural" character, others expressed the desire to amend the language to that of preserving the town's "New England character."

One participant, John Fullerton, spoke to the assembled meeting attendees about a bikeway Master Plan that is currently underway, sponsored by the State, in which the team is conducting a study assessing the feasibility of a bikeway connecting Lynnfield and 4 surrounding towns.

Residents supported meeting recreational needs, specifically citing the need to facilitate the development of a recreational bike path or a walking path in the conservation area.

Enhance Local Economy, Serve Shopping Needs, Strengthen Rte. 1/South Lynnfield

Several residents supported the need to enhance the local economy by diversifying the town's tax base or otherwise increasing the commercial tax base, primarily in order to reduce the tax burden on residential property owners.

Other participants expressed the desire to expand existing commercial zones to enhance shopping opportunities, community character, and safety, especially along the Rte. 1 corridor.

Maintain Housing and Visual Character of Town

Most discussions regarding housing focused on how Lynnfield can be more proactive about developing affordable housing in order to achieve the State goal of 10% (the current level of state-recognized affordable housing units is 2%). This discussion was partly due to concerns about Ch. 40B projects and how they may impact the visual character of Lynnfield. One group expressed concern that the town should help facilitate “appropriate” affordable housing developments, i.e., with town leadership and guidance. Many participants prioritized maintaining existing housing character, i.e., single-family homes, even more highly than visual character, e.g., viewscales.

Strengthen Town Center

Many of the meeting participants agreed with the need to strengthen the town center, but also felt compelled to question what that means exactly. For example, residents felt it is important to address what it means to “strengthen,” what it means to “maintain.” In addition, some participants stated that instead of only strengthening the town center, it is important to enhance the town center, e.g., create a vibrant community-focused town center with opportunities for both seniors and youth.

Maintain Quality of Services

Senior Services

Discussion of town services centered around senior services. Several participants feel that it is critical to expand, as well as enhance available senior services, including health screenings, support groups, seminars, van services, and 1-stop shopping. Some participants identified the primary need of a viable building in which to house the services, others mentioned the need to facilitate the development of additional senior housing (like Essex Village, they said). This conversation segued into discussion of the need for intergenerational opportunities.

Intergenerational Opportunities

While many residents recognize the need for both senior and youth services, several residents also lamented the lack of activities for residents between the ages of 10 and 65. Beyond that, residents expressed the need for intergenerational opportunities for all residents. Some participants suggested these opportunities could be focused in South Lynnfield to provide for more activity there.

In one group, participants discovered that some participants were more familiar with youth and school-related activities and others with senior events, and each had an opportunity to share with the other ways in which they felt events could be combined. Additionally, the group discovered that many of the “senior events,” while advertised primarily to seniors are open to all residents, and that the activities currently available through the senior center are potentially more attractive to younger residents than previously believed. One participant noted that part of the problem may lie in the language used to distribute information, e.g., the senior center newsletter, “Golden Opportunities,” may not reach the entire intended audience.

One important element to this discussion is that information about town events is not reaching all of the intended audiences. Participants felt that promotion, education, and communication regarding events all need improvement. Additionally, there was discussion of designating a

community room in the existing Senior Center, which would achieve two goals: 1) providing a location for town activities set aside for the purpose 2) to promote intergenerational activities. According to several residents the ultimate goal is to have a community center.

Maintain Multi-modal Transportation

There was some discussion of mitigating traffic impacts throughout Lynnfield. Some residents identified 4-way stop signs and other calming techniques as possible solutions. Additionally, participants spoke of the need to mitigate traffic in town center that has resulted from growth in nearby towns, specifically Middleton, N. Reading, and W. Peabody.

One resident contributed the desire to maintain a walking/driving town, by keeping transit from entering the community.

Maintain Cultural and Historic Resources

Residents overall support enhancing and protecting the town's historic/cultural resources, although no specific locations or needs were prioritized.

Communication

Some residents addressed the issue of perception vs. reality. Town communication is lacking between the different town groups, departments, and organizations. There may be more facilities, services, and collaboration existing than town residents are currently aware of. One resident noted that most newsletters are group-specific and that the town could potentially benefit from newsletters reaching out to the broader community.

Other Topics

Other ideas and topics of conversation included relocating the DPW facilities, creating partnership opportunities with businesses to improve development communications, and expanding the Goals and Policies language.

The discussion of relocating DPW spurred participants to consider what opportunities the DPW site might create for the town center if it was moved.

Other group members wondered how developers might partner with town businesses to ensure developments respect town's character and vision.

Another group felt that while maintaining existing character, facilities, and services is important, adding "enhancing" to "maintaining" would improve the policy's objective. Additionally, instead of "semi-rural character" some participants feel that they would like to maintain Lynnfield's "New England town character," focusing again on housing character as well as the character of the town center.

Special thanks to Paul Murphy and Mario Juarez for setting up for and taking down after the meeting, the Planning Board for providing refreshments, James Williams for providing the easels, and the many residents who volunteered as meeting facilitators!

Public Meeting Agenda for 11 February 2002

Lynnfield Public Meeting

Agenda

Monday, February 11, 2002

- 7:30-7:40 WELCOME AND INTRODUCTION
- 7:40-7:45 BREAK OUT INTO SMALL GROUPS
- 7:45-8:15 Exercise I - Define Town Character
- 8:15-8:45 Exercise II - "Community for Life"
- 8:45-9:30 Exercise III - Revenue Enhancement
- 9:30-9:35 RECONVENE AS A LARGE GROUP
- 9:35-9:50 Small Groups Report Back to Large Group
- 9:50-10:00 Wrap Up and Next Steps

Public Meeting Report for 11 February 2002

MEETING REPORT

11 February 2002

Introduction

The Lynnfield Planning Board and the Planners Collaborative Consulting Team held a public meeting on Monday, February 11th at the Lynnfield High School cafeteria. Approximately 30 residents joined us for the meeting. The participants split into two groups and reported back to the larger group at the end of the evening.

Meeting Agenda/Plan

This meeting was designed to respond to some of the key concerns we heard during the November 7th public meeting, which included the following:

- “We want to preserve and enhance town character”
- “We want to maintain diversity of residents”
- “We don’t have enough money to do the things we want to do for the town”

In order to focus discussion at the February 11th meeting and find out more about these concerns, what residents thought about certain possible scenarios, and what residents were willing to give up in order to achieve their goals, we designed exercises to get at the pertinent elements of these three comments. In order to address these concerns we felt we had to begin by asking the following questions:

- What defines town character?
- What are the different needs for this diverse group of residents?
- How can the town generate more money to do the things it wants in the town?

We therefore designed the three exercises to address defining town character, defining the life cycle needs of residents, and assessing revenue enhancement strategies.

Overview of Group Discussions

Exercise I: Define Town Character

Participants identified architecture, housing, developments, open space, natural resources, residents, and transportation access as the primary elements that make up Lynnfield’s town character.

Architecture

Architectural elements of the town include the New England Village look with gabled roofs, e.g., the Knights of Columbus building in Post Office Square. Participants also identified Center Village as architecture that adds the town character because it maximizes space, and the structures blend into the surrounding environment. The mix and variety of housing types also contributes to Lynnfield’s town character. Additionally, Lynnfield Woods contributes to town character because the development doesn’t “overuse” land, includes green space, and integrates colonial elements on Rte. 128.

Housing and Developments

Housing character is succinctly identified by the visual consistency in general and the visual diversity in specifics. More specifically, housing character is defined by the participants in the way the homes are well-maintained and cared for; their spacious lots; the density of lots (rather than the fact that they are single-family homes), and development setbacks.

Participants feel that the zoning in town is good. “It works,” one resident stated. We need to “reflect and reinforce the zoning we have!” While some residents felt that the character of the homes is more important than the fact that they are single-family homes, some residents made specific comments that it is the single-family residential community that defines the character of the town.

Some residents mentioned that the character is also contributed to by the pleasant, quiet nature with arching trees over streets.

Open Space

The elements of open space that define town character are the town Center Common (and Meeting House), the greenspace throughout town, whether active or passive recreation or viewscape, the varied types of open space, and the fact that the town feels uncrowded. One group defined the town as having a primarily suburban feel, while the other group defined the town as having a primarily New England Village feel.

Natural Resources

The many natural resources in town definitely contribute to the town’s character, from Pillings and Suntaug Ponds and Partridge Island, to the trees, woods, and rolling hills.

Residents

All participants mentioned the residents as having a substantial impact on the character of the town. Specific comments included acknowledgement of the South Lynnfield Community and the friendliness of residents.

Transportation/Access

Although not elements that residents would like to see replicated, participants did identify traffic as an element that currently contributes greatly to town character. And also that there are essentially only two access/egress points to the town.

Elements that do not define Lynnfield

- Post Office Square – strip-mall style, 60s construction, all pavement, no trees
- Rte. 1 Corridor – viewed as “necessary evil,” revenue-generator, draws money from outside of Lynnfield
- Other side of 128 bad, isolated and isolating
- Auto dealers the primary culprit
- Scattered school campus – should be more linkages
- DPW in town center

Additional comments

- If stronger center for shopping would slow down traffic and enhance sense of community, we want that!

Question 2: What are the Unique Elements of Town Center, PO Square, Lynnfield Square, and Residential Neighborhoods?

Town Center

- Town green/meeting house defines center
- Center layout of facilities draws people – walking, biking – to library, etc,
- Center is an Historic District recognized by the State Register of Historic Places
- Pharmacy
- Used to be diverse, now dominated by banks
- Used to have a small restaurant that was an important meeting place

PO Square

- 70s-style construction in 40s-style town (different character from town center)
- Lacks character of rest of town - fire department and post office buildings are the exceptions
- People from out of the neighborhood don't go there, but it's important for South Lynnfield
- Gas station
- Used to be a small coffee shop there
- Freedom drug was the local variety store
- No creativity

Lynnfield Square

- Traffic accident locus
- Dividing point of town
- Barrier
- Exit-point
- Historic area with old homes – potential historic district
- Map location
- “Non-place”
- Donovan's Liquor store

Residential Neighborhoods

- Clusters of neighborhoods all over the town (10-12 of them)
- Charlie Wells built a large % of the houses – they are all different to create different neighborhood feelings
- Neighborhoods are well defined and there are good walking/biking connections

Other

- People – Character of people in town has changed. People come for privacy, not for sense of community, though some do come for sense of neighborhood

- Location – This is the “best place to live in New England” because of location, country-like character, rural-historic feel, and we have a “barn” in town center, which serves as an inexpensive, flexible meeting area.
- Excellence – this is a place to be for successful entrepreneurs, which is different than previous generations

Exercise II: Community For Life

Question 1: What are the needs of the different population groups?

Housing:

- Assisted-living facilities
- Maintenance-free housing (e.g., residents not responsible for painting, maintenance, repairs)
- Center Village, Essex Village – great models (is there land for more of these projects?)
- Senior housing – should allow for people to walk to stores
- Affordable housing: especially available to employees of the town (teachers, fire, police, etc.) (check examples in Weston, Lexington, Lincoln, etc.)
- Housing for empty nesters / retirees
 - Smaller units
 - Cluster development
 - Summer homes
 - Big homes
- Housing for young families – need to have children for town to be alive

Additional Housing Comments:

- Extremely limited flexibility to change the housing stock in town – there are few parcels suitable for subdivision
- Multi-family not popular – single-family is the “appropriate” type (with inclusionary zoning)
- Would increased density push the town toward public sewers?
- Balance more units with smaller units?
- Value of the land is driving housing costs up

Transportation

- Lynnfield is an automobile town
- Public transit for seniors, but not for the general public
- Bike paths (convert railroad right-of-way, which would begin to link the high school to the middle school).
 - Opportunity along railroad right-of-way to Wakefield, with eventual tie-in to Peabody rail trail. Combine recreation, and the High School and Middle School
 - Currently being studied by 5-town study group – potential for commuters
 - Another potential in-town trail...
 - Opposition by neighbors whose property abuts the trails

Recreation/Social Needs

- Recreation complex with a social aspect
- Need for youth center (land, physical facility, and programs) – Library has become a gathering place for middle school kids, but library is not equipped for this
- Need additional access to Kallenberg Quarry (existing access via Ledge Road should be better publicized)
- Follow lead of N. Reading and Ipswich River Park. Public land was acquired for this development
- As population ages, school needs decline and social and recreation needs increase

Education

- After-school programs needed to be better coordinated, more organized, better publicized, organized to meet specific needs, and include non-sports programs

Service

- Need a means of having better 2-way communication in town that provides information about existing resources, events, and activities, and to express needs.
- Need a better way to facilitate communication among separate town groups

Other

- Concern with town's inability to implement "small" objectives:
 - Senior center
 - Library lectures
 - Recreation facilities
- Hard to target all groups to the extent they need tending to, e.g., right now there is a gap between older and younger residents – 45-55 age group smaller than groups above and below
- Churches no longer provide town-wide activities/focus

Exercise III: Revenue Enhancement

Question 1: In the hypothetical case that 25 acres of land were made available, what choice would you make and why?

Open Space

- Open Space – Active or passive recreation. One doesn't need to provide services for open space as one does for housing or commercial
- Nice golf course – Perhaps 9-hole due to size; it could make money if it were nice. Use Scituate as example where they provide kids' playtime, under-12 teams, x-country skiing, other activities, skating rink, and/or swimming pool.
- Skating rink, specifically hockey rink (makes upwards of \$400,000 for some towns), add golf course plus open space. Combine with walking trail

Mixed Housing and Open Space

- Ideally green space, but the best (most responsible) choice is mixed family and age-restricted affordable housing with open space and a hockey rink
- Mixed use facility – Affordable housing on edges and an Ipswich River Park-inspired park and hockey rink
- Open space and age-restricted housing

Housing

- Essex Village (as a model) – for empty nesters, seniors, meets needs of many Lynnfield residents – provide certain percentage for Lynnfield residents
- Housing – combine elderly and affordable housing
- Keep Feds out; keep it locally funded and controlled
- Multi-family
- (Non-upper income) single-family – more students to fill the schools that are being and have been newly renovated
- Combine upper income single-family with multi-family
- Town-sponsored 40B housing (buy 25 acres, negotiate with developer for mixed-income with more than 25% affordable and income-restricted)
- #2 or #3 age-restricted or multi-family
- Upper-income age-restricted

Question 2: What are your reactions to split tax rate, build-out, and rezoning revenue enhancement strategies?

Split Tax Rate –

- Not a good idea for several reasons. 1) small number of big businesses, most are small, we'll end up with a vacant downtown. 2) Not accounting for the decrease in value of surrounding residential property with shift in tax burden to businesses (though not substantial chg to res).
- Discourages business, affects property values
- High rents, taxes, etc. – small businesses can't make it, while large chains can
- Single rate, raise taxes?
- Expand commercial/industrial tax base

Build-out

Meeting attendees support build-out under existing zoning

Rezoning

This is something the town should explore and consider.

Other

- User fees

KEY ELEMENTS:

Town Character

- New architecture blends into historic architecture

- New England Village
- Trees
- Green space (shrinking green space a problem)
- Spacious lots

Life Cycle Needs

- Assisted living facilities
- Essex Village as a model of development
- Housing affordable to town employees
- Bike path
- Recreation complex
- More 2-way coordinated communication

Revenue Enhancement Strategies

- 25 acres – Open Space/golf course/hockey rink
- Split tax rate – NO!
- Rezoning – Explore this.

Public Meeting Agenda for 15 May 2002

Lynnfield Public Meeting

Agenda

Lynnfield High School Cafeteria
15 May 2002

7:00 – 9:30

- | | |
|-------------|---|
| 7:00 – 7:25 | Welcome and Introduction |
| 7:25 – 7:30 | BREAK OUT INTO SMALL GROUPS |
| 7:30 – 7:50 | Exercise 1: <i>Affordable Housing</i> |
| 7:50 – 8:10 | Exercise 2: <i>Town Center</i> |
| 8:10 – 8:30 | Exercise 3: <i>South Lynnfield</i> |
| 8:30 – 8:35 | RECONVENE IN LARGE GROUP |
| 8:35 – 8:55 | Small groups present preliminary recommendations |
| 8:55 - 9:15 | Planners Collaborative presents own preliminary recommendations |
| 9:15 – 9:30 | Wrap Up |

Thank you for participating in Lynnfield's future!

Public Meeting Report for 15 May 2002

Lynnfield Public Meeting *Report*

May 15 2002
Lynnfield High School Cafeteria

Submitted by
Planners Collaborative, Inc.
Boston

May 2002

Introduction

Twenty-eight people attended the Lynnfield High School cafeteria on the evening of May 15th. Residents were invited to hear the preliminary recommendations developed for the Master Plan to guide the town's future. Participants were also asked to comment and contribute to the final version of the plan.

The Public Meeting was comprised of two main parts. During the first part of the evening residents were asked to participate in four exercises dealing with the main issues facing the town's future as identified by the Consultants:

1. Golf courses
2. Affordable housing
3. Town center
4. South Lynnfield

This was followed by a presentation by the Consultants of their preliminary recommendations.

Exercise #1: Golf Courses

Since the golf courses are some of the largest undeveloped and developable parcels in the town, participants were asked about what types of uses or developments they would be willing to consider on those parcels.

Suggestions included a park, green space, or housing, particularly 55+ with some income restriction. One of the specific suggestions for the Center Golf course was 40-60% affordable housing, the rest remaining as green space. Given the basic information about the golf course sites, participants felt that the Sagamore is the least likely to be developed and that the Town should consider purchasing the land. Participants also felt that the Center Golf Course is likely to be developed first, and that the Colonial has the highest probability of turn-over.

Exercise #2: Affordable Housing

When asked about where affordable housing should go in town, participants identified Kimball Lane – near Hidden Valley Farm, the perimeter of the town (in part to have access to the Center and Rte. 128), on the border of Lynnfield and Wakefield – near as well as on Partridge Lane, where there is already affordable housing and it is working well, along Rte. 1, and perhaps on the Colonial Golf Course.

Residents in this meeting repeated what residents in other public meetings have said, mainly that affordable housing is needed for Town employees, children of Lynnfield residents, and senior citizens.

Participants felt that affordable housing should be developed in a mixed-use setting⁶. Participants also mentioned that they would be willing to consider the possibility of cluster housing and apartments above existing commercial establishments, as long as town character is maintained.

Exercise #3: Town Center

Participants feel that there is a lack of neighborhood feeling in the town center, and expressed a desire for more opportunities to know neighbors better, a sense of stability, a sense of community, more young people with kids, and opportunities for encouraging seniors to stay in town.

In terms of what participants feel would help strengthen the town center, participants discussed aesthetics, types and locations of new establishments, services, housing, public transit, and funding.

Aesthetics and Character

Residents felt that it was important to pay attention to the “gateways” entering Lynnfield Center and defined Lynnfield Center as being larger than the commercial area currently in town.

Some residents feel that greater aesthetics throughout the center and access to existing stores is critical. Other participants specifically felt that adding greenery/landscaping behind the Main Street shopping center would greatly improve the character of the area. Another suggestion was to add brick sidewalks and Victorian (or period) lamps. Participants want to open up the town center, make it more walkable, create more outdoor opportunities. They want to see the area more unified, not so broken up, and with a more coordinated design. In addition to design, the participants also want to maintain architectural character in the community.

Types of Establishments

In terms of specific types of stores, some participants mentioned that they don’t want any franchises (because they feel that franchises don’t help maintain small town character). Participants also mentioned that they want more coffee, sandwich, and breakfast places (one specific suggestion was “a café like Wenham’s”), i.e., environments that are social meeting places as well as commercial establishments and places that will make the town more hospitable. Participants suggested cafes with outdoor seating and restaurants with alcohol. Another suggestion in that vein included turning one of the old homes into a B & B, perhaps one that serves breakfast to public as well as to guests.

Services

⁶ Note: One of the major concerns for residents is that if Ch. 40 B developers can come into the town and bypass any existing zoning regulations, why plan? This is important to address. We told participants that there are several reasons why one should plan despite 40B. For one, the sooner the town reaches its affordable housing goal of 10%, the sooner developers will not be able to apply for 40B permits. Secondly, not all developers want to go through the 40B process. And thirdly, being proactive in the development process allows the town the opportunity to solicit developers/developments that are conducive to what the town is looking for, and prepares members of the town for the conversation with incoming developers to ask for benefits to offset development impacts.

Participants feel that a new library branch would enhance the community, as well as a senior center, meeting place for public events, a youth center, fields, and an historical museum. In addition, participants suggested that the town should relocate DPW and enhance accessibility to library and senior center

Housing

Participants feel there needs to be more senior housing in the center.

Public Transit

Participants also felt that more public transit would help to increase the residents' use of the town center as well as reducing trips to the center. Participants discussed promoting bus routes to the train station that stop in the town center (similar to the one that went between Lynnfield and Wakefield during the 20s and 30s). Other participants felt that focus should be on slowing traffic down. One suggestion included splitting Main Street from South Common to the cemetery to help reduce traffic and define the town center. Another idea focused on defining the town center was to rezone land for mixed-use, and expand the boundary of the center. Additionally, residents emphasized the need to encourage walking and biking both in order to reduce traffic, but also to improve residents' quality of life.

Funding

One participant suggested it was important to focus on aggressively seeking grants in order to pay for improvements. This might entail hiring someone to research and write grants.

Exercise #4: South Lynnfield

Residents feel the greatest need is to make South Lynnfield more "a part of Lynnfield" and to change the negative image of South Lynnfield as the "ugly sister."

Elements that participants feel define South Lynnfield include Suntaug Lake, school, shopping center, the easy access to major highways and shopping, the Dunkin' Donuts, the 99 Restaurant, the water district. Participants also noted that South Lynnfield is currently undergoing changes that could be capitalized on.

Service and Commercial Establishments

Participants feel that there are certain service and commercial establishments that would strengthen the South Lynnfield neighborhood. Commercial establishments that are lacking include a drug store, convenience store, and a deli. Participants would like to see more diversity of commercial uses in South Lynnfield and more tenants. One resident mentioned that it is important to create a destination-commercial area. For this to work, other residents felt it is important to add sidewalks for better walkability.

One suggestion was to purchase the Bali Hi site and potentially use as location for other uses; ideas included a library, cultural center, and/or senior center. Participants wanted to assure South Lynnfield a greater share of Lynnfield services, including ball fields, parks, perhaps a hockey rink.

Participants also requested more greenspace and trees; some thought it a good idea to involve the commercial tenants to help fund the landscaping.

In addition, several participants felt that there are certain locations that are better suited to supporting commercial development. For example, participants feel that it is important to confine commercial to Rte. 1 and existing commercial areas including PO Square, which they feel should be revamped and should include a convenience store, drug store, professional offices, and commercial/residential on the 2nd floor. One resident suggested rezoning the Holiday Inn area as office park.

Many participants agreed that it is difficult to “get there from here” in Lynnfield, as was recorded in several previous meetings. Participants also voiced a concern about the predominance of trucks along the neighborhood roads. Participants suggested eliminating UPS trucks and the possibility of a trucking company in South Lynnfield. Several participants identified options for improving mobility including considering additional transportation options for residents – perhaps buses – specifically with access to the train stations. Related to traffic, several residents identified removing the jersey barriers from the area to improve aesthetics. Other suggestions included:

- putting up sound barriers, especially from the Lynnfield/Wakefield line to the Rte. 1 exit
- building an overpass over Rte. 1 to improve safety for pedestrians
- realigning a section of the street at the intersection of Summer and Salem Streets and add a three-way stop
- reducing the width of curve in road at the intersection of Salem and Locus Streets, reduce road width, and add greenery and landscaping.

Some participants suggested a possible location for affordable housing in South Lynnfield in the Hidden Farm area. Another suggestion was to consider affordable housing in the South School.

Participants feel that South Lynnfield would benefit from an enhanced sense of community and suggested that recognizing the psychological feeling in the area might be an access point to enhancing the sense of community.

SUMMARY

Throughout the exercises, participants discussed aesthetics, affordable housing, types of establishments desired and where, public transportation, infrastructure improvements, traffic calming, and improved physical definition of the center.

Participants agreed that affordable housing is an important element, and that housing should be located in both Lynnfield Center and South Lynnfield. Some residents remained tentative about the town developing multi-unit housing, but may be willing to consider it. The primary concern they have expressed is the negative impact on the town character. Residents felt more comfortable seeing some examples of attractive affordable housing in other towns. Residents were interested in the prospect of the golf courses as additional locations for housing, especially when they realized that since they are privately-owned they are potentially developable.

Residents were most interested in the idea of apartments over shops and the creation of mixed-use districts. They also emphasized the need for maintaining and improving aesthetics and walkability, making the town more unified with social gathering spaces, both green, outdoor space and through the creation of more “social” commercial establishments such as restaurants and cafes.

In South Lynnfield, the focus was on aesthetics and more services, including ball parks, sidewalks, commercial establishments to support local residents, and greenspace. Residents discussed the need to strengthen the relationship of South Lynnfield to the rest of the town.

RESPONSE TO THE PLANNERS COLLABORATIVE PRELIMINARY RECOMMENDATIONS

In general Planners Collaborative’s recommendations were quite similar, at least in concept and in pieces, to those proposed by the town residents themselves. Overall residents reacted positively to the Consultant recommendations and made the following comments:

- There were some questions regarding phasing and implementation issues
- With regard to the proposed by-pass road, residents brought up constraints posed by the location of the new middle school and wetlands.

Discussion was lively and very positive. Participants also discussed the benefits of having a plan as a more pro-active way of dealing with the future.