



August 6, 2015

Lunenburg Planning Board
Ritter Memorial Building
960 Massachusetts Avenue
Lunenburg, MA 01462

Re: Application for Development Plan Review
339 Electric Avenue, Lunenburg, MA

Dear Board Members:

On behalf of our client, 339 Electric Ave. Corporation, GPR respectfully submits the attached application and supporting materials for Development Plan Review, pursuant to Section 8.4 of the Town of Lunenburg Protective bylaw. The proposed project, located at 339 electric Ave., consists of the construction of 6,400 square mixed use commercial building with ten (10) associated parking spaces.

The current property use, the Leominster Monument Company, will continue to do business within the proposed development along with a pet service facility, providing pet boarding, day care, pet supply retail as well as grooming. The pet service facility, part of the Preppy Pet Suites franchise with a location currently on John Fitch Highway in Fitchburg, previously applied for and was granted a Special Permit from the Lunenburg Zoning Board of Appeals pursuant to a Kennel use (Section 4.6.3.1k), attached for reference.

The following and attached, are required supporting materials for the application required by section 8.4 of the Protective Bylaw and other applicable town requirements.

ENVIRONMENTAL IMPACT STATEMENT

The following outlines the potential impacts of the proposed development as outlined within the "Town of Lunenburg Planning Board Rules and Regulations for the Preparation of Environmental Impact Statements". For ease of reference, its format has been mirrored below.

(a) Physical Environment

The subject property is located on the northeastern side of Electric Ave (Route 13) approximately 1 mile south of its intersection with Massachusetts Avenue (Route 2A). The property contains 32,364± square feet (0.74± acres) with a single story structure which currently houses the Leominster Monument Company. A 93± foot wide curb cut off of Electric Ave. provides access to the paved and gravel parking areas on the property

Goldsmith, Prest & Ringwall, Inc.

and three sides of the existing structure. A crushed stone monument display area on the fourth. The property is triangular in shape with the former Central Mass Motorsports business along the upgradient northern boundary and the former drive in movie complex along the downgradient southern boundary. Previous site work on the project site excavated material along the northern boundary, leaving a 2 foot horizontal to 1 foot vertical slope from the Motorsports property while filling the southern part of the property creating a 2 foot horizontal to 1 foot vertical slope downward to the drainage channel on the drive in property. The center / usable portion of the site slopes from left to right at approximately 5%, falling from elevation 521 at the toe of the northern slope to 516± at the top of the southern slope. Existing vegetation is limited to non-existent. Mature trees line the southern property boundary, mostly on the abutting drive in property adjacent to the downgradient drainage channel. Scrub grasses and bushes have grown wildly over the years on previously referred slopes and areas surround the gravel parking.

The proposed project will see the existing structure demolished and gravel and paved parking areas removed. Proposed earthwork includes the reshaping and continuing of the northern slope along the property line and fill along the southern property line to render the center portion of the property nearly level, sloping from left to right at a 1 to 1.5% slope. Paved parking, containing 10 spaces, will continue to be accessed off of Electric Ave but via a greatly reduced and clearly defined curb cut, will be located adjacent to the front of the structure with a paved access and loading area on the right side of the mixed use building. A gravel access path will also be provided from the loading area to the rear portion of the property and a proposed shed. Effects to the limited existing mature vegetation are also limited to the installation of an infiltration basin and a stone swale. The balance of the development area will have the scrub grass and bushes replaced with native shrubs, trees and grasses shown on the provided landscape plan.

The proposed development will provide an updated building consistent with other business along the Electric Ave. corridor maintaining one existing business, while bringing another into town. It is our believe that the proposed building fits in with the mixed use structure located across Electric Ave within Lakeview Plaza as well as the future development at the abutting drive in property.

(b) Surface Water and Soils

There are no existing wetlands located on or immediately abutting the subject property. A drainage channel is located at the bottom of slope along the developments common boundary with the former drive in parcel. Surface waters entering the drainage channel continue along the Electric Ave. right of way, ultimately entering a wetland system 500± feet from the subject property. The drainage channel is the low point of the surrounding area receiving surface runoff from the subject property as well as other abutting properties to the north along with the Electric Ave. pavement itself.

(c) Temporary and permanent methods to be used to control erosion and sedimentation, both during and after construction

The proposed development will be constructed in a manner to limit the transport of sediment and erosion. A silt fence barrier will serve as the limit of work along the southern property boundary preventing the migration of sediment to the abutting drainage channel. The barrier will also define the limits of clearing of mature vegetation, protecting the remaining trees. In total approximately 900± square feet of the subject properties 3,200± square feet of mature vegetation will be disturbed. While the development is not effected by any abutting areas subject to flooding or containing wetlands or other

resource areas, the provided plans set outlines construction practices, such as but not limited, protection of temporary stockpile areas, construction entrances and inlet protection that conform to the Wetland Protection Acts requirements. Due to the limited land area of the development, the majority of earthwork will occur in the initial rough grading phase of construction. The continuing and reshaping of the northern slope and further leveling of the center portion of the property will produce approximately 400± cubic yards of excess material to be removed from the site. As a point of reference the proposed main mixed use structure floor will be approximately one (1) foot higher in elevation than the existing structures floor. Once the rough grading and installation of the foundation is complete the surrounding slopes will be stabilized with proposed vegetation or grasses. A varied selection of trees and shrubs are proposed within landscape beds around the development with the remaining areas being seeded with varying grass mixes.

To direct surface runoff from the rear portion of the development as well as abutting upgradient properties to the north, a stone swale is proposed to direct collected flows along the northern boundary and around the rear of a proposed shed in the rear portion of the property ultimately discharging to the drainage channel on the abutting drive in property. Surface runoff generated from the front portion of the roof of the main mixed use building and the paved parking and loading areas will be directed to a single low point and catch basin inlet. From the catch basin, collected runoff will continue into a sediment forebay and infiltration basin located in the southern corner of the property adjacent to the Electric Ave. right of way. The deep sump hooded catch basin, sediment forebay and infiltration basin will work in concert to remove suspended solids within the stormwater runoff in excess of state requirements. The designed infiltration basin has been designed to ensure that groundwater recharge from the property once developed exceeds the recharge volume of site under current existing conditions. Existing drainage patterns will be maintained with the runoff in excess of the designed infiltration volume being discharged from the infiltration basin via a riprap stabilized spillway into the abutting drainage channel. The provided calculations within the attached "Stormwater Management Report" shows an expected decrease in peak rate and volume for all storm events analyzed during developed conditions when compared to those of existing conditions.

(d) Sewage Disposal

The proposed structure will be connected to the existing sewer service stub shown on Town of Lunenburg Sewer Department records near the subject properties and the abutting northwest property corner. The exact location of the existing service stub and service to the existing structure is unknown. While it is the intention of the property owner to protect the three existing oak trees at the northwest property corner, if connection to the record stub is required, these trees may have to be removed. Prior to construction the site contractor will verify the location of all existing utilities and the fate of the trees will be determined and appropriate town departments updated.

(e) Sub-surface Conditions

Available NRCS Soil mapping for the property shows the parent material to be Urban Land. An onsite soil evaluation done by this office in January revealed the past site work and filling activities over a Loamy Sand soil (soil logs are provided within the attached Stormwater Management Report). A total of four deep hole observations were conducted around the perimeter of the development area. The most restrictive of the observations, soil evaluation 115-2, in the approximate vicinity of the rear left corner of the proposed main building, revealed an estimated seasonal high groundwater (ESHGW) at 40-inches

below the ground surface (an approximate elevation of 517.7±) with bedrock at a depth of 47-inches (el. 517.1±). Another evaluation along the northern property boundary (115-1) revealed a similar depth to ESHGW at 38-inches below existing grade (el. 518.5±) but a greater depth of ledge at 78-inches (el. 515.2±). The remaining evaluations were performed along the southern property line, one near the proposed rear right corner of the mixed use building and the other within the limits of the proposed infiltration basin. Soil Evaluation 115-3, revealed the presence of 4 feet of fill material on top natural loamy sand soil with a ESHGW depth of 82-inches (el. 511.8±) and ledge at 102-inches (el. 510.1±) showing amount of fill covering the natural grade of the property while also showing that groundwater was still approximately following the original ground surface rather than being perched into the fill materials. Evaluation 115-4, within the infiltration basin, revealed a fill layer of 65-inches and depth to ESHGW of 82-inches (el. 508.1±) without the presence of ledge to a depth of 10 feet. The location of the soil evaluations along with the full logs have been provided on the provide plan set. No percolation tests were performed during the soil evaluation. Rather, in accordance with the Mass DEP Stormwater Handbook, the parent soil materials were classified within a hydraulic soil group B designation to determine design runoff coefficients and infiltration rates.

The soils found during the site evaluation present limited limitations to the proposed development. The slab elevation of the main mixed use structure has been set at an elevation higher than the most restrictive ESGHW elevation encountered and will have a foundation drain around its perimeter to eliminate any pressure from present ground water. Another potential but unproven limitation is the composition of the previous fill materials placed on the property. Unsuitable materials (refuse, construction debris, etc) will need to be excavated, properly disposed of and replaced with suitable soil if encountered during proposed site earthwork.

(f) Town Services

The proposed development includes paved parking and demarcation of 10 parking spaces located adjacent to the front of the main building. The existing 93± foot wide curb cut off of Electric Ave. will be reduced and formalized into an entrance and exit lane. A loading area has been provided on the right side of the proposed building, perpendicular to an overhead door that will be used to bring headstones into the display area of the Monument Company portion of the building. The two parking spaces in front of the loading area access will be designated for employees to ensure the loading area is available at all times. To account for the limited turning movements of larger delivery trucks sometimes used to deliver the stones, a portion of the former curb cut will be reconfigured to provide a temporary stopping area while a skid steer or similar small piece of equipment will unload the truck and bring the materials into the site. These deliveries occur infrequently and are controlled by the business owner to off peak and non-business hours. Due to the nature of the proposed pet business with clients dropping off pets and then leaving, the parking spaces have a very high turnover rate. Further, there are no set times for pet drop off or pick up with clients able to come to the site at their connivance staggering the traffic to and from the site. As a worst case scenario, the site would generate approximately 75 vehicle trips during the peak hour assuming that all 60 dogs and 15 cats are dropped off or picked up in separate vehicles, well within the existing compactly of Electric Ave.

The proposed project is expected to have a favorable impact on police and fire protection services. The layout of the proposed building and parking is laid out in a manner that eliminates the current space behind the existing structure out of the line of sight from Electric Ave. while also formalizing the turning movements to and from the site to one smaller location across from intersection of Buttonwood Place and Electric Ave., possibly

reducing traffic accidents. Fire protection services will also benefit from the proposed development in that the existing structure, constructed and expanded over the years of various materials now outdated will be demolished and replaced with new construction in compliance with current fire protection codes and requirements while still maintaining access around the structure via the loading area access and gravel path. Public services within Lunenburg will be expanded with the new pet service use of the proposed development while maintaining the existing business within the monument company retail use. Further, the developments impact on education services are also of benefit to the town in that the new business provides additional taxes revenue to the community.

The developments impact to the Town's water and distribution will be greater than current conditions but still within limits to any new residential development within the town. Water records available from the Lunenburg and Fitchburg Water Departments have been compiled for the existing monument and pet services establishments, respectively, dating to November 2011 (summary table has been attached). Since the proposed uses of the project site are equal to those at their current respective locations, there is no reason to expect a greater water demand than the average calculated over the past 4 years of 370± gallons per day, which is less than the design demand for a four bedroom residential dwelling.

(g) Performance

Since the monument retail use is not expanding under the proposed development, there is no reason to believe that there would be any difference to the abutting properties in terms of fumes, noise, odor or the use of chemical or other hazardous materials. While potential noise from the dogs within the exterior fenced play area cannot be quantified the subject was discussed during the use Special Permit process with the Zoning Board of Appeals. At that time, the development owner stated that their current location they are situated at the end of a strip mall type retail plaza rather than a free standing building and have had no complaints over the years. They hope to be good neighbors in the proposed location and mentioned the pet service use is subject to a permit renewed annually, allowing for any potential complaints to be addressed.

(h) Human Environment

Proposed Structures		
Structure	Square Footage	Percent of Building
Mixed Use	6,400	100%
Retail	2,492	38.9%
Monument Comp.	1,400	21.9%
Pet Supplies Store	532	8.3%
Grooming	560	8.7%
Kennel	3,908	61.1%
Storage Shed	500	100%

Proposed Lot Coverage		
Coverage Type	Square Footage	Percent of Lot Area
Lot Area	32,364	100%
Buildings	6,900	21.3%
Pavement, Gravel & Other Impervious Surfaces	8,177	25.3%
Total Impervious Surfaces	15,077	46.6%
Open / Landscape Area	17,287	53.4%

No recreational facilities are created by the proposed development to the residents of Lunenburg.

(i) General Impact

The project as proposed reflects little to no environmental impact to the subject lot and surrounding area. The development will provide expand the business tax base of the town while providing an updated building and landscaped site along the Town's commercial / business corridor. Existing stormwater runoff flow patterns have been maintained in the design of the stormwater management system limiting disturbance of existing vegetation while greatly increasing the volume of runoff recharged into the groundwater during each rain event and improving the quality of runoff through the use of Best Management Practices, such as the deep sump hooded catch basin and infiltration basin. Lastly, the reconfigured and reduced curb cut of Electric Ave. and formal parking will ease traffic incidents from cars entering and exiting the property.

REQUESTED WAIVERS

On behalf, of the applicant, 339 Electric Ave. Corporation, we respectfully request the following relief from the "Regulations of the Planning Board of the Town of Lunenburg Governing the Design, Construction and Maintenance of Off-Street Parking and Loading Areas" for the above referenced development.

Section 2.1.2 - Setbacks

- Required: All exterior loading bays shall be between the rear of the building and the rear yard setback line.
- Requested: An exterior loading bay located between the side of the building and side yard setback line due to lot shape limiting available turning movements of vehicles.

Section 2.4.1 - Screening

- Required: All loading bays (areas) and aprons shall be screened from view from abutting properties by twenty-five (25) foot landscaped areas
- Requested: Loading bay (area) and apron be screened from abutting properties by a nine (9) foot landscaped area.

Section 2.5.3 – Driveway and/or Service Road

- Required: The profile gradient of driveways or service roads shall be no steeper than 3% for a distance of at least 50 feet from the nearest edge of an intersecting roadway or drive.

Section 3.3.1 – Curbing, Wheelstops and Islands

Required: Curbing or wheelstops a minimum of 6-inches high and a maximum of 9-inches high shall be provided at all locations where parking spaces abut lawn or landscaped areas and pedestrian areas including aisles and sidewalks.

Requested: A row of landscaping bushes in lieu of curbing or wheelstops between the proposed parking spaces and walkway across the front of the proposed building.

On behalf of the applicant, we feel the proposed development is in harmony with the surrounding area and will seamlessly become part of the Lunenburg's commercial corridor. Please feel free to contact my office should you have any questions or require additional information. We look forward to discussing the application with the Board.

Sincerely,
Goldsmith, Prest & Ringwall, Inc.



Nicholas Pauling, PE

Attached:

- Site Photographs
- Application for Development plan Review (Section 8.4)
w/ fee check #2732
- "Certificate of Granting a Special Permit – per Section 4.6.3.1.k" issued for 339 Electric Ave. by the town of Lunenburg Zoning Board of Appeals, dated April 16, 2009
- Water & Sewage Use Summary table
- Letter of agent Authorization

Attached under separate cover:

- "Commercial Redevelopment – 339 Electric Avenue, Lunenburg, MA" prepared for 339 Electric Ave. Corporation by goldsmith, Prest & Ringwall, Inc. Dated August 2015.
- "Proposed Building" prepared for Leominster Monument by D.R. Poulin Construction, dated 1-16-15, revised 3-5-15.
- "Stormwater Management Report – 339 Electric Ave, Lunenburg, MA" by goldsmith, Prest & Ringwall, Inc. dated August 2015.
- "Long Term Pollution Prevention & Stormwater Operation and Maintenance Plan – 339 Electric Ave., Lunenburg, MA" by Goldsmith, Prest & Ringwall, Inc. Dated August 2015.

SITE PHOTOGRAPHS

Photo 1: Existing parking area and front façade of the existing structure, looking southeasterly. (Former Drive In property beyond trees)



Photo 2: Existing headstone display area looking northwesterly. Existing marker and display light is proposed location of free standing primary sign.



Photo 3: Existing structure and parking relative to abutting Motorsports property from Buttonwood Place and Electric Ave. intersection, looking northwesterly.



Photo 4: Existing structure and parking area view from across Electric Ave. from site entrance to Lakeview Plaza.



Photo 5: Existing slope and vegetation along northern property, common with the Motorsports property, looking into the subject property.



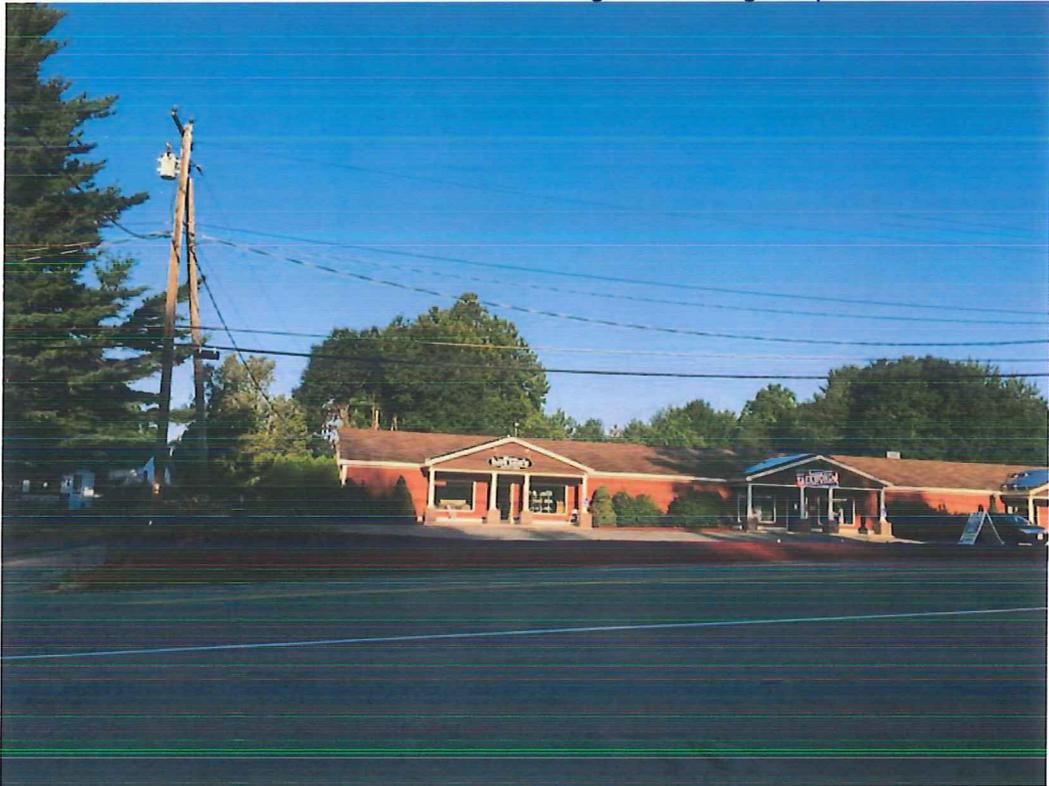
Photo 6: Scrub growth and mature vegetation within the rear portion of the subject property. As point of reference, mature trees in upper right of photo are the existing maple and hemlock trees to be protect as shown on the provided plan set.



Photo 7: Existing scrub growth and mature trees on slope along southern property boundary abutting former drive in.



Photo 8: Existing view of the Lakeview Plaza from existing parking area looking west across Electric Ave. Buttonwood Place shown along the left edge of photo.



Town of Lunenburg

TOWN OFFICE
17 Main Street, P.O. Box 135
Lunenburg, MA 01462-0135



Kathryn M. Herrick, Town Clerk

978-582-4130 Fax 978-582-4148

Office Hours:
Mon., Wed., Thur., 8am-4pm
Tues. 8am-6:30pm, Fri. 8am - 12:30pm

Email: kherrick@lunenburgonline.com

BK 6970 P998 #10684
06-18-2009 @ 03:48p

Date: May 19, 2009

This is to certify that 20 days have elapsed since the Zoning Board of Appeals decision, on the petition submitted by:

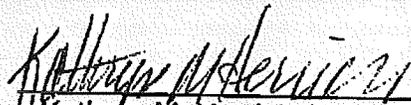
Diane & Kelly Miller
Name or Names of Petitioners

339 Electric Avenue, Lunenburg, MA 01462
Address of property involved

for a **Certificate of Granting a Special Permit**

under Section (s) **4.6.3.1.k.**

of the Protective By- Laws of the Town of Lunenburg, was filed in the Town Clerk's Office and that no appeal has been filed.


Kathryn M. Herrick, Town Clerk



RECEIVED & FILED

APR 22 2009

LUNENBURG TOWN
CLERK OFFICE

THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF LUNENBURG
ZONING BOARD OF APPEALS

April 16, 2009

Certificate of Granting a Special Permit

Special Permit granted to Diane and Kelly Miller, 572 Turnpike Road, Ashby, MA 01431 affecting the rights of the owner with respect to land and buildings located at 339 Electric Avenue, Lunenburg, MA 01462 known as the Leominster Monument Company. Assessors Map 93-55, under the Lunenburg Protective By Law Section 4.6.3.1.k. Recorded in Worcester Northern District Registry of Deeds, Book 6802, Page 311 September 26, 2008, as described in plans submitted with the petition.

The applicants are seeking a Special Permit to operate a dog boarding facility and dog daycare.

The Board of Appeals of the Town of Lunenburg hereby certifies that a Special Permit has been granted pursuant to Protective By-Law of the Town of Lunenburg.

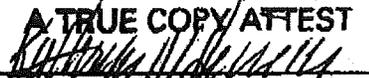
Board Members present: Raymond Beal, Vice-Chairman, James Besarkarski, Alfred Gravelle, Hans Wentrup, and Associate member Sheila Lumi.

And the said Board of Appeals further certifies that the decision attached hereto is a true and correct copy of its decision granting said Special Permit, and that copies of said decision, and all plans referred to in the decision, have been filed with the Planning Board and the Town Clerk.

The Board of Appeals also calls to the attention of the owner or applicant that General Laws, Chapter 40A, Section 11 (last paragraph) provides that no variance or special permit, or any extension, modification or renewal thereof, shall take effect until a copy of the decision bearing the certification of the Town Clerk that twenty days have elapsed after the decision has been filed, that it has been dismissed or denied, is recorded in the Registry of Deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The owner or applicant shall pay the fee for such recording or registering.

DISCUSSION

The applicants Kelly & Diane Miller were seeking a Special Permit to operate a dog boarding facility and day care. They currently operate this type of business in Fitchburg very successfully. Kelly Miller indicated that their plan is to operate a high-end boarding facility with approximately sixty dogs of various varieties. An eight-foot high vinyl fence would surround the outdoor play area and the indoor temperature is climate controlled. Ms. Miller had photographs on display of their current facility, which is approximately 3700 square feet.

A TRUE COPY/ATTEST

Kathryn M. Merrick, Town Clerk

APR 22 2009

LUNENBURG TOWN
CLERK OFFICE

The proposed new facility would be between 5000 to 5500 square feet. The property is currently being used as a monument company and the proposed intent of the property is to remove the existing building and rebuild a new facility for the monument company in the front of the building and the pet business for the pet boarding/daycare business in the rear, as per submitted plans.

Several residents spoke in favor of their "Preppy Pets" business including the manager of the property where they are currently located. The business is located at Bellwood Plaza on the John Fitch Highway in Fitchburg, MA. Several patrons of their business spoke in favor of the petition including Tonya Marshall and Nicole Proctor of Lunenburg, Lisa Mansour of Leominster and Dale Rossbach of New Ipswich, N.H. Several letters in support of the business were submitted with the petition. They each explained that their dogs are well taken care of and very happy at the boarding facility.

John Goguen an abutter to the property was concerned about the times that the dogs would be outdoors. Ms. Miller explained that they let the dogs out in the morning between 6:00 A.M. and 6:30 A.M. The daycare itself opens between 8 and 8:30 A.M. All dogs are indoors by 7:00 P.M. on a daily basis. They have between twenty-five and thirty dogs daily with one employee for ten to twelve dogs. The number does rise during summer vacations and at the holiday seasons. All dogs in the facility must be vaccinated for rabies, distemper and kennel cough, Fallon Animal Clinic in Lunenburg is their preferred veterinarian.

Michael Sauvageau, Building Official clarified the mixed-use question at the property. He explained that because it is located in the commercial district that the mixed use would be allowed. He further explained that the demolition of the existing building and the construction of a new one would require a Development Plan Review from the Lunenburg Planning Board. He thought the proposal would be an improvement to the area and a much needed service for the people of Lunenburg. The Millers wanted to get approval for the new use before they approached the other Town Boards. They also plan to connect to municipal sewer if the petition is approved.

Several Board members had concerns with regard to noise and the residential abutters in the area, particularly on Buttonwood Place. Alfred Gravelle asked "How can you assure us that there will be no complaints?" Ms. Miller indicated that when they sought a Special permit from the City of Fitchburg, the permit was good for one year and subject to an annual review. They had no complaints with the current location and hope to be good neighbors in Lunenburg. Michael Sauvageau, Building Official said that any complaints about the business would be directed to his department and he would take appropriate action.

Kelly Miller explained that the franchise "Preppy Pets" outlined a business plan for them and said that the floor area of the proposed building could comfortably handle seventy-five dogs but they are seeking approval for sixty dogs and fifteen cats.

MOTION

After due deliberation James Besarkarski made a motion to grant the Special Permit based on the finding that the that the proposed use will not be substantially more detrimental to the neighborhood with the following conditions:

The applicants are subject to a site plan review process.

An annual review for compliance must be maintained after one year of the facility opening.

The number of dogs is limited to sixty and the number of cats is limited to fifteen.

The hours of operation are limited to 7:00 A.M. to 6:45 P.M. Monday through Friday, Saturday 8:00 A.M. to 1:00 P.M. and Sundays 1:00 P.M. to 4:00 P.M.

Sheila Lumi seconded the motion.

A TRUE COPY ATTEST
Kathryn M. Herrick, Town Clerk

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APR 22 2009

LUNENBURG TOWN
CLERK OFFICE

And the said Board of Appeals further certifies that the decision attached hereto is a true and correct copy of its decision granting said Special Permit, and that copies of said decision, and all plans referred to in the decision, have been filed with the Planning Board and the Town Clerk.

FINDINGS

In granting a Special Permit, the Board of Appeals found that the proposed use:

- a. Will not be injurious or dangerous to the public health, or unduly hazardous because of traffic congestion, danger of fire or explosion, or other reasons.
- b. Will not have a material adverse effect on the value of land and buildings in the neighborhood or on the amenities of the neighborhood.
- c. Will be operated with reasonable regard for order and sightliness.
- d. Will not produce noise, vibration, smoke, dust, odor, heat or glare observable at the lot lines in amounts clearly detrimental to the normal use of adjacent property.

The Special Permit is subject to a periodic review by the permit granting authority (Zoning Board) or the Enforcement Officer, to insure compliance with the enumerated conditions. Non-compliance to these conditions may result in revocation of this permit.

The granting of the Special Permit shall inure to the benefit of the applicants Diane & Kelly Miller and shall cease in the event the business is sold or sublet to another party.

After closing the discussion, the Board acting in its capacity as the Special Permit Granting Authority, granted the Special Permit with the above members present and voting as follows with respect to the issuance of the Special Permit dimensional variation.

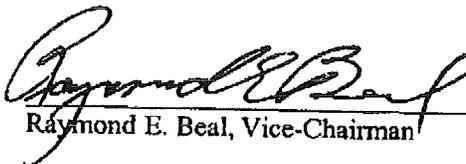
VOTE

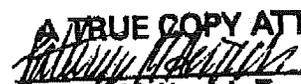
- Raymond Beal voted in favor of granting the Special Permit.
- Alfred Gravelle voted in favor of granting the Special Permit.
- James Besarkarski voted in favor of granting the Special Permit
- Hans Wentrup voted in favor of granting the Special Permit.
- Sheila Lumi voted in favor of granting the Special Permit

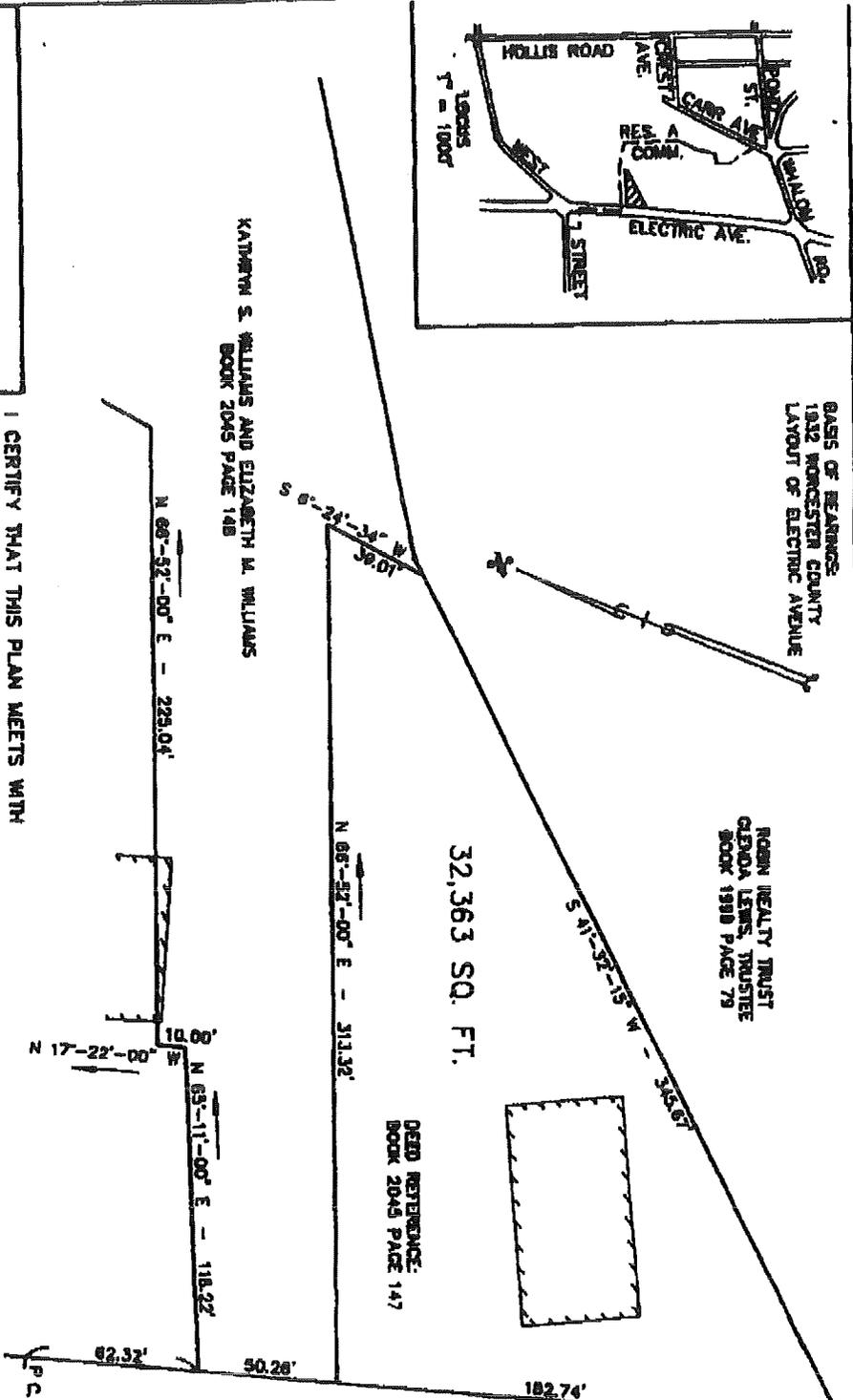
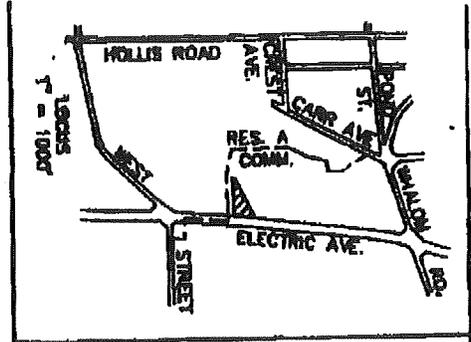
In making this determination, the Board specifically found that the granting of this Special Permit would not contravene the purpose of the Protective Bylaws or the provisions of Chapter 40A of the Massachusetts General Laws.

Voted and executed,

Lunenburg Zoning Board of Appeals
Special Permit Granting Authority


Raymond E. Beal, Vice-Chairman _____ Date

A TRUE COPY ATTEST

Kathryn M. Herrick, Town Clerk



KATHRYN S. WILLIAMS AND ELIZABETH M. WILLIAMS
BOOK 2045 PAGE 148

BASIS OF BEARINGS:
1832 WORCESTER COUNTY
LAYOUT OF ELECTRIC AVENUE

ROBIN REALTY TRUST
ALDOA LEWIS, TRUSTEE
BOOK 1988 PAGE 79

DEED REFERENCE:
BOOK 2045 PAGE 147

ELECTRIC AVENUE - ROUTE 13

PUBLIC - 60' WIDE
WORCESTER COUNTY LAYOUT OF 1832

LAND IN LUNENBURG, MASS.

OWNED BY

WATER STREET HOWDY, INC.

JANUARY 10, 1994



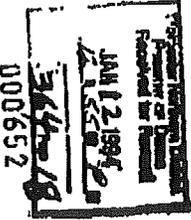
WHITMAN & BINGHAM ASSOC - REG. ENGINEERS & SURVEYORS
305 WHITNEY STREET - LEONISTERS, MASS. 01453
16-C-263A



1/10/94

I CERTIFY THAT THIS PLAN MEETS WITH
REGULATIONS OF REGISTERS OF DEEDS
LUNENBURG PLANNING BOARD
APPROVE UNDER THE SUBDIVISION CONTROL
LAW NOT REQUIRED
DATE 1/10/94

R. P. [Signature]
[Signature]



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APR 22 2009

LUNENBURG TOWN
CLERK OFFICE

TRUE COPY ATTEST
[Signature]
M. Merrick, Town Clerk

ATTEST: NO. WORC. REGISTRY OF DEEDS
KATHLEEN REYNOLDS DAIGNEAULT, REGISTER

ATTEST: NO. WORC. REGISTRY OF DEEDS
KATHLEEN REYNOLDS DAIGNEAULT, REGISTER

Water & Sewage Use Summary Table

339 Electric Ave.
Lunenburg, MA
Project No. 091058

Leominster Monument Company, 339 Electric Ave., Lunenburg, MA

* - data provided from properties water use invoices by the Lunenburg Water Department

Date	Reading	Period (days)	Usage	
			CF	Gal/Day
4/1/2015	3600			
		90	0	0.0
1/1/2015	3600			
		92	200	16.3
10/1/2014	3400			
		92	100	8.1
7/1/2014	3300			
		91	100	8.2
4/1/2014	3200			
		90	100	8.3
1/1/2014	3100			
		92	0	0.0
10/1/2013	3100			
		92	200	16.3
7/1/2013	2900			
		91	100	8.2
4/1/2013	2800			
		90	100	8.3
1/1/2013	2700			
		92	100	8.1
10/1/2012	2600			
		92	200	16.3
7/1/2012	2400			
		91	200	16.4
4/1/2012	2200			
		91	100	8.2
1/1/2012	2100			
		92	100	8.1
10/1/2011	2000			
Average Daily Flow (gal/day):				9.4

Pretty Pet Suites (w/ grooming services), 147 John Fitch Highway, Fitchburg, MA

* - data provided from properties water use invoices by the Firtchburg Water Department

Date	Reading	Period (days)	Usage	
			CF	Gal/Day
6/1/2015	272			
		32	2,000	468
4/30/2015	252			
		30	2,100	524
3/31/2015	231			

Date	Reading	Period (days)	CF	Usage Gal/Day
		29	1,700	438
3/2/2015	214			
		27	1,600	443
2/3/2015	198			
		32	2,800	655
1/2/2015	170			
		32	2,400	561
12/1/2014	146			
		31	1,500	362
10/31/2014	131			
		30	1,600	399
10/1/2014	115			
		33	1,900	431
8/29/2014	96			
		28	1,800	481
8/1/2014	78			
		32	2,000	468
6/30/2014	58			
		28	1,700	454
6/2/2014	41			
		32	1,600	374
5/1/2014	25			
		31	1,500	362
3/31/2014	10			
		21	1,000	356
3/10/2014	1,083			
		38	1,600	315
1/31/2014	1,067			
		29	1,100	284
1/2/2014	1,056			
		30	1,200	299
12/3/2013	1,044			
		32	1,400	327
11/1/2013	1,030			
		29	1,200	310
10/3/2013	1,018			
		35	1,400	299
8/29/2013	1,004			
		30	1,900	474
7/30/2013	985			
		29	1,900	490
7/1/2013	966			
		28	1,400	374
6/3/2013	952			
		33	1,600	363
5/1/2013	936			
		30	1,300	324
4/1/2013	923			
		31	1,100	265
3/1/2013	912			
		25	900	269
2/4/2013	903			
		33	1,200	272

Date	Reading	Period (days)	Usage	
			CF	Gal/Day
1/2/2013	891			
		30	1,100	274
12/3/2012	880			
		32	1,200	281
11/1/2012	868			
		31	1,200	290
10/1/2012	856			
		27	1,100	305
9/4/2012	845			
		34	2,000	440
8/1/2012	825			
		30	1,900	474
7/2/2012	806			
		31	1,500	362
6/1/2012	791			
		30	1,200	299
5/2/2012	779			
		29	1,300	335
4/3/2012	766			
		29	1,100	284
3/5/2012	755			
		32	1,400	327
2/2/2012	741			
		30	1,000	249
1/3/2012	731			
		91	3,300	271
10/4/2011	698			
		91	4,500	370
7/5/2011	653			
		99	4,700	355
3/28/2011	606			
		83	3,000	270
1/4/2011	576			
		95	3,900	307
10/1/2010	537			
Average Daily Flow (gal/day):				359.1

Total Mixed Use Average Daily Flow (gal/day)	368.4
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Leominster Monument Company
339 Electric Avenue, Lunenburg, MA 01462
LeominsterMonument.com 978.345.8263

July 27, 2015

Subject: 339 Electric Avenue, Lunenburg, MA
Tax Map 93, Parcel 55

To Whom It May Concern:

Under the authority granted to me by Corporate Vote (Worcester North registry of Deeds Book 7591, Page 250), I hereby authorize Goldsmith, Prest & Ringwall, Inc., 39 Main Street, Suite 301, Ayer, MA, 978.772.1590, to act as my agent in administrative and civil engineering matters pertaining to the proposed Commercial Development at the subject site. This authorization covers the execution of application forms, presentation of plans and designs, and communication with involved parties.

Respectfully,
339 Electric Ave Corporation

Charles H. Miller

Charles H. Miller, President
339 Electric Avenue
Lunenburg, Ma 01462

Copy: Goldsmith, Prest & Ringwall, Inc.
file