

# **LUNENBURG PLANNING BOARD**

## **TOWN OF LUNENBURG**

Emerick R. Bakaysa, Chair  
Joanna L. Bilotta-Simeone, Vice-Chair  
Thomas W. Bodkin, Jr., Clk.  
Nathan J. Lockwood, Mbr.  
Marion M. Benson, Planning Director



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NOTICE OF MEETING  
Monday, February 11, 2013 – 6:30 PM  
Town Hall, 17 Main Street  
Lunenburg, MA

### AGENDA

1. ROLL CALL
2. BOARD VACANCY INTERVIEWS:
  - 6:30 PM- Robert Elder
  - 6:45 PM- Damon McQuaid
  - 7:00 PM- Matthew Allison
3. ANR- Heli Kokk, Trustee of Kokk Family Realty Trust,  
552 West Townsend Road
4. PLAN ENDORSEMENT  
ANR- 20 Fire Road #19- lot division
5. MINUTES APPROVAL:
  - 10-15-12 Executive
  - 1-14-13
  - 1-17-13
  - 1-17-13 Executive
  - 1-30-13 Aro Estates Public Hearing
6. COMMITTEE REPORTS:
  - MJTC
  - MRPC
  - School Reconfiguration Committee
  - Capital Planning Committee
7. OLD BUSINESS:
  - APR (Agricultural Preservation Restriction) Applications-  
Status
    - a. *Mario Lanni, Lanni Orchards, 294 Chase Rd*
    - b. *Daniel & Kathleen M. Pierce, Pierce Farm, 490 Chase Rd*
    - c. *Workshop*
8. PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:  
DEVELOPMENT STATUS REPORTS-
  - MRPC
    - a. *Economic Development Element of the Master Plan*
    - b. *Request for Service Delivery (RSD)*
    - c. *District Local Technical Assistance Program (DLTA)*
    - d. *Priority Development/Preservation Areas*
  - Certificate of Compliance – 2012 – Smart Growth Zoning District
    - Aro Estates, Howard Street
      - a. *Public Hearing Continuation*
      - b. *Layout Plan Availability*
    - New England Farms
      - a. *Status- Tennessee Gas Requirements*
    - Emerald Place at Lake Whalom
      - a. *Weekly Update*
    - Tri Town Landing, Youngs Road
      - a. *Weekly Update*
      - b. *Site Visit Report/Rough Pipe Inspection/2<sup>nd</sup> floor*
      - c. *Report in Compliance w/Section 1406.3 building code*
    - News Article
  - 9. NOTICES & COMMUNICATIONS

10. MEETING SCHEDULE:

Feb 13 – Aro Estates Public Hearing (Cont'd), Town Hall

Feb 25 – Planning Board Meeting, Town Hall

Public Hearing, ATT, 2005 Mass Ave

a. *Addition of antennas*

Public Hearing, ATT, 9 Chase Road

a. *Addition of antennas*

Public Hearing, 35 Leominster Road

a. *Special Permit/Sawmill Operation/Zoning Bylaw  
Section 4.2.3.4.*

11. MEMBER ISSUES:

Discussion for Options of Use for any Town Acquired  
Property

12. BOARD COMMENT

13. PUBLIC COMMENT

14. EXECUTIVE SESSION: In accordance with M.G.L.  
Chapter 39, §23B(3) for the purpose of discussing strategy  
with respect to collective bargaining or litigation if an open  
meeting may have a detrimental effect on the government's  
bargaining or litigation position.

15. ADJOURNMENT