

# **LUNENBURG PLANNING BOARD**

## **TOWN OF LUNENBURG**

Joanna L. Bilotta-Simeone, Chair  
Nathan J. Lockwood, Vice-Chair  
Damon McQuaid, Clk.  
Emerick R. Bakaysa, Mbr.  
Matthew Allison, Mbr.  
Marion M. Benson, Planning Director



Tel: (978) 582-4147 ext 5  
Fax: (978) 582-4353  
960 Massachusetts Avenue  
Lunenburg, MA 01462

NOTICE OF MEETING  
Monday, August 12, 2013 – 6:30 PM  
Town Hall, 17 Main Street  
Lunenburg, MA

### **AGENDA**

#### 1. ROLL CALL

#### 2. MINUTES APPROVAL: 7-22-13

#### 3. APPOINTMENTS:

6:45 PM- Highfield Village, Mass Ave-  
Mr. Oldfield & Mr. Godfrey  
7:15 PM- ANR- 1401/1417 Mass Ave-  
Town Manager

#### 4. COMMITTEE REPORTS:

MJTC, *Matthew Allison*  
MRPC, *Joanna Bilotta-Simeone*  
School Building Cmte, *Nathan Lockwood*  
Building Reuse Cmte, *Damon McQuaid*  
Capital Planning Cmte, *Marion Benson*

#### 5. OLD BUSINESS:

Planning Board Goals

#### 6. PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:

DEVELOPMENT STATUS REPORTS-  
300 W Holman & 300 Holman St, Sandra Lane, Trustee-  
*MGL Ch 61B, Right of First Refusal*  
Public Document Access via Internet  
MRPC- *Master Planning status*  
Force Corp, 305 Leominster-Shirley Rd-  
*application for retail lumber business*  
Ryan & Amy Lazaro, 617 Leominster Rd-  
*application for driveway permit under MGL Ch 40, §15c*  
*(Scenic Road Act)*  
Citizen Survey- *update*  
White Tail Crossing, Burrage St- *as built status*  
Stone Farm Estates- *no report*

Highfield Village, Mass Ave-

*Extension Request- Chronological Order*

New England Farms, Leo Shirley Rd- *update (verbal)*

Emerald Place at Lake Whalom, Lakefront-

*Interior road & crosswalks (verbal)*

*9-23-13 w/Board*

*street number changes w/condo reconfiguration*  
*weekly update*

Tri Town Landing, Youngs Road-

*40R & 40S*

Asian Imperial, Electric Ave-

*replacement of chain fence w/reflectors*

Whites Woods Ph. III, White Street- *no report*

Medical Marijuana Clinic-

*Discussion*

*planned location*

*area status & data info*

#### **7. ACTION FILE**

Notices & Communications:

*Town Clerk's Memo, Posting of Meetings*

*Abutting cities/towns*

*ZBA Granting of Special Permit-*

*321 Whalom Rd*

*5 Spring St*

*178 Peninsula Dr*

*ZBA Public Hearing, 29 Pine Acres Rd*

301 CMR 11.00 – MEPA Regulations

Fee Schedule- *update*

Fin Com Liaisons

Tri Town Landing, Youngs Rd- *fence placement report*

Whalom Road LLC/Lunenburg Village-

*continuance of ZBA Hearing*

Hazard Mitigation Plan Update

Lunenburg School Plan- *news article*

8. MEETING SCHEDULE:

August 26 – 6:30 PM, Ritter Memorial Building  
September 9 – 6:30 PM, Town Hall  
September 23 – 6:30 PM, Ritter Memorial Building,  
Appt w/Emerald Place

9. MEMBER ISSUES:

Town Land Acquisition for Town Beach  
Requested pdf's, *current status*

10. BOARD COMMENT

11. PLANNING DIRECTOR COMMENT

Update of Rules and Regulations Governing the  
Subdivision of Land  
Update of Rules and Regulations for Telecommunication  
and Cellular Towers

12. PUBLIC COMMENT

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

14. ADJOURNMENT

Agenda/2013/08.12.13