

# **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



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960 Massachusetts Avenue  
Lunenburg, MA 01462

### NOTICE OF MEETING

Monday, September 23, 2013 – 6:30 PM  
Ritter Memorial Building, 960 Massachusetts Avenue  
Lunenburg, MA

### AGENDA

1. ROLL CALL

2. 6:45 PM- Emerald Place at Lake Whalom  
*Real Estate Market update*  
*Future Modifications?*

3. INFORMATION MEETING-  
8 PM – Force Corp., 305 Leominster Shirley Rd

4. 9:00 PM- ANR-  
419 Sunny Hill Road, William Drumm & Susan Drumm

5. MINUTES APPROVAL: 9-9-13

6. COMMITTEE REPORTS:

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

7. OLD BUSINESS:

Planning Board Goals- *Board member updates*

8. PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:

DEVELOPMENT STATUS REPORTS-  
Stone Farm Estates- *verbal update*  
Highfield Village, Mass Ave- *verbal update*  
New England Farms, Leo Shirley Rd- *weekly update*  
Emerald Place at Lake Whalom, Lakefront- *see above appointment*  
Tri Town Landing, Youngs Road- *verbal report*  
Whalom Road LLC/Lunenburg Village- *no report*  
Whites Woods Ph. III, White Street- *sign Mylar*  
Medical Marijuana Clinic- *no report*

9. ACTION FILE

*Citizen Survey- verbal update*  
Rules and Regulations Governing the Subdivision of Land

10. MEETING SCHEDULE:

September 24 – 6:00 PM,  
Executive Session w/Select Board,  
Conservation Commission, and Open Space Cmte  
October 7- 6:30 PM, Ritter Memorial Building, MRPC Appt  
October 28- 6:30 PM, Ritter Memorial Building

11. MEMBER ISSUES:

12. BOARD COMMENT

13. PLANNING DIRECTOR COMMENT

14. PUBLIC COMMENT

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

16. ADJOURNMENT

Agenda/2013/09.23.13