

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

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



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Workshop Minutes
Master Planning
January 19, 2011

Meeting Posted: Yes

Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA 01462

Time: 6:30 PM

ROLL CALL: Emerick R. Bakaysa, Joanna L. Bilotta, Thomas W. Bodkin Jr., Marion M. Benson

Absent: Robert J. Saiia, Nathan J. Lockwood

Attendee: Select Board Chair, Paula Bertram

MINUTES: Signed 11-15-10, Motion, Ms. Bilotta, Second, Mr. Lockwood, Motion passed.

Chair opened the workshop by listing the areas of concern for updates to the Master Plan. The list consists of the Center Plan, Summer Street, Industrial and Commercial Leominster Shirley Road Area, Housing Stock, Economic Development, and Recreational Facilities.

Discussion was that a study of the future of the Center should take place regarding the physical outline, type of development and historical element.

Discussions regarding Economic Development focused on what the Town can offer applicants. Also of interest is where Retail Commercial can grow. Question posed pertaining to whether an Industrial/Commercial Overlay District be formed for more economic development options. It was suggested that development brochures addressing local attributes of Lunenburg be created. High speed fiber optics connections along Route 2A should assist in defining possible commercial ventures.

The Facilities Element was discussed regarding the high school's future. All reports to present is lack of process in decision making pertaining to State demand for study of regionalization.

Recreation discussion was based on the need in the Whalom area. There are needs for future fields and facilities. Chair recommends a plan increasing the lake beach area be presented to local developers requesting that they work with the Town in designing an area that would serve the Town and the development. Chair will make the contact for discussion. Consensus was the Board of Selectmen be involved.

Summer Street's status was discussed. There have been meetings with Vanasse Hangen Brustlin Inc. between Lunenburg, Fitchburg and Leominster to re-design the street to be a safe roadway and to ensure the design gives the opportunity for economic growth. Presently the need is for design monies. More information will be secured from the Town Manager.

Director recommended to the Planning Board that Summer Street, which comes under the Circulation Element, and needs of the Whalom area be placed under the Land Use Element and Open Space Element and be the first consideration in updating the Master Plan.

Motion to Adjourn, Ms. Bilotta, Second, Mr. Bodkin Jr.

Minutes/2011/1-19-11 MP workshop