

# ***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  
March 30, 2011

Meeting Posted: Yes  
Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA 01462  
Time: 6:30 PM

## **ROLL CALL:**

**Present:** Emerick R. Bakaysa, Nathan J. Lockwood, Robert J. Saiia, Marion M. Benson

**Absent:** Joanne Bilotta, Thomas Bodkin Jr.

**Minutes:** Signed 1-19-11 and 2-16-11.

## **Discussions:**

**Overlay District:** Director presented cut sheets on Overlay Districts from Massachusetts Land Use and Planning Law written by Mark Bobrowski. Part of the discussion concerned a population shift to the Whalom area and enhancements to the residents in that area.

**Summer Street:** Director reported on meeting with MRPC. Each community was given a set of maps entitled Summer Street Zoning Map, Summer Street Zoning Map Target Area, Summer Street Land Use Map, and Summer Street Land Use Map Target Area, along with a Scope of Services & Schedule. Director read Scope of Services & Schedule and will e-mail material tomorrow. Chair noted that clarification was needed of the Scope of Services & Schedule. Board "brainstormed" ideas concerning the purposes and amenities that relate their vision for the Town. Board envisions detailed planning to encourage a center-like street scene that would include shops and services with possible second floor space for offices, etc. Chair appointed a sub-committee consisting of Nathan Lockwood, Joanne Bilotta and himself to design area. Director is to seek status of workshop meetings and locate local artist who has done past work in Town.

**Center Planning:** Board started their discussion on location of Center. "Where is the ideal center and what should it include?" Discussion ensued and included the following as part of the Center: educational hub, administrative services, church, historical society, library, teen center, Eagle House, proposed senior residential area, Parish House, Marshall Park, Harley House, gazebo, and retail commercial area. Issues noted as follows: future of high school (including re-use, if necessary), parking, walkability, accessibility, sidewalks, and bike paths. A list to be generated by Mr. Lockwood will be an attachment to these minutes.

**Input:** Board discussed once the initial work is done and compiled into a report, the Town Boards and interested citizens will be invited for further input.

**Next Agenda:** Continuation of Summer Street and Center Planning.

Motion to adjourn: Mr. Lockwood, Second, Mr. Saiia, adjournment 8:30 PM.

Minutes/2011/3-30-11 MP workshop