

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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Minutes
February 22, 2010

Meeting Posted: Yes

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

Time: 6:50 PM (following Public Hearing)

ROLL CALL: Emerick R. Bakaysa, Joanna L. Bilotta, Thomas W. Bodkin Jr., Robert J. Saiia, Nathan J. Lockwood, Marion M. Benson

PUBLIC HEARING

UNITED SOLUTIONS, 198 SUMMER STREET: See separate minutes.

198 Summer Street, United Solutions- Ms. Bilotta made Motion to approve Special Permit and Development Plan Review as read into record at Public Hearing, Second, Mr. Saiia, roll call vote- Mr. Lockwood, aye, Mr. Saiia, aye, Ms. Bilotta, aye, Mr. Bakaysa, aye, Mr. Bodkin Jr., aye.

MINUTES – APPROVAL: Signed 2/8/10, Motion, Ms. Bilotta, Second, Mr. Saiia, Motion passed.

COMMITTEE REPORTS:

Capital Planning Committee- Director reported final prioritization meeting scheduled for February 23, 2010.

MJTC- No report. Noted Mr. Saiia's newspaper article for MJTC regarding wages.

MRPC, Trail Inventory Report- Booklet presented.

PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:

274 Prospect Street- Whitman & Bingham requested zoning clarification. Address located in the Whalom Overlay District.

Ethics Commission- Select Board's vote postponed due to inclement weather.

Green Community Task Force- Director reported the Task Force was deliberating on the five points to gain Green Community Status. One issue is the Stretch Code and the other was concerning the reduction of use of energy mandate.

May 2010 Annual Town Meeting- Director presented data on proposed change in the Frontage Bylaw. Members were asked to review. It is also in legal review. One question to be answered is the measurement of the inside and the outside of the arc. Two other articles to be presented are update of Town Map showing new water protection zone outlined by the Department of Environmental Protection (DEP), and bringing Section 4.2.1.1.b) into agreement with Section 5.0. regarding Outlying District dimensions.

MRPC, Energy Advisory Commission- Director reported on meeting's organization and hiring of consultants.

Peer Reviewers- Director reported discussions with Mr. Fred Hamway for civil engineering review services. Mr. Hamway's credentials were noted. Director to meet with him to discuss procedures.

Budget- Director reported on Planning Department's budget. Full budget will be presented by Town Manager to the Board of Selectmen and Finance Committee on February 23rd. Noted two large items were cut from Planning budget- Master Planning and Consultant. Procedure was that that the Town Manager looked at each department's past budget and adjusted accordingly. Director noted that Budget is the Town Manager's Budget. Members expressed concern over non-involvement in the budget and lack of sufficient funds.

Other-

Director reported there is no Building Code or Board of Health Regulations mandating number of persons allowed per bedroom. Based on livability of the apartment size- one bedroom, 2 persons; 2 bedrooms, 4 persons; 3 bedrooms, 6 persons.

Padula-Powell lot taken out of Chapter.

Update of Eagle Heights project noted favorable response. Issue is in lieu of tax dollars in agreement.

Noted was Sewer Commission's placement of pump station for Highfield Village.

DEVELOPMENT STATUS REPORTS:

Emerald Place at Lake Whalom- Weekly progress reports note on-site work; report on file in Planning Office

Stone Farm- Weekly reports note continuing work on finishing units; report on file in Planning Office.

Tri Town Landing- Weekly reports note site work beginning, water flow test passed. Water to come from Fitchburg and meters to be read by Fitchburg; but billed through Lunenburg. Line will be private; Town Manager to put together agreement prior to issuance of Certificate of Occupancy. Fire hydrants will meet Water District and Fire Chief's specifications. Fire Plan will be re-designed with a change in pipe. Maintenance schedule to be approved by Fire Chief.

UNFINISHED BUSINESS:

See above Planning Director's Reports and Development Status Reports.

MEMBER DATA AND ISSUES: Process and Procedures.

ADJOURNMENT: Motion, Mr. Bodkin Jr., Second, Mr. Lockwood, adjourned 9:15 PM.