

EBB

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



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

JLB
RS
MS

Minutes Executive Session March 22, 2010

Time: 9:20 PM

Vote to open Executive Session, Motion, Ms. Bilotta, Second, Mr. Bodkin Jr., Roll call vote, Mr. Bodkin Jr., aye; Ms. Bilotta, aye; Mr. Lockwood, aye; Mr. Bakaysa aye.

Absent: Mr. Saiia

Town Counsel Attorney Brian Winner remained for the Executive Session. Discussion ensued. Noted was plan presented by the Applicant. It was determined that it was, in essence, the same plan divided by phases with two entrances. The plan was for 40,000 square foot lots and four-bedroom houses.

Topics of discussion were:

- Cost of litigation and settlement would defuse that aspect.
- Allowing the time for a judgment by the court to take place.
- Presently § 5.6. of the Lunenburg Zoning Bylaw is still valid.
- Different scenarios for design change and number of units.
- Legal opinion if change of original plan breaks the grandfathering factor; if so is 80,000 square feet required.

After discussions, Chair noted that the Board should think about all aspects of the presentation and convene at a later date for a meeting with the Board, Town Counsel, Reviewing Engineer, and Planning Director to determine a response to the Applicant. Notice of a meeting will be forthcoming.

Chair requested a Motion to adjourn Executive Session, Motion, Mr. Bodkin Jr., Second, Mr. Lockwood, Roll Call Vote, Mr. Bakaysa, aye, Mr. Bodkin Jr., aye, Mr. Lockwood, aye.

Ms. Bilotta left Executive Session at 10:00.