

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
August 9, 2010

Meeting Posted: Yes
Place: Town Hall, 17 Main Street, Lunenburg, MA 01462
Time: following Public Hearing Continuation

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

PUBLIC HEARING (cont'd), Emerald Place at Lake Whalom- See separate minutes.

Chair called general session to order at 8:05 PM.

Chair called for discussion by Board members on the Modification request for Emerald Place at Lake Whalom.

Chair stated from his perspective, the Modification was in compliance and the Planning Board should move forward with approval.

Mr. Bodkin quoted Section 4.12.1.1. of the bylaw which states the purpose of the Lake Whalom Overlay District. He was not trying to rekindle controversy, but felt that moving units from Parcel B to Parcel A would impact traffic. Also, the property history has not been taken into consideration other than in the street names. The original plan called for a clubhouse on the lakefront, instead, now there will be 12 units. From a historical perspective, the clubhouse is the last reference point. The decision the Board makes tonight will have a lasting effect on the shoreline. Future traffic density is unknown; not knowing what will be placed on the commercial parcel. Mr. Bodkin Jr. encouraged the Board members not to approve the Modification.

Mr. Saiia questioned Mr. Bodkin Jr. if he felt traffic impact would be more than when amusement park was open. Mr. Bodkin Jr. felt the Board should stay with the original approved plan.

Chair disagreed. The only way the traffic was an impact, was that it would take a different route. Density would not change. He reminded the Board the Lunenburg citizens had not wanted a large building on Parcel B. The developer has relocated units from Parcel B to Parcels A and C.

Mr. Lockwood felt the engineering changes were positive. He agrees with Mr. Bodkin Jr. that development of the commercial parcel will probably bring a net increase in traffic, but will be subject to a traffic study at the time of development. The developer shouldn't be penalized for lack of historical character, i.e., clubhouse, after the developer has made substantial investment in the property. .

Chair noted the 2006 Findings noted kiosks or other memorabilia associated with the Park located within the development or along the lakefront. There is also, adjacent to Parcel B, a vacant parcel in Leominster. He would prefer to see the Lunenburg parcel developed to benefit the tax base and the citizens of Lunenburg, vs. development of the Leominster parcel which Lunenburg will have no control over.

Mr. Bodkin Jr. feels the Board has a chance to guide the process the correct way and needs to envision 15 years from now. He thinks 12 villas are shortsighted in terms of the overall project. He also inquired as to status of joint Planning Board and Board of Selectmen meeting relative to the waterfront. Chair responded that is under Board of Selectmen jurisdiction.

Ms. Bilotta thanked the developer for the 2% purchase price discount that will be offered to returning veterans and those purchasing the over 55 units. She was in agreement with Mr. Bodkin Jr. in preferring a clubhouse instead of villas, but also felt that, legally, Mr. Bodkin Jr. may not be correct in disapproving the Modification based on the criteria he voiced.

Mr. Bodkin Jr. thought it would be beneficial for him to view a rendering. Mr. Crossen responded that the villa height was lower than a clubhouse. The developer has tried to incorporate feedback from every level; the Pierce Avenue constituency, acquiring the Newman parcel, and lowering of the 55 foot height of garden-style units.

Chair made Motion to approve the Modification as submitted. Second, Mr. Saiia. Roll Call Vote- Mr. Bodkin Jr., nay, Ms. Bilotta, aye, Mr. Lockwood, aye, Mr. Saiia, aye, Mr. Bakaysa, aye. Vote passed 4 to 1.

PLAN SIGNATURES: Town of Lunenburg, 1079 Massachusetts Avenue (Jones House)- Approved by Planning Board. Comments as follows- Building Official- conforms to 5.1.6.1.; Assessor's Office- Map 060, Parcel 055, 55 acres, Book 1586, Page 79, Chapter Lane N/A, State Use 934 (Improved-Education), (mailing address 42 Main Street); Conservation Commission- no issues; Board of Health- no concerns. Minutes from 7-12-10 note that under Protective Bylaw of the Town of Lunenburg, Section 5.1.6.1. Town has option to divide land from original lot when taken for public purposes. Under Chapter 40A, MGL, land used for public purposes and owned by the Town is exempt from zoning. Vote taken, 5 votes affirmative- Plan signed.

MINUTES – APPROVAL: 7-12-10, Public Hearing Emerald Place at Lake Whalom 7-26-10, 7-26-10, Executive 7-12-10, MINUTES Tabled TO NEXT MEETING.

DEVELOPMENT STATUS REPORTS:

Emerald Place at Lake Whalom- Status noted that all areas are in compliance. Fire Specialist Engineer is working with Designing Fire Specialist Engineer in conjunction with the Fire Department.

Tri Town Landing- Status noted that all areas are in compliance. Fire Specialist Engineer is working with the Designing Fire Specialist Engineer in conjunction with the Fire Department. .

Highfield Village- Applicant's letter requesting extension was read. Discussion: Mr. Bodkin Jr. requested more information. Director explained that the developer was working with the Sewer Commission's request to design new sewer plan that would eliminate a pump station. This request would involve a new design. The new design would be reviewed by the Sewer Commission's reviewing engineer. These steps would take time. Select Board Chair Ms. Bertram noted the new location of the line would allow sewer to be brought to Maple Parkway. The question was posed about what would happen if the extension was not approved. Noted was the possibility that the applicant might have to resubmit. Chair requested Director seek a written support for this extension by the Sewer Commission. Request was tabled until next meeting.

Master Planning- Board decision was to hold a workshop meeting on an alternate Monday night starting in September.

DATA INFORMATION: Tabled to next meeting.

EXECUTIVE SESSION: Executive Session called by Chair. Motion to enter into Executive Session, not to return to general session for purpose of reviewing confidential litigation data, Second, Mr. Saiia, Roll Call Vote- Mr. Bodkin Jr., aye, Ms. Bilotta, aye, Mr. Bakaysa, aye, Mr. Saiia, aye, Mr. Lockwood, aye.

ADJOURNMENT: 9:15 PM