

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

Minutes
September 13, 2010

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, Robert J. Saiia, Thomas W. Bodkin Jr., Nathan J. Lockwood, Marion M. Benson

APPOINTMENT:

Lunenburg Pet Care Center, Electric Avenue- Planning Office received notice from the project's designing engineer that the presentation for the above project would be cancelled for undetermined reasons. Director also cancelled the "Tech" meeting scheduled for September 14th.

ANR- 1070 Northfield Road- Plan presented for Camille LeBlanc, 1070 Northfield Road. Accepted for review.

MINUTES – APPROVAL: Signed 7-12-10, Motion, Ms. Bilotta, Second, Mr. Lockwood; 7-26-10, Motion, Ms. Bilotta, Second, Mr. Lockwood; 8-9-10, Motion, Ms. Bilotta, Second, Mr. Lockwood; Pubic Hearing Emerald Place at Lake Whalom 7-26-10, Motion, Ms. Bilotta, Second, Mr. Lockwood; Public Hearing Emerald Place at Lake Whalom 8-9-10, Motion, Ms. Bilotta, Second, Mr. Lockwood; Executive 7-12-10, Motion, Ms. Bilotta, Second, Mr. Bodkin Jr., Executive 8-9-10, Motion, Ms. Bilotta, Second, Mr. Bodkin Jr.

NOTICES and COMMUNICATIONS:

Zoning Board of Appeals- Director noted hearing for Fitchburg Marine for relocation from 27 to 39 Massachusetts Avenue.

Conservation Commission- Director noted Order of Conditions for 11 Beachview Road, 64 Maple Parkway, 717 Reservoir Road, 4 Sunset Lane, 540 Northfield Road, 82 Peninsula Drive, 340 Lancaster Avenue and 26 Spring Street. Noted Determination of Applicability for 40 Fire Road 12, 10 Sunset Avenue, F&L Right of Way, 47 Cliffview Terrace and 312 Townsend Harbor Road. Noted Extension Permit for Order of Conditions for 340 Lancaster Avenue, Lake Shirley and 331 R. Burrage Street.

Building Permits- Noted for 406 Northfield Road and 626 Reservoir Road.

COMMITTEE REPORTS:

MJTC- Noted 7-21-10 minutes. No report.

MRPC- Noted correspondence re solicitation for projects – JARC (Job Access Reverse Commute) and new Freedom Programs. Noted correspondence re Draft FFY 2011-2014 TIP (Transportation Improvement Program) and Draft UPWP (Unified Planning Work Program). Mr. Bodkin Jr. reported on Broadband Institute work on the expansion of broadband infrastructure and access in Western and Central Massachusetts..

MRPC Energy Advisory Committee- Director reported on the draft of the regional emergency back-up power sources for the Disaster Mitigation Plan. Director noted that tasks consisted of data collection and review of existing systems in the cities and towns. Also noted that the "big players" were given more attention than the "smaller players". Director brought forth that the smaller players' stakes were as important in the preparation of this plan. The "smaller players" will be invited to contribute. Director sent copies of the draft to the Fire, Police, Department of Public Works (DPW) and the Town Manager.

DPW Building Committee- Vice Chair Bilotta reported on the status and progress of the Committee. She noted in three weeks time they were ready to go out for bid on an architect. She spoke about the composition of the Committee and their individual skill sets. She finds the committee is a "good" committee and is enjoying the work.

PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:

Subsidized Housing Inventory- Office received DHCD (Department of Housing & Community Development) certification approval that Town is in compliance with its Affordable Housing Plan. Certification is effective to January 25, 2012. Lunenburg's current subsidized housing inventory is at 3.66%.

Green Community Task Force- Director reported that the Task Force is recommending a project at the town dump. This would be a ground solar field that would take 6-8 acres. Chair Marsden presented the concept to the Board of Selectmen, who supported the plan. This will be carried forth with a request to the solar program from the Federal Government. Director also reported that the Task Force was still having difficulty supporting the five steps in the Green Community Act, mainly the Stretch Code and the 20% decrease in energy use in five years.

Eagle Heights- Noted Town Manager's August communication that HUD (US Dept of Housing and Urban Development) was requiring underground storage tank be removed prior to being eligible for grant funding. This has since been accomplished. The applicant approached the Director on the feasibility of declaring the site as an overlay district. The applicant is concerned that Chapter 40B will be voted out and then he would not have a project. A site can be declared a site alone for a 40R, but not for a 40B.

Eagle House- Director reported on the conceptual plan for the proposed parking lot. The project's main issue is the leftover septic mound behind the building. The engineer's report noted it as hazardous and the price to remove was very costly. The DPW Director and the Nashoba Board of Health Agent became involved and the methodology of removal, since it is not hazardous waste, can be simpler and less costly. Further, some items can be lessened or removed from the plan. MRPC will be preparing the grant.

DEVELOPMENT STATUS REPORTS:

Emerald Place at Lake Whalom Director noted that the Memorandum of Understanding has been signed by the Board of Selectmen and work will start on the lakefront. Director will request a schedule report. Director read recent reports from inspecting engineer David Ross concerning the drainage installation. His reports noted correct installation and good work. There are fewer complaints on the roundabout. The Police Chief asked for more directional signs. Applicant has been notified that no advertisements can go on the roundabout. Also reported was the fire protection work with a fire specialist working with the department.

Tri Town Landing- Director reported on the progress of the work done on the outside of the project and laying water pipes. Water was to be tested this date up to the building. A paving was done and consideration was given to keeping the tree that sheltered the Morin property. The Fire Chief is working with a Fire Specialist on this project. Several changes were made to ensure the safety factors. Current report noted that installations of pump stations would be this date. Grinding Youngs Road on Tuesday, fine grading access road and Youngs Road later this week.

Highfield Village- Extension- Board voted after discussion to extend the timeline for Highfield Village until January 1, 2011. There was previous concern over the extension. The extension was considered necessary due to the work Highfield Village was doing with the Sewer Commission. Board requested Town Counsel's opinion. Counsel advice was to sign to avoid a constructive granting. Discussion ensued on policy. Office does record date of submittal and is in contact with the developer through the process. Additional attention will be noted on the timeline of the 180 days for permitting.

Stone Farm- Reported work done on Units 1, 6, 38 and 40.

UNFINISHED BUSINESS:

See above Planning Director's Reports and Development Status Reports

MASTER PLANNING: Reminder, Monday, September 20th workshop.

DATA INFORMATION & GENERAL DISCUSSION: Data folder containing items of interest not on agenda presented to members for viewing.

MEMBER DATA AND ISSUES: October Meeting Dates- Discussion ensued concerning meetings as October 11th meeting date falls on a holiday. Decision pending based on incoming work.

EXECUTIVE SESSION: Chair called for an Executive Session at 8:30 PM not to return to Regular Session. Motion, Ms. Bilotta, Second, Mr. Bodkin Jr., roll call vote- Ms. Bilotta, aye; Mr. Bodkin Jr., aye; Mr. Lockwood, aye; Mr. Saiia, aye; Mr. Bakaysa, aye.

ADJOURNMENT: 8:30 PM .