

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Emerick R. Bakaysa, Chair
Joanna L. Bilotta-Simeone, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
Robert J. Saiia, Mbr.
Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



Tel: (978) 582-4147, ext 5
Fax: (978) 582-4353
960 Massachusetts Avenue
Lunenburg, MA 01462

Minutes
January 23, 2012

Meeting Posted: Yes
Place: Town Hall, 17 Main Street, Lunenburg, MA 01462
Time: 6:30 PM

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

INFORMATION MEETING- EPG Solar – See separate minutes

ANR, 194 Electric Avenue, Twin City Baptist Church- Plan presented by Goldsmith, Prest & Ringwall, Inc. (GPR). Parcel has frontage on both West and Pleasant Streets. Ms. Benson noted ANR process to the applicant. Plan notation notes parcel located within the Lake Whalom Overlay District. Questioned by Board. Ms. Benson to investigate.

MINUTES – APPROVAL: Motion Ms. Bilotta-Simeone, approve 1-09-12 minutes, Second, Mr. Saiia, Motion passed.

NOTICES AND COMMUNICATIONS:

Smart Growth District – 2011 Compliance- Noted receipt of such from DHCD (Department of Housing and Community Development) for Tri Town Landing Smart Growth District.

Conservation Commission Notices- Noted the following: Determinations of Applicability for 919 Chase Road, 146 Elmwood Road, 12 Horizon Island Road, and 392 Sunset Lane. Certificates of Compliance for 301 Massachusetts Avenue and 11 Spring Street. Orders of Condition for 146 Elmwood Road and 58 Spring Street Extension.

COMMITTEE REPORTS:

MJTC- Mr. Saiia noted reviews/upgrades for highway improvement.

MRPC- No report.

DPW Building Committee- Ms. Bilotta-Simeone noted work progressing.

Capital Planning Committee- Ms. Benson working on report for Town Manager.

School Building Committee- Motion, Mr. Bodkin Jr., Second, Ms. Bilotta-Simeone, for Mr. Lockwood to continue as the representative to the Committee.

Green Community Task Force- Tabled

PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:

EPG Solar, 194 Electric Avenue- See separate minutes

Mass PV1, LLC, 651 Chase Road- Applicant working with Town Manager regarding PILOT (Payment In Lieu Of Taxes).

134 Leominster Shirley Road- Awaiting resubmittal of plan. (Engineering certification was from NH and not MA.) Tech meeting scheduled for week of January 30th.

Open Space Ad Hoc Committee – Agricultural- Committee will be looking at Right-To-Farm Bylaws.

DEVELOPMENT STATUS REPORTS:

Asian Imperial, 332 Massachusetts Avenue- Building has been demolished. Progress reports provided to Planning Office. There will be a Field Change – wire fence to picket-type fence.

DPW Facility, Chase Road- Work progressing. Weekly reports provided to the Planning Office.

Emerald Place at Lake Whalom, 10 Lakefront- Construction continues and progress reports are provided to the Planning Office. Ms. Bilotta-Simeone inquired if there was a future possibility of the Manager's Office being converted to a condominium unit as she noted an attached garage. No; not allowed under the Special Permit.

Tri Town Landing, Youngs Road- No report

Horizon Christian Fellowship, 2005 Massachusetts Avenue- Antenna system 100% installed and functional.

OLD BUSINESS:

Solar- Tabled

Westminster Citizen Survey- Tabled

MEETING SCHEDULE:

February 13 – Continuation of EPG Information Meeting followed by Planning Board meeting, Town Hall. (Mr. Bodkin Jr. not available.)

February 20 – Master Planning workshop to be rescheduled due to holiday. Date to be set at February 13th Planning Board meeting.

February 27 – Planning Board meeting, Ritter Building

MEMBER INFORMATION & ISSUES:

Mr. Bilotta-Simeone inquired as to action plan regarding Mr. Belisle's letter submitted to the Planning Board during the EPG Solar Information Meeting. Mr. Bakaysa requested Ms. Benson provide responses to the Board by February 8th.

ADJOURNMENT: Motion, Ms. Bilotta-Simeone, Second, Mr. Bodkin Jr., Motion passed. Adjourned 9:08 PM.