

INITIALS _____

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



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Minutes
November 26, 2012

Meeting Posted: Yes
Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA 01462
Time: 6:30 PM

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

MINUTES APPROVAL: Mr. Bodkin Jr., Motion to approve 10-15-12, 11-13-12, and 11-19-12, Second, Mr. Lockwood, Motion passed.

COMMITTEE REPORTS:

MJTC- Next meeting will be January 16, 2013. Discussed during meeting were benefits that are supplied to surrounding towns, i.e., grant writing, block grant assistance, traffic count assistance, etc.

MRPC- Next meeting will be held November 27, 2012. October meeting dealt with possible MRPC office relocating from the current MART location.

School Reconfiguration Committee- Project Managing firm of Joslin Lesser and Associates, Inc., introduced to the Town via a televised School Committee Meeting. Next step will be hiring of an architect to produce a schematic. Projected opening of the new building will be fall 2016. A Town Meeting vote will be required for construction of a new school. MSBA (Massachusetts School Building Authority) reimbursement will be approximately 50%.

OLD BUSINESS: Ms. Benson noted 1) Notice of Activity and Use Limitation and Response Action Outcome for 1 Whalom Road, 2) Chapter Land in Town, and 3) local permitting process.

PLANNING DIRECTOR'S REPORTS/NEW BUSINESS/DEVELOPMENT STATUS REPORTS:

Asian Imperial, 5 Electric Avenue- In house meeting held with owner/applicant, project engineer, and Fire Chief to discuss gating of exit onto Massachusetts Avenue. Fire Chief does not want it gated; would be a hindrance to emergency vehicles. Ms. Bilotta-Simeone was of the opinion that traffic will become backed-up with the ingress/egress being on Electric Avenue. Work progressing as noted in weekly reports to include installation of ceiling grid, floor tiles, sprinkler heads, and partial interior window trim.

Emerald Place at Lake Whalom- Weekly progress reports note final foundation being dug on the interior loop.

Tri Town Landing, Youngs Road- Weekly progress reports note work on roofing, installation of windows, drainage piping, and waterlines. Correspondence from McKenzie Engineering Company, Inc. indicates that the remedial work to the water system resulted in a 260% increase in available fire flows and an increase in public safety.

Aro Estates, Howard Street- Town Counsel has forwarded the reviewing engineer's (Jesse Johnson, David E. Ross Associates, Inc.) initial review for completeness of submittal to the owner/applicant's (Kevin O'Brien, O'Brien Homes) attorney. Discussion ensued as to the Board's understanding that Mr. O'Brien's attorney initially noted this project would go straight to litigation. Now Mr. O'Brien's attorney is noting the submittal should go through Board review. Board members are concerned with the timeline. Mr. Bodkin Jr. requested a status memorandum from Town Counsel. A conference call will be held November 27th between Mr. Johnson, Town Counsel Joel Bard, and Ms. Benson. Ms. Benson noted to Board a memorandum

from Town Counsel to Mr. O'Brien's attorney requesting they go over Mr. Johnson's review and respond to Town Counsel. Ms. Benson noted that no submittal should be accepted unless it is complete; regardless of how insignificant an item may seem. Ms. Bilotta-Simeone noted that both the Planning Board and Board of Selectmen had previously voted to go straight to litigation. Mr. Lockwood noted that he thought that was contingent on Mr. O'Brien's acquiescing, otherwise the review process would be held. Ms. Bilotta-Simeone noted that at the October 15th Board meeting Mr. O'Brien requested the filing fees be waived; at that time, the Board noted it would do more research regarding waiving of fees (no vote was taken). Board requested Ms. Benson notify Mr. O'Brien that filing fees will not be waived. There was Board discussion regarding Mr. O'Brien's request at the November 19th meeting that he be included in every Planning Board agenda for discussion of Aro Estates. Board requested Planning Office provide Mr. O'Brien with copies of the Board's future agendas via electronic mail.

NOTICES & COMMUNICATIONS: Noted the following: 1) Sewer Intent to Connect at 44 Whiting Street, 71 Main Street and 70 Lesure Avenue, 2) ZBA letter to Gary Lorden extending comprehensive permit for Lunenburg Village, 250 Whalom Road, to August 2014, and 21 Ramgren Road seeking special permit for dimensional variation to construct attached garage, 3) Conservation Commission Determination of Applicability for 97 Island Road to remove trees to access septic tank for replacing, and 122 Cross Street for new septic system, 4) Conservation Commission Order of Conditions for 71 Main Street for new house, 4 Sequoia Drive for septic, and 820 Reservoir Rd for driveway w/in buffer, 5) Conservation Commission Certificate of Compliance for 167 White Street, and 619 Reservoir Rd septic upgrade, 5) Building Permits for 71 & 73 Main Street (duplex), 4 Richard's Way Whites Woods, and 31 Round Road.

MEETING SCHEDULE: December 10, 2012 with the focus on MRPC's report regarding review of the Priority Development Areas (PDA's) and Priority Preservation Areas (PPA's). Ms. Benson will inquire of Town Counsel as to conference call/possible executive session regarding Aro Estates. Meeting to be held at the Ritter Memorial Building.

BOARD COMMENT: Mr. Bodkin Jr. recommended that Board members view the Chapter Land properties in order for the Planning Office to develop files regarding same. Ms. Benson noted agricultural meeting with local farmers and a representative from the State. A committee will be formed with the intent to put in place an Agricultural Commission and develop a right-to-farm bylaw. Committee will be chaired by James Lattanzi.

ADJOURNMENT: Motion, Mr. Bodkin Jr., Second, Mr. Lockwood, adjourned 7:35 PM.