

INITIALS _____

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

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



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Minutes
January 17, 2013

Meeting Posted: Yes

Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA 01462

Time: 6:00 PM

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

Aro Property Right of First Refusal, Ch. 61A, Howard Street- Town Manager/Board of Selectmen requested the Planning Board provide comment on whether or not the Town should consider preserving the property through purchase. Board was requested to look at from a planning perspective; not a financial one. Board discussion ensued. It would be an addition to the conservation land in that area of Town and would reinforce the Master Plan. Zoning was changed in the Outlying District from 40,000 square feet to 80,000. This would limit growth in that particular area due to the infrastructure. The Board was in support of purchasing the land previously and its perspective has not changed. Mr. Bakaysa was of the opinion that if someone wanted to develop that land under the Rules and Regulations Governing the Subdivision of Land, would that be a justifiable reason for the Town to acquire the land? Mr. Bodkin Jr. felt the more property that can be maintained as rural is best for the Town. From a planning perspective the Board would not like to see that area developed because of the impact on the infrastructure, services, the remoteness of the area, and the costs of developing.

Mr. Lockwood made Motion to send a letter to the Board of Selectmen recommending purchase of property, Second, Ms. Bilotta-Simeone. Mr. Bakaysa felt the Zoning Bylaws would hold fast and that the area will be developed under the Rules and Regulations Governing the Subdivision of Land.

Final Board consensus was in support of giving the citizens the opportunity to vote as to whether or not to purchase the property. A letter will be provided to the Board of Selectmen and the Town Manager stating that the Planning Board recommends the Town acquire the property due to the financial impact on the Town for developing in that area of Town and the impact on Town services and infrastructure. Roll Call Vote, Mr. Lockwood, Aye; Mr. Bodkin Jr., Aye; Ms. Bilotta-Simeone, Aye; Mr. Bakaysa, Aye.

Motion to adjourn Regular Session and enter into Executive Session not to return to Regular, Mr. Bodkin Jr., Second, Mr. Lockwood.

Adjournment- Adjourned Regular Session at 6:35 PM.

Executive Session- See separate minutes.

Minutes/2013/01.17.13