

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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960 Massachusetts Avenue
Lunenburg, MA 01462

Minutes
February 25, 2013

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., Nathan J. Lockwood, Marion M. Benson

PUBLIC HEARINGS:

AT&T, 9 Chase Road- See separate minutes. Ms. Bilotta-Simeone made Motion to accept the three additional antennas for 9 Chase Road, Second, Mr. Bodkin Jr. Roll Call Vote- Mr. Bakaysa, aye; Ms. Bilotta-Simeone, aye; Mr. Bodkin Jr., aye; Mr. Lockwood, aye.

AT&T, 2005 Massachusetts Avenue- See separate minutes. Ms. Bilotta-Simeone made Motion to accept the three additional antennas for 2005 Massachusetts Avenue, Second, Mr. Bodkin Jr. Roll Call Vote- Mr. Bakaysa, aye; Ms. Bilotta-Simeone, aye; Mr. Bodkin Jr., aye; Mr. Lockwood, aye.

35 Leominster Road- See separate minutes.

ANRs:

Norman & Pamela Vincent, 20 Fire Road #19- Motion, Ms. Bilotta-Simeone to endorse ANR Plan, Second, Mr. Bodkin Jr. All aye. Plan endorsed by Planning Board.

Heli Kokk, Trustee of Kokk Family Realty Trust, 552 West Townsend Road- New plan submitted to replace previous submittal that was in non-compliance of lot size under the Zoning Bylaw for Outlying District. Plan will follow normal process.

MINUTES APPROVAL: The following minutes were signed.

1-14-13, Motion to approve, Ms. Bilotta-Simeone, Second, Mr. Lockwood.

1-17-13, Motion to approve, Ms. Bilotta-Simeone, Second, Mr. Bodkin Jr.

1-30-13 Aro Estates Public Hearing, Motion to approve, Ms. Bilotta-Simeone, Second, Mr. Bodkin Jr.

2-13-13 Aro Estates Public Hearing Continuation, Motion to approve, Ms. Bilotta-Simeone, Second, Mr. Lockwood. Mr. Bakaysa was absent at the 2-13-13 continuation, but signed the minutes under G.L. c39, Section 23D, Mullin Rule Certification.

10-15-12 Executive, Motion to approve, Ms. Bilotta-Simeone, Second, Mr. Bodkin Jr.

1-17-13 Executive, Motion to approve, Ms. Bilotta-Simeone, Second, Mr. Bodkin Jr.

COMMITTEE REPORTS:

MJTC- Past two meetings cancelled due to inclement weather.

MRPC- Next meeting February 26th.

School Reconfiguration Committee- Architectural firm has been hired. Public envisioning sessions will be held in March.

Capital Planning Committee- Ms. Benson, as Capital Planning Committee Chair, noted the FY2014 Capital Plan recommended by the Capital Planning Committee at \$523,483.00. Plan breakdown on file in Planning Office.

Below agenda items were tabled due to the late hour.

OLD BUSINESS: APR (Agricultural Preservation Restriction) Application Status- Tabled

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

Board Vacancy – Tabled

MASS PV1- Tabled

MRPC- Ms. Benson will send information to Board members via electronic mail.

Certificate of Compliance, 2012, Smart Growth Zoning District- Tabled

Highfield Village, Northfield Road- Tabled

Aro Estates, Howard Street- Tabled

New England Farms, Leominster-Shirley Road- Tabled

Emerald Place at Lake Whalom- Tabled

Tri Town Landing, Youngs Road- Tabled

NOTICES & COMMUNICATIONS: Tabled

MEETING SCHEDULE: Tabled

February 27 – Aro Estates Public Hearing Continuation, Town Hall

March 11 – Board Meeting, Town Hall

March 25 – Board Meeting, Ritter Memorial Building

MEMBER ISSUES: Tabled

ADJOURNMENT: Motion to adjourn, Ms. Bilotta-Simeone, Second, Mr. Lockwood, Adjourned 9:30 PM.