

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
March 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

35 Leominster Road- Motion, Ms. Bilotta-Simeone to come out of regular session and enter Public Hearing Continuation for 35 Leominster Road, Second, Mr. Lockwood, Motion passed. Mr. Bodkin Jr. recused himself. Continuation to be held April 8, 2013, 6:30 PM, Town Hall. Motion, Ms. Bilotta-Simeone to recess Continuation and return to regular session, Second, Mr. Lockwood, Motion passed.

MINUTES APPROVAL: The following minutes were signed.

2-25-13, Motion to approve, Ms. Bilotta-Simeone, Second, Mr. Lockwood.
2-25-13 ATT Chase Road Public Hearing, Motion to approve, Ms. Bilotta-Simeone, Second, Mr. Lockwood
2-25-13 ATT 2005 Massachusetts Avenue Public Hearing, Motion to approve, Ms. Bilotta-Simeone, Second, Mr. Lockwood
2-25-13 35 Leominster Road Public Hearing Continuation, Motion to approve, Ms. Bilotta-Simeone, Second, Mr. Lockwood
2-27-13 Aro Estates Public Hearing, Motion to approve, Ms. Bilotta-Simeone, Second, Mr. Lockwood
3-4-13 Aro Estates Public Hearing, Motion to approve, Ms. Bilotta-Simeone, Second, Mr. Lockwood
3-4-13 Motion to approve, Ms. Bilotta-Simeone, Second, Mr. Lockwood

COMMITTEE REPORTS:

MJTC- Workshop held in place of scheduled meeting last week. Discussion of TIP (Transportation Improvement Plan) and ongoing projects in surrounding communities.

MRPC- Next meeting March 26th.

School Reconfiguration Committee- Public envisioning sessions will be held. A White Paper is on file in the Planning Office for the future of Thomas C. Passios Elementary School. The Board of Selectmen to decide on bid process.

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. Ms. Benson noted some changes made by the Town Manager. Presentation to Finance Committee on March 28th.

APR (Agricultural Preservation Restriction) - Mr. Lattanzi, representing Lunenburg farmers, noted the farmers do not have any formal representation. He is looking to the Board for its support on a Right to Farm Bylaw and the establishment of an Agricultural Commission. Commission will be appointed by the Board of Selectmen. Motion, Ms. Bilotta-Simeone to support the establishment of an Agricultural Commission in the Town of Lunenburg, Second, Mr. Bodkin Jr., Motion passed.

APR Application Status, 294 Chase Road and 490 Chase Road- Negotiations on-going with State.

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

MRPC- Board has received approval for another DLTA for study of establishment of a Village District Bylaw.

Certificate of Compliance, 2012, Smart Growth Zoning District- Town received FY 2012 Certificate of Compliance for Tri Town Landing Smart Growth District.

Grease Trap Regulation Change- Noted updated Grease Trap Regulations from the Sewer Commission.

Highfield Village, Northfield Road- Planning Director copied on Sewer Commission letter dated March 7, 2013 to Mr. Godfrey notifying him that the five year extension for sewer allocation expired May 30, 2011. The Planning Office received the Draft Environmental Impact Report on March 12, 2013. The Planning Board extension expires March 30, 2013.

Asian Imperial, Electric Avenue- Parking quota is according to the Plan, but is insufficient. Applicant hoping to acquire additional abutting land for parking. Additional signage will be put in place to preclude unauthorized vehicles from entering through the Massachusetts Avenue emergency ingress/egress.

Aro Estates, Howard Street- Continuation to be held April 3, 2013, Town Hall, 6:30 PM. Board noted it will not accept any more waiver requests after that date.

New England Farms, Leominster-Shirley Road- Plan under review with Jesse Johnson, David Ross Associates. Mr. Johnson feels changes are minor and can be handled administratively. Board will review at its April 8th meeting.

Emerald Place at Lake Whalom- Noted weekly progress report.

Tri Town Landing, Youngs Road- Noted weekly progress report.

White Tail Crossing- Mr. Proctor (developer) looking for street acceptance at May 2013 Town Meeting. As Built was reviewed by Jesse Johnson, David Ross Associates; it did not meet Plan specifications. Review noted issues that need resolution prior to acceptance at a town meeting. Mr. Proctor now hopes to go before a fall town meeting. Mr. Bakaysa inquiring if project is built out.

Master Planning Surveys- Noted surveys received from Concord and Westminster.

Solar Farm, Chase Road- Ms. Benson noted newspaper article which states MASS PV1 is looking to sell the property. Question is will the Plan remain the same?

MEETING SCHEDULE:

April 3 – Aro Estates Hearing Continuation, 6:30 PM, Town Hall

April 8 – Discussion ensued. Agenda to contain only critical items. As noted on Page 1, “**35 Leominster Road**”, Board vote was taken for Continuation to be held April 8, 2013, 6:30 PM. As Mr. Bodkin Jr. will be recusing himself, it was decided to hold the regular meeting from 6:30 – 7:15 PM, followed by the Continuation. Both to be held at Town Hall. Board requested first draft of Findings and Directives for Aro Estates be available at this meeting.

April 22 – Board Meeting, Ritter Memorial Building

April 30 – Town Election, Elementary School, 7:00 AM

May 4 – Town Meeting, High School, 9:00 AM

Mr. Lockwood requesting a meeting is scheduled with the Board and Town Counsel during the week of April 8th for discussion of Aro Estates. Mr. Bakaysa inquiring if the Mullin Rule applies only to public hearings, or does it also pertain to regular Board meetings. Meeting date TBD.

CITIZEN COMMENT: Mr. John Whalen inquired as to impact on water table if Aro Estates is developed. Ms. Benson will inquire of Jesse Johnson.

BOARD COMMENT: Mr. Lockwood inquired if Board members want more information regarding the options available for the schools, the method of bidding, or the future of Passios. Board would like more information as to what would happen to Thomas Passios and the High School if a new school is built, where would the new campus be, who would be responsible for demolition costs of the existing High School? Mr. Lockwood suggested Ms. Benson get listing of Options from School Superintendent Ms. Calmes and forward on to Board members.

ADJOURNMENT: Motion to adjourn, Ms. Bilotta-Simeone, Second, Mr. Bodkin Jr., Adjourned 8:55 PM.