

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



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

Minutes  
Public Hearing (Continuation)  
Aro Estates, Howard Street  
April 3, 2013

Meeting Posted: Yes

Place: Ritter Memorial Building, 960 Massachusetts Avenue, 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  
Also present: Town Counsel Attorney Joel Bard and Robert Oliva of David Ross Associates

Chair Bakaysa opened the hearing continuation for Aro Estates. The initial hearing was held on January 30, 2013, continuations held on February 13<sup>th</sup>, February 27<sup>th</sup>; March 4<sup>th</sup>, March 16<sup>th</sup>, March 23<sup>rd</sup>, and continued to this date.

Wesley Flis, Whitman & Bingham Associates, representing the Applicant, presented a waiver letter for Aro Estates 8 from Rules and Regulations Governing the Subdivision of Land, Section 4.10.4.6. "*At least three (3) feet of cover will be required over all drains unless otherwise specified or approved by the Board.*". Motion made, Ms. Bilotta-Simeone to accept Waiver, Second, Mr. Bodkin Jr., Roll Call Vote, Mr. Lockwood, aye; Mr. Bodkin Jr., aye; Ms. Bilotta-Simeone, aye; Mr. Bakaysa, aye. Waiver accepted.

An in house meeting was held this date with the Applicant, Project Engineer, Reviewing Engineer and Planning Director. As a result of that meeting and J. Johnson's review letter dated March 29, 2013, some changes will be made to the Plans. Changes to drainage calculations will be made. (Review letter on file in the Planning Office.)

Rennie and Anne Shattuck, 396 Howard Street- Concerned with stormwater drainage onto their property. Mr. Flis noted there will be a decrease to runoff into their property. Mr. Oliva will note concern to J. Johnson and get input. Applicant's attorney Mark Johnson noted meetings taking place (this is a civil matter) between Mr. O'Brien's attorney and the Shattuck's attorney.

Hearing will continue to Wednesday, April 10, 2013, Ritter Memorial Building, 6:30 PM. Motion made, Mr. Bodkin Jr., Second, Ms. Bilotta-Simeone, Motion passed. (Town Counsel Attorney Brian Winner to attend.) After the 10<sup>th</sup>, Town Counsel anticipates working on preparing a draft Decision.

Applicant and Board agreed on an extension for final action to April 30, 2013. Extension will be filed with the Town Clerk.

Board meetings will be scheduled for Saturday, April 13, 2013, 9:00 AM, Town Hall and Monday, April 22, 2013, 6:30 PM, Town Hall. Only agenda item will be Aro Estates Subdivisions 1 – 10. (Town Counsel Attorney Joel Bard to attend.)

Motion to adjourn, Mr. Bodkin Jr., Second, Ms. Bilotta-Simeone, Adjourned 7:25 PM.

Minutes/2013/04.03.13