

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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Lunenburg, MA 01462

Minutes
April 8, 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, Nathan J. Lockwood, Marion M. Benson
Absent: Thomas W. Bodkin Jr.

MINUTES APPROVAL: The following minutes were signed.

3-16-13, Motion to approve, Ms. Bilotta-Simeone, Second, Mr. Lockwood.
3-23-13, 35 Leominster Road Public Hearing, Motion to approve, Ms. Bilotta-Simeone, Second, Mr. Lockwood
3-23-13, Aro Estates Public Hearing, Motion to approve, Ms. Bilotta-Simeone, Second, Mr. Lockwood
3-25-13, Motion to approve, Ms. Bilotta-Simeone, Second, Mr. Lockwood
4-3-13, Aro Estates Public Hearing, Motion to approve, Ms. Bilotta-Simeone, Second, Mr. Lockwood
Release of previously approved Executive Minutes, Motion to approve, Ms. Bilotta-Simeone, Second, Mr. Lockwood

COMMITTEE REPORTS:

School Reconfiguration Committee- Televised meeting to be held at Town Hall, April 10, 2013 to discuss preferred Options. The Committee-preferred three Options have been sent to MSBA (Massachusetts School Building Authority); they are 1) 9-12 new build, 2) 6-12 new build, and 3) 6-12 addition/renovation. The "educators" prefer a 6-12 new build.

Capital Planning Committee- Ms. Benson, as Capital Planning Committee Chair, noted some changes made by the Town Manager, which have been discussed at Finance Committee meetings.

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

Agricultural Commission- Board of Selectmen approved development of a commission as a Warrant Article for May 2013 Town Meeting. The Right To Farm Bylaw will not be presented at May 2013 Town Meeting. Commission will be under the Town Bylaws and the Right To Farm will be under the Zoning Bylaws.

MRPC- Board has received MRPC contract approval for economic section of the Master Plan. Once Board reviews, Contract will then go to Board of Selectmen for signature.

Highfield Village, Northfield Road- Planning Director noted Sewer Commission letter (on file in Planning Office) to EOE (Executive Office of Energy and Environmental Affairs) dated April 5, 2013, which discusses the Draft Environmental Impact Report submitted by the Applicant. Ms. Bilotta-Simeone noted a workshop will be held with the Board of Selectmen and Sewer Commission on April 9, 2013 regarding a new Fitchburg IMA (Intermunicipal Agreement) to secure up to an additional 70,000 gpd (gallons per day) which is intended to include this project's needs. Ms. Bilotta-Simeone made Motion to extend Highfield Village's Planning Board extension to July 1, 2013, pending outcome of workshop noted above and the Fitchburg IMA, Second, Mr. Lockwood, Motion passed.

Aro Estates, Howard Street- Hearing Continuation to be held April 10, 2013, Ritter Memorial Building, 6:30 PM

New England Farms, Leominster-Shirley Road- Plan being revised per Conservation Commission input. Once revised, will be reviewed with Jesse Johnson, David Ross Associates.

White Tail Crossing- There are issues that need resolution prior to road acceptance at a town meeting. Tabled at Ms. Benson's request.

MEETING SCHEDULE:

April 10 – Aro Estates Hearing (Cont'd), Ritter Building, 6:30 PM

April 13 – Board Meeting, Agenda item– Aro Estates, Town Hall, 9:00 AM

April 22 – Board Meeting, Agenda item- Aro Estates, Town Hall, 6:30 PM

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

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

Motion, Ms. Bilotta-Simeone to close the regular meeting, open the 35 Leominster Road Public Hearing Continuation, not to return to regular session, Second, Mr. Lockwood, Motion passed. Regular meeting closed at 7:05 PM.

7:15 PM- PUBLIC HEARING Continuation, 35 Leominster Road- See separate minutes