

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
Public Hearing (Continuation)
Aro Estates, Howard Street
April 22, 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
Also present: Town Counsel Attorney Joel Bard

Chair Bakaysa opened the hearing continuation for Aro Estates. The initial hearing was held on January 30, 2013, continuations held on February 13th, February 27th; March 4th, March 16th, March 23rd, April 3rd, April 10th, April 13th, April 20th and continued to this date.

Wesley Flis, Whitman & Bingham Associates, representing the Applicant, provided the following document/plans:

- Whitman & Bingham Associates memorandum dated April 22, 2013, regarding proposed park areas throughout the developments (on file in Planning Office).
- Construction Detail changes as a result of review by Reviewing Engineer Jesse Johnson, David E. Ross Associates (on file in the Planning Office).

Attorney Mark Johnson, Johnson & Borenstein, LLC, representing the Applicant; not requesting waiver from Section 4.5. of the Rules and Regulations Governing the Subdivision of Land as he does not feel it is a valid regulation. Referred to III.4. Fire. He interpreted it to state that the Applicant was not cooperating with the Fire Department, which he said was incorrect. Jamie Rheault, Whitman & Bingham Associates (W&B), representing the Applicant, noted W&B started working on this project in June 2007. Wanted Board to be aware that W&B has been continually working on updating the Plans since 2011, and that the process has never stopped.

J. Johnson noted that all necessary information has been received.

Attorney Bard provided the Board with updated draft Decisions as a result of the April 20th continuation. Attorney Bard noted the Applicant's engineer had indicated there were subdivisions with "self-contained" drainage systems; wording was revised for the draft Decisions under III. 5. Stormwater Management and Drainage for those particular subdivisions to note that the drainage system had sufficient capacity for the drainage of a specific subdivision, but it was also part of a comprehensive drainage system for Aro Estates 1- 10. Mr. Bodkin Jr. noted that the BACKGROUND AND PROCEDURAL HISTORY should note the extension letters between the Applicant and the Board.

Mr. Flis, W&B noted that the stormwater system for Aro Estates 8 and Aro Estates 9 serve only the specific subdivision. There is no additional capacity in those systems to serve any other subdivision.

Attorney Bard noted that Aro 10 has its own narrative as it contains only two lots. J. Johnson noted it is not required to meet State stormwater standards as it contains only two lots. Attorney Bard also noted that Aro Estates 10 is, by definition, not a "subdivision".

Paula Bertram, 312 Townsend Harbor Road- Concerned with stormwater flow. J. Johnson felt the Applicant addressed the issue as best they could given the scale of the project.

Motion, Ms. Bilotta-Simeone to close Public Hearing for Aro Estates 1 – 10 and return to regular session, Second, Mr. Lockwood, Roll Call Vote- Mr. Lockwood, aye; Mr. Bodkin Jr., aye; Ms. Bilotta-Simeone, aye; Mr. Bakaysa, aye. Motion passed.

Hearing closed 8:00 PM.