

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)  
35 Leominster Road  
April 24, 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

Chair opened the Public Hearing continuation for review of Findings and Directives for a Special Permit under Section 4.2., Subsection 4.2.3.4. of the Protective Bylaw of the Town of Lunenburg. The Special Permit is for 35 Leominster Road for a saw mill operation and workshop. Owner is Lunenburg Realty, 12 Brook Street, Wellesley, MA 02482. Applicant is Brian Brown, 35 Leominster Road, Lunenburg, MA 01462.

Mr. Bakaysa noted changes made to the draft Directives as a result of the April 8, 2013 Hearing. Changes consist of truck delivery hours, maximum size of delivery truck, sawmill operation between the hours of 9:00 AM and 5:00 PM, no sawmill operation on holidays, and sawmill operation to not exceed 300 hours per year. Mr. Brown concurred with changes.

Mr. Bakaysa went on site April 23<sup>rd</sup> with the Building/Zoning Official and noted that the noise from the operation of the saw mill was no louder than his lawnmower. He also stood within 10 feet of the planer while it was running and he and Mr. Sauvageau were able to have a normal conversation without raising their voices. Progress continues with the unsightliness of the property; more work needed.

Fire Chief Sullivan went on site April 23<sup>rd</sup> and amended his previous recommendations regarding yard storage for the purposes of drying and curing cut lumber

Tom Alonzo, 284 Lancaster Avenue- question regarding dual use of property. Mr. Sauvageau noted uses that apply under Lunenburg Zoning Bylaw, Section 4.0., M.G.L. Ch 128, and Chapter 40A of the Zoning Act. He also went on site with a decibel reader and took a reading at approximately 50 feet from the saw mill. That reading, with the sawmill running, was approximately 65 decibels. Mr. Alonzo is concerned with protection of the Town Center, by expansion of the sawmill operation.

Mr. Lockwood noted Mr. Ebersole requested, at the April 8<sup>th</sup> Hearing, a directive stating the Board could not "impair the rights of any aggrieved parties to pursue any private lawsuits for nuisance". Ms. Benson conferred with Town Counsel who responded "absolutely not", that should not be a part of the directives.

John Reynolds, 91 Lancaster Avenue- noted citizens have same concerns as previously voiced and that the Board has the right to grant/not grant a special permit.

June and Al Dettenrieder, 72 Lancaster Avenue- noted a large improvement in the unsightliness.

Motion, Ms. Bilotta-Simeone to adjourn Hearing and enter into a regular Board meeting, Second, Mr. Lockwood, Motion passed.  
Adjourned 7:50 PM.

Minutes/public hearings 2013/35 Leominster Road 04.24.13