

INITIALS \_\_\_\_\_

## ***LUNENBURG PLANNING BOARD TOWN OF LUNENBURG***

Emerick R. Bakaysa, Chair  
Joanna L. Bilotta-Simeone, Vice-Chair  
Nathan J. Lockwood, Mbr.  
Damon McQuaid, Mbr.  
Matthew Allison, Mbr.  
Marion M. Benson, Planning Director



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960 Massachusetts Avenue  
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Minutes  
May 13, 2013

Meeting Posted: Yes  
Place: Town Hall, 17 Main Street, Lunenburg, MA 01462  
Time: 6:30 PM

Present: Joanna L. Bilotta-Simeone, Nathan J. Lockwood, Damon McQuaid, Matthew Allison, Marion M. Benson  
Absent: Emerick R. Bakaysa

Ms. Benson noted the Complaint filed May 9, 2013 with the Lunenburg Town Clerk, O'Brien Homes Inc., Plaintiff v. Town of Lunenburg and Planning Board for the Town of Lunenburg, Defendants.

Board noted the two new members, Damon McQuaid and Matthew Allison.

**BOARD REORGANIZATION:** Did not take place due to Chair Bakaysa's absence.

**MINUTES APPROVAL:** The following minutes were signed.

4-8-13, Motion to approve, Mr. Lockwood, Second, Mr. McQuaid  
4-8-13, 35 Leominster Road Public Hearing, Motion to approve, Mr. Lockwood, Second, Ms. Bilotta-Simeone  
4-10-13, Motion to approve, Mr. Lockwood, Second, Ms. Bilotta-Simeone  
4-10-13, Aro Estates Public Hearing, Motion to approve, Mr. Lockwood, Second, Ms. Bilotta-Simeone  
4-13-13, Aro Estates Public Hearing, Motion to approve, Mr. Lockwood, Second, Ms. Bilotta-Simeone  
4-20-13, Aro Estates Public Hearing, Motion to approve, Mr. Lockwood, Second, Ms. Bilotta-Simeone

### **COMMITTEE REPORTS:**

**MJTC-** Meeting scheduled for May 14, 2013.

**MRPC-** No current Board representative.

**School Building Committee-** Televised meetings have been held to discuss preferred Options. The Board of Selectmen and School Building Committee voted for the 6-12 new build. Ms. Benson noted email from SelectBoard Chair noting they started discussion about what they would do if TC Passios is deemed surplus by the School Building Committee and School Committee.

**Capital Planning Committee-** Ms. Benson, as Capital Planning Committee Chair, noted Plan passed at May 2013 Town Meeting. Committee will meet May 16<sup>th</sup> to review its process.

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

**APR-** State still in negotiations with the Lanni and Pierce properties.

**Agricultural Commission-** Commission was approved at May 2013 Town Meeting and hopes to present a Right To Farm Bylaw for Fall Special Town Meeting.

**New England Farms, Leominster-Shirley Road-** Board approved Modification at its April 22<sup>nd</sup> meeting. Digging taking place on site; may be due to Tennessee Gas requirements. Planning Director will request Reviewing Engineer check.

**Emerald Place at Lake Whalom-** Site inspection report noted berm damage from plowing, roadway “potholes”, and pavement and curbing needing repair. Ms. Benson met with Jack Sullivan, Principal. He noted that three more villas will be built then building will be put on hold. The structures on the beach and Rose Garden Road (approximately 13 units) will not be built until the market improves.

**Tri Town Landing, Youngs Road-** Work continues with weekly reports being provided to the Planning Office. Mr. Lockwood inquired as to current status on zoning incentive payments from the State. Ms. Benson noted that is handled between the State and the Town Manager.

**Asian Imperial, Electric Avenue-** Patrons are accessing the restaurant via the emergency ingress located on Massachusetts Avenue. The Zoning Board of Appeals Certificate issued in July 2011 noted that the Massachusetts Avenue side would be gated to traffic. Fire Chief Sullivan does not support closing the Massachusetts Avenue side; he opined that if it is gated, patrons will park in front of the gate. Final decision will rest with the Zoning Board of Appeals. There is also a minor issue with number of parking spaces which is currently being reviewed by the Building/Zoning Official and the Reviewing Engineer. The Applicant is hoping to purchase adjacent land for parking.

**Solar Status-** Noted May 2, 2013 Telegram and Gazette article stating Gov. Patrick’s administration set a new goal of 1,600 megawatts of solar energy in Massachusetts by the year 2020. Ms. Benson also noted negotiations for change in ownership for the Chase Road project. At the present time, new owner not looking to build anything other than what the Planning Board already approved for MASS PV1. Mr. Lockwood inquired if, when Chapter Land comes up for Right of First Refusal and the Town purchases, is use restricted to only conservation use, or can it be used for solar installations. Ms. Benson will inquire of Town Counsel.

**Marijuana Clinic Status-** Noted Sentinel and Enterprise article stating Massachusetts officials approved final regulations for the use of medical marijuana, but that it will be up to State officials to develop specific rules and procedures.

**Zoning Legislation-** Noted MassPlanners will be holding their hearing on House Bill #1859 (zoning reform) on May 14, 2013 at the State House.

**MRPC-**

**Traffic Counts-** Applying for traffic count at intersection of Lancaster Avenue and Goodrich Street.

**Contract-** Applied for District Local Technical Assistance (DLTA) services related to investigating/researching and working to adopt a mixed use Village District Bylaw as noted in the DLTA. A DLTA is already approved for Master Plan work on the Economic Development Element.

**Committee-** A Master Plan Committee needs to be formed, either with only Planning Board members, or both Planning Board members and citizens-at-large. Decision will be deferred until Chair Bakaysa is available for discussion.

**Scope of Work-** MRPC presentation to the Board on June 10, 2013.

**NOTICES AND COMMUNICATIONS:** 1) Open Space Conference, June 8, 2013, Ashburnham MA.

**MEETING SCHEDULE:**

The next meeting date was not set. There was discussion of a short meeting for the purpose of Board Reorganization. Ms. Benson will not be available the week of May 26<sup>th</sup>. Ms. Benson to check on availability of Chair Bakaysa for a meeting May 28, 29, or 30<sup>th</sup>.

June 10 – 6:30 PM, Town Hall – Whites Woods Hearing followed by regular meeting

June 24 – 6:30 PM, Ritter Memorial Building

**BOARD COMMENTS:** As a member of the Historical Commission, Mr. McQuaid is interested in Center planning that the Board will be working on in conjunction with MRPC. Mr. Lockwood requested an update on status of primary school for elderly housing. Ms. Benson updated the public hearing process and informed the Board of same.

**ADJOURNMENT:** 7:50 PM