

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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Minutes  
Public Hearing  
Whites Woods  
June 10, 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, Damon McQuaid, Matthew Allison, Marion M. Benson

Chair requested Motion to enter into Hearing Session and then to return to Regular Session. Motion, Ms. Bilotta-Simeone, Second, Mr. Lockwood, roll call vote- Mr. Allison, aye; Mr. McQuaid, aye; Mr. Lockwood, aye; Ms. Bilotta-Simeone, aye; Mr. Bakaysa, aye.

Chair opened the Public Hearing with the reading of the notice published in the Sentinel and Enterprise May 27, 2013 and June 3, 2013. The hearing is to hear and discuss a Modification to a Development Plan Review and Special Permit under Section 5.5. of the Protective Bylaw of the Town of Lunenburg for 221 White Street. Property owner/applicant is RIW Realty Trust, John White, Trustee.

William Hannigan, Hannigan Engineering, Inc. represented Mr. White. The proposed modification is for Phase III. The original plan for Phase III consisted of five (5) buildings; two (2) of them with three (3) units and three (3) of them with four (4) units. Ten (10) units in three (3) buildings have been constructed to date. The Modification application to the existing Special Permit is for the remaining eight (8) units to be constructed in four (4) duplex units instead of quad type units. The requested change will allow the buildings to be constructed in a more cost-effective way and also eliminate the need for sprinkler units in the buildings. The total number of units has not changed. Waivers originally requested are still in place. An additional waiver is being requested from the Protective Bylaw of the Town of Lunenburg, Section 5.5.1.2.g – “if there is more than one building containing dwelling units on a single lot, there shall be a minimum of fifty (50) feet between such buildings”. The applicant is asking for a waiver down to 30 feet. The 30 foot distance is due to potential sunroom on the back side of the units that will now be facing Jacklyn Drive. The minimum distance between the main buildings is approximately 40 feet. (Mr. Hannigan noted a typographical error in their Review of Waivers – Modification letter updated May 22, 2013. Paragraph 3 should be June 28, 2005 – not June 28, 2013.) Applicant anticipates that this remaining portion of Phase III will be completed within the next two (2) years.

Mr. Allison inquired if there was any affordability aspect to the units. Mr. White responded that in good faith he had originally offered two (2) out of the first ten (10) to be sold at less than cost, but found out they were not allowed to be affordable even though in the affordable range. Mr. Hannigan added that they weren't allowed to be counted as affordable units under the Town's affordable count as this was done locally and not under the 40B process. The State would not recognize them.

Jesse Johnson, David E. Ross Associates, Inc., noted his review letter dated June 5, 2013. He does not feel there is any significant impact as a result of the proposed modifications. He does suggest follow-up with the Fire Department to ensure they have reviewed the T-turnaround on Janet Lane and access adequacy to all the units. Mr. Bakaysa noted that Chief Sullivan responded to Ms. Benson stating that he had no issues with the change from two (2) to four (4) structures; the T-turnaround was in the existing accepted plan and did not change with the Modification.

Mr. Bakaysa inquired if Applicant still had allotted sewer allocation for remainder of project. Yes.

Motion, Ms. Bilotta-Simeone, to approve requested waiver to the Plan, Second, Mr. Allison, roll call vote, Mr. Allison, aye; Mr. McQuaid, aye; Mr. Lockwood, aye; Ms. Bilotta-Simeone, aye; Mr. Bakaysa, aye.

Mr. Allison noted he had issue with going from quad type to duplex units as that would negate the requirement for fire sprinklers under State code. That is not under Board jurisdiction.

Proponents:

Carl Flinkstrom, 3 Mays Field Road, spoke in favor of waiver.

Motion, Ms. Bilotta-Simeone, to approve overall modification, Second, Mr. McQuaid, roll call vote, Mr. Allison, aye; Mr. McQuaid, aye; Mr. Lockwood, aye; Ms. Bilotta-Simeone, aye; Mr. Bakaysa, aye.

Motion, Mr. Allison, to close Hearing and return to Regular Session, Second, Ms. Bilotta-Simeone, all aye.

Hearing closed 7:00 PM