

INITIALS _____

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

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



Tel: (978) 582-4147, ext 5
Fax: (978) 582-4353
960 Massachusetts Avenue
Lunenburg, MA 01462

Minutes
June 24, 2013

Meeting Posted: Yes
Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA
Time: 6:30 PM

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

Whites Wood- Modification- Signed by the Planning Board. Modification was approved by the Board at the June 10, 2013 meeting. Special Permit Approval will be entered into a 20-day appeal period.

MINUTES APPROVAL: The following minutes were signed.
6-10-13, Motion to approve, Mr. McQuaid, Second, Mr. Allison
6-10-13, Whites Woods Public Hearing, Motion to approve, Mr. Allison, Second, Mr. McQuaid

GOALS- Planning Board- Ms. Benson noted the State is working on revising Ch. 40A. The following edit is to be made: Para 1, sub-Para a – *Goal: To continue yearly to update the Master Plan*
Para 1, sub-Para 2 - Ms. Benson noted the Rules and Regulations Governing the Subdivision of Land need to be updated with assistance from a registered engineer.
Para 1, sub-Para 4 – review criteria of Ch. 40, §15c to see if Northfield Road and Flat Hill Road qualify to become Scenic Roads.
Para 2, sub-Para g – Board members placed emphasis on communication to citizens via signboards and social media.

Table 5, Goals and Policies- Noted by Board.

Ms. Bilotta-Simeone asked Board members for Board Goals for 2013.
Updating of the Master Plan.
Preservation of Town Center.

The Board of Selectmen has discussed putting together a group to work on economic development; if so, will they be requesting a Planning Board member to serve? Ms. Benson to check with Town Manager. Ms. Benson noted that the Board hired MRPC to assist with economic development. MRPC will make a presentation to the Board at its July 22nd meeting. Incentives need to be provided for existing commercial businesses to upgrade their property.

An avenue to bring in tourism. Is this being blocked by the current zoning? What can be attracted to the community for tourism, but still maintain the rural atmosphere of the community?

Ms. Benson working on Citizen Survey and anticipates bringing to July 8th meeting for Board review.

Under an economic development group, devise ways to increase residential, affordable, and senior housing; this may lead to more commercial development.

For projects that require landscape plans, have that plan in place prior to commencing work.

Find a way for citizens to purchase local, e.g., Lunenburg Farmers' Market. What would the Board need to do from a zoning perspective to bring in the appropriate developer (who would purchase local) to establish a farm stand on a heavily travelled street in the Town?

Have a Board member as liaison to the Agricultural Commission. Mr. Allison volunteered.

Board will review its Goals quarterly.

SUMMER MEETING SCHEDULE:

July 8 – 6:30 PM, Town Hall

July 22 – 6:30 PM, Ritter Memorial Building- MRPC

August 12 – 6:30 PM, Town Hall

August 26 – 6:30 PM, Ritter Memorial Building

PUBLIC COMMENT: Steve deBettencourt has concerns with Tri Town Landing. Questions if a fence easement was granted; thinks new fence is on Town property on Town side of emergency access road. Ms. Benson to investigate.

ADJOURNMENT: Motion to adjourn, Mr. Allison, Second, Mr. Bakaysa, adjourned 8:35 PM

Documents used at meeting.

Planning Board Mission, Goals, Policies, FY2009-2011

Table 5, Goals and Policies

Audio recording on file.