

**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



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Minutes  
Information Meeting  
Force Corp., 305 Leominster Shirley Road  
September 23, 2013

Meeting Posted: Yes

Time: 8:00 PM

Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA 01462

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

The Information Meeting was to hear and discuss a Development Plan Review under Section 8.4. of the Protective Bylaw of the Town of Lunenburg for construction of a lumber yard and retail store at 305 Leominster Shirley Road.

Property owner/Applicant is Force Corporation, 52D Cummings Park, Woburn, MA; represented by Raouf Mankaryous, Alpha Omega Engr., Inc., and Juliano Fernandes, Force Corp. Applicant will keep the existing building, build a storage warehouse, and add parking. The business is targeted towards contractors; not individual homeowners.

Reviewing Engineer Jesse Johnson, David Ross Associates, reviewed the Application for conformance with bylaw submittal requirements and design guidelines. Review letter noted many items that did not comply with the Zoning Bylaws. The Applicant shall have to make changes to the plan to comply with the Zoning Bylaws or ask the Board for waivers. Even though it is a redevelopment site there is a change to impervious area and an increase in disturbance. The Application proposes a substantial amount of work within wetland resource areas. The Applicant needs to make the stormwater work and meet the regulations; both state and local. Mr. Johnson felt that an application should be submitted to the Conservation Commission and the DEP prior to the Board issuing a decision. Review letter is on file in the Planning Office. Mr. Johnson also noted that the submitted drainage calculations need work. The Zoning Board of Appeals granted a Special Permit on August 7, 2013 for a "change of use". On August 22, 2013 the Building Commissioner/Zoning Official noted to Ms. Benson that "Due to the size of the building proposed... a site plan review is required by the Planning Board". Ms. Benson noted that once the ZBA grants a special permit for a "change of use", the Building Commissioner determines whether or not an applicant needs to come before the Planning Board for a Development Plan Review. Mr. Lockwood noted the Design Standards Bylaw to the Applicant. Mr. Bakaysa asked how much lumber will be stored outside. Standing storage is not acceptable to the Board. Fire Chief Sullivan noted there has to be room for emergency vehicles to maneuver around the lumber. There is Priority Habitat on site which will require MESA filing. Under the Zoning Bylaws, there will need to be "green space" and landscaping in front of the existing building. Fire Chief Sullivan noted building size is under the requirements for sprinklers and inquired if the Applicant will be putting in fire alarms. Applicant responded no. Ms. Benson will set an in house tech meeting with all involved parties.

Force Corp. will provide a revised plan as a result of review by Reviewing Engineer Jesse Johnson.

Minutes/information meetings 2013/force corp.305 Leo Shir Rd. 09.23.13