

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
November 25, 2013

Meeting Posted: Yes

Place: Town Hall, 17 Main Street, Lunenburg, MA

Time: 6:30 PM

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

Absent: Marion M. Benson

PUBLIC COMMENT: none

PUBLIC HEARING: 615/617 Leominster Road, Scenic Road application- See separate minutes.

MINUTES APPROVAL: Motion to approve 10-28-13, N. Lockwood, Second, D. McQuaid. Motion to approve 9-9-13 Executive, E. Bakaysa, Second, M. Allison.

COMMITTEE REPORTS:

MJTC, M. Allison- No meeting.

MRPC, J. Bilotta-Simeone- J. Bilotta-Simeone, N. Lockwood, and M. Allison attended Annual Dinner. Presentation on medical marijuana by Kay Doyle, Esq., Kopelman and Paige, P.C. It was noted moratoriums only good until December 31, 2014. Presentation on file in the Planning Office.

School Building Committee, N. Lockwood- MSBA approved Town's schematic. Next step is Town vote at January Special Town Meeting.

Building Reuse Committee, D. McQuaid- Process moving along. Anticipate presentation to Board of Selectmen on December 3rd.

Capital Planning Committee, M. Benson- Tabled due to M. Benson's absence.

Green Community Task Force, M. Benson- Tabled due to M. Benson's absence.

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

Special Town Meeting, January 7, 2014- Marijuana Moratorium Bylaw- Board reviewed moratorium bylaw. Motion to accept Article defining definition of Medical Marijuana Treatment Center, D. McQuaid, Second, E. Bakaysa, Roll Call Vote- J. Bilotta-Simeone, aye; E. Bakaysa, aye; N. Lockwood, aye; D. McQuaid, aye; M. Allison, aye. Motion to accept Article for Moratorium for Town Warrant, N. Lockwood, Second, E. Bakaysa. Roll Call Vote- J. Bilotta-Simeone, aye; E. Bakaysa, aye; N. Lockwood, aye; D. McQuaid, aye; M. Allison, aye.

Whites Woods, Massachusetts Avenue- Noted progress reports.

Emerald Place at Lake Whalom- Noted progress reports.

35 Leominster Road- Noted building permit extension to 6-11-14.

615/617 Leominster Road- See separate minutes as noted above.

40R Density Bonus Payment- No report available due to M. Benson's absence.

WhiteTail Crossing- No report available due to M. Benson's absence.

NuGen Capital Management LLC- Noted letter guaranty re 651 Chase Road and 265 Pleasant Street Decommissioning and annual Maintenance.

ACTION FILE:

Citizen Survey- It was noted that due to lack of citizen response, deadline would be extended.

MRPC Meetings- Board members attended a site plan review meeting November 14th.

MEETING SCHEDULE:

December 9- Town Hall, 6:30 PM, Board anticipates MRPC presentation

December 23- No meeting

BOARD COMMENTS:

M. Allison reminded the Board that, at each meeting, they should be reviewing a section from the Rules and Regulations Governing the Subdivision of Land.

MEMBER ISSUES:

M. Allison inquired about the status of the requested Highfield Village PDF.

N. Lockwood asked Board members to start thinking about appropriate locations in Town for rental housing projects; both affordable and market rate.

The Agricultural Commission will be added to Committee Reports.

Adjourned 7:45 PM.

Documents used at meeting:

Minutes 10-28-13

Executive Minutes 9-9-13

615/617 Leominster Road, Scenic Road Application

Marijuana Moratorium Bylaw

Whites Woods Progress Report

Emerald Place at Lake Whalom Progress Report

35 Leominster Road Building Permit

NuGen Capital letter guaranty re 651 Chase Road and 265 Pleasant Street Decommissioning and annual Maintenance.