

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
615/617 Leominster Road
Scenic Road
November 25, 2013

Meeting Posted: Yes
Place: Town Hall, 17 Main Street, Lunenburg, MA 01462
Time: 6:35 PM

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

Chair requested Motion to enter into Public Hearing and then to return to Regular Session. Motion, E. Bakaysa, Second, D. McQuaid, roll call vote- M. Allison, aye; D. McQuaid, aye; N. Lockwood, aye; J. Bilotta-Simeone, aye; E. Bakaysa, aye.

Chair opened the Public Hearing with the reading of the notice published in the Sentinel and Enterprise November 11 and November 18, 2013. The hearing is to hear and review a request to separate an existing common driveway into two new driveway entrances to existing residences at 615, owner/applicant Steve & Christine Randle; and 617 Leominster Road, owner/applicant Ryan & Amy Lazaro, under M.G.L. Ch 40, Section 15C, Scenic Road Designation.

Jesse Johnson, David Ross Associates, presented for the owners/applicants. The two neighbors share a common driveway that straddles their common property line. The Randles also have an on-site business which generates more traffic than a typical residence. In the interest of safety, and to allow the Lazaro children to play in their own driveway, the Randles felt it would be better to separate the driveway at the curb cut up to the first house (Lazaro's). Only tree removal within the right-of-way will be one cluster of eight- and twelve- inch ash. Some stone wall removal (not located in the right-of-way) and stone wall replacement to frame new driveway. J. Johnson met on-site with Conservation Consultant Matt Marro – some wetlands - filed request for determination. Negative Determination- was non-jurisdictional wetlands, local and state. Small splash pool (1-2 feet deep) will take driveway runoff. No increase in road runoff.

Board questions:

M. Allison- questioned width of stone wall removal. J. Johnson noted it will be removed to install both driveways and then shifted over to frame entrances. Mr. Allison thought it would be better to widen the existing driveway versus the disturbance that will ensue creating two new driveways. J. Johnson noted that sharing one common driveway creates winter maintenance issues. Having two separate driveways will also make issue easier if anyone wants to sell their home in the future. E. Bakaysa wanted to ensure both lots had appropriate frontage and that the driveway length complied with the bylaw.

No proponents or opponents.

E. Bakaysa, Motion to approve the scenic road application for 615 and 617 Leominster Road, Second, D. McQuaid, roll call vote, M. Allison, aye; D. McQuaid, aye; N. Lockwood, aye; J. Bilotta-Simeone, aye; E. Bakaysa, aye.

E. Bakaysa, Motion to leave the Public Hearing and return to Regular Session, Second, D. McQuaid, all aye.

Hearing closed 6:50 PM

Minutes/public hearings 2013/615_617 Leominster Road 11.25.13