

# ***LUNENBURG PLANNING BOARD*** ***TOWN OF LUNENBURG***

Emerick R. Bakaysa, Chair  
James A. Halloran, Vice Chair  
Joanna L. Bilotta, Clk.  
Robert J. Saiia, Mbr.  
Thomas W. Bodkin, Jr., Mbr.  
Marion M. Benson, Planning Director



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Lunenburg, MA 01462

Minutes  
March 23, 2009

Meeting Posted: Yes

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

Time: 6:30 PM

**ROLL CALL:** Emerick R. Bakaysa, Chair, James A. Halloran, Robert J. Saiia, Thomas W. Bodkin, Jr., Joanne L. Bilotta, Marion M. Benson, Planning Director

**MINUTES – APPROVAL:** Signed 3-9-09, Motion, Ms. Bilotta, Second, Mr. Halloran, Motion passed.

**APPOINTMENTS: ANR- 541 Leominster-Shirley Road, Keating Trust-** Plan presented by S.J. Mullaney Engineering, Inc. and accepted for review.

**NOTICES AND COMMUNICATIONS: Zoning Board of Appeals-** Noted Special Permit granted to Daniel & Jean Proctor for 353 Lancaster Avenue for ownership change and Special Permit to Traditional Concepts, Carrie Ann Carlson for 214 Whalom Road for demolition of existing residence and construction of new three bedroom home.

#### **COMMITTEE REPORTS:**

**Capital Planning Committee-** Director noted anticipated finalization of FY10 Plan on March 24, 2009 of approximately \$230,000.00, which includes items for Fire, Police and School Departments and Town Clerk.

**CWMP-** See Planning Director's Sewer Report below.

**MJTC-** Reported on pictometry, stimulus plans for additional parking and stimulus on roads and bridges.

**MRPC-** No report

**School Regionalization Planning Committee-** Mr. Halloran will provide number breakdown for each community.

#### **PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:**

**Aro Estates-** Director reported on Tech Meeting, Reviewing Engineer's report, Board of Health's letter, Zoning Officer's report and discussion and advice of Town Counsel. Discussion ensued. Chair requested answer to question, "Does the Zoning Bylaw, Section 5.6., as written, have enough merit on its own to deny the Aro's submission?".

**43D-** Discussion regarding Article to accept provisions of Chapter 43D with regards to Summer Street property jointly-owned with Fitchburg.

**Warrant Articles-** Draft zoning articles for town warrant- 1) remove subsection 5.2.3.1. from Zoning Bylaw – approved by Zoning Board of Appeals, Board of Health and Conservation Commission, 2) delete "special permit" and replace with "Development Plan Review" from Wind Energy System Bylaw, 3) dimensional change in the Outlying District from 40,000 square feet to 60,000 square feet, and 4) accept Chapter 43D relative to expedited permitting for designated development.

**Sewer-** Director noted correspondence from Wright Pierce. Discussion held on present direction from Wright Pierce. Sewer Commission member Paula Bertram spoke on the MEPA input. There was further discussion on the Industrial Sewer District. The commercial areas will not be a part of the Sewer District. The Planning Board would like a transfer into the district when, and if, the parcel discontinues being commercial.

**Master Planning-** In progress.

**Green Communities Act-** See above Warrant Articles.

**DEVELOPMENT STATUS REPORTS:**

**CVS, Electric Avenue-** Progress on structure going well. Small problem on drainage at corner of Whalom Road and Electric Avenue. Sign variance granted from Zoning Board of Appeals.

**Lena Lane-** As Built showed discrepancy in lot line.

**Sean Patricks-** Zoning Board of Appeals hearing revealed deed restriction on the side of the structure planned for enlargement. Legal question is can both the Planning Board and Zoning Board of Appeals continue the Development Plan Review and Variance process.

**Lunenburg East-** Building Official issued occupancy and right to use tower.

**Verizon, Chase Road-** Building Official issued occupancy and right to use tower.

**ADJOURNMENT:** Motion to adjourn, Ms. Bilotta, Second, Mr. Saiia, Motion passed. Adjournment 9:35 PM.