

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



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

Minutes
March 31, 2009

Meeting Posted: Yes

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

Time: 4:00 PM

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

WARRANT ARTICLES:

Article noting deletion of subsection 5.2.3.1 from Section 5.2. entitled setbacks and yards. This Article is from requests of the Zoning Board of Appeals, Sewer Department, Conservation Commission and Board of Health. Motion to approve Article for Town Warrant, Ms. Bilotta, Second, Mr. Halloran, Motion passed 5-0.

Article noting change of wording from Special Permit to Development Plan Review in Sections 4.0, 6.6, 6.6.6.1., 6.6.6.2. Director presented letter from Green Communities Task Force requesting same. Letter on file in Planning Office. Motion, Ms. Bilotta, Second, Mr. Saiia, Motion passed 5-0.

Article noting request for approval of the acceptance of MGL Chapter 43D. Director presented conceptual plan and information from Redevelopment Committee in Fitchburg. Questions posed in discussion concerning benefits to Lunenburg. Plan is on file in the Planning Office. Motion to approve Article, Ms. Bilotta, Second, Mr. Bodkin Jr., Motion passed 5-0.

Article noting change of dimensional regulation for outlying district from 40,000 to 60,000 square feet was presented to the Board for discussion. Following the presentation of different scenarios from members the final Motion was to change Section 4.1.2.1. from outlying 40,000 square feet to outlying 80,000 square feet and from 100 to 200 feet of frontage. Motion to approve Article, Mr. Halloran, Second, Mr. Bodkin Jr., Motion passed 4-1.

ARO ESTATES: Director read electronic mail from Town Counsel Joel Bard noting the direction he advised for review of Aro submittal. Copy on file in Planning Office. Director noted Public Hearing date of April 27th, 6:30 PM, at the Lunenburg Public Library. Public Hearing for Zoning Articles will follow. Chair noted a preference for Joseph F. Bilotta Meeting Room at Town Hall.

Other: Director reported opinion from Attorney Joel Bard concerning Sean Patrick to the Zoning Board of Appeals and Planning Board in relation to a deed restriction. Advice is to ignore that restriction in the area of permitting from the ZBA and Planning Department and other permits.

ADJOURNMENT: Motion, Mr. Saiia, Second, Mr. Halloran, adjournment 5:35 PM.