

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

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



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Minutes  
August 10, 2009

Meeting Posted: Yes  
Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA. 01462  
Time: 6:30 PM

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

**MINUTES – APPROVAL:** Approved 7-27-09, Motion, Mr. Halloran, Second, Mr. Bodkin Jr. Approved Highfield Village Continuation 7-27-09, Motion, Mr. Saiia, Second, Mr. Halloran. Approved Executive 7-27-09, Motion, Mr. Saiia, Second, Mr. Halloran.

**APPOINTMENT: Jon Juhl, JNJUHL and Associates, LLC-** Mr. Juhl presented data on the project Eagle Heights, which is the renovation and addition to the “old” Primary School. The project will consist of 40 senior housing units. This project will be a Section 202 HUD (US Department of Housing and Urban Development) project entitled Supportive Housing for the Elderly. HUD will subsidize 30% of the financing. The project will be a friendly 40B and be 100% residential. The development team consists of RCAP Solutions, Inc. (Resources for Communities and People) Montachusett Home Care Corporation. Ten (10%) percent of the building floor space will be for community and social service space. The building will be serviced by a central elevator and have parking for approximately fifty spaces. There will be a social service coordinator. The age limit will be 62 years and over. Seniors must have an income at or below 50% of the Worcester median and will pay 30% of their income with the balance paid by HUD. Mr. Juhl requested a support letter. The Board and Director signed letter. Letter on file in Planning Office.

#### **NOTICES AND COMMUNICATIONS:**

**Zoning Board of Appeals-**Granted Special Permit to Avery Miller, 234 Summer Street for operation of retail second hand store. On file in Planning Office.

#### **COMMITTEE REPORTS:**

**MJTC-** No report

**MRPC-** Noted general meeting

**School Regionalization Planning Committee-** Director read last minutes received from the Committee. On file in Planning Office.

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

**Planning Board Vacancy-** Director read letter received from the Board of Selectman thanking Mr. Halloran for his service. Also noted was the vacancy notice. It notes interested individuals should submit a letter of application and résumé to the Planning Board. Both Ms. Bilotta and Mr. Bodkin noted individuals who will apply.

**Commonwealth Capital-** The yearly application has a scoring procedure. A high point score helps a community's rating when seeking grants.

**Green Community Task Force-** Director reported on the presentation given to the Board of Selectmen. She further noted the work of the three sub-committees. Noted was the revision of the Wind Energy Bylaw. Chair posed the question about the two Planned Residential Areas. Director to research.

**Master Planning-** Director reported that it was ongoing. One lacking factor is the Open Space Plan. Chair noted the time line was too long for completion of that section of the plan, and desired a deadline be set.

**43D-** Director noted that she would be going before the review board in Boston on Wednesday, August 12<sup>th</sup>.

**Other-** Lunenburg Water District letter from Stantic Consulting Services requests comments be submitted to the Conservation Commission regarding the development of the site as a public water supply which adds two additional wells and a pumping station building on the site where a private well now exists. Discussion ensued to the number of wells that will be located.

**DEVELOPMENT STATUS REPORTS:**

**CVS, Electric Avenue-** The final request for additions to the As Built has been received and is being reviewed. This portion was for the Sewer Commission. Once approved, CVS can be closed.

**Stone Farm-** Progress report noted that the new developer is finishing the units that had been started and not completed.

**Tri-Town Landing** The developer had not received any notice from DHCD.

**Lena Lane-** Project engineers Whitman and Bingham Associates sent the supplement plan showing ownership of the small strip at the boundary line. Whitman and Bingham Associates, according to Board Directives, are to monitor the wall for any movement. They have not been doing it, but will do it monthly. This is important for the DPW.

**UNFINISHED BUSINESS:**

**See Above**

**Planning Director's Reports-**  
**Development Status Reports-**

**PROJECT PLAN SIGNATURES-** Board signed the mylars for Tri Town that were previously voted on.

**ADJOURNMENT:** Motion, Ms. Bilotta, Second, Mr. Halloran, adjourned 8:40 PM.

Note: The Board wished Mr. Halloran well and thanked him for his services.