

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

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



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Minutes
November 18, 2009

Meeting Posted: Yes

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

Time: 5:30 PM

ROLL CALL: Emerick R. Bakaysa, Joanna L. Bilotta, Thomas W. Bodkin Jr., Robert J. Saiia, Nathan J. Lockwood, Marion M. Benson, Planning Director

Also Present: David Ross, Planning Board Engineer

EMERALD PLACE: Development Team comprised of Patrick Slattery, Gary Crossen, Jack Sullivan, Al Murphy, Steven Callahan, Carl Pearson, Anthony Cleaves

Chair opened meeting for the purpose of a presentation of the Emerald Place at Lake Whalom project. He noted that Emerald Place was an approved project with a three year extension.

Patrick Slattery, acting as liaison between the Applicant and the Town, announced plans for Emerald Place to begin the project. He introduced the Emerald Place Development Co., LLC team (430 Bedford Street Suite 195, Lexington, MA 02420). Gary Crossen addressed the company's role in the project. Steve Callahan and Carl Pearson defined their new role in the development.

Mr. Pearson referred to the Plan and the residential/structural changes that would be considered a minor change. In essence, the four large buildings fronting Route 13 would become five buildings and be smaller in height, width and length. This was an issue that the Planning Board, upon approval, requested the development company to review. Number of units decreased from 240 to 230. Size of the units would be reduced in floor area. There would be no gating.

The rest of the Plan, as far as design, infrastructure, and roadway, would remain the same. There would be more green area. Any roadway work outside of the property area would have to go before the Board of Selectmen.

The Applicant reported that, in their opinion, smaller units were not a deviation from the approved Plan. They were not requesting any change in the Permit. Their plan of action was to do less than the Approval permitted. They wished to start site work and roadway construction within a week.

Questions were posed by the Board and responses given.

Chair addressed the plan and status of the Approval and noted there was nothing that warranted a Public Hearing. Ms. Bilotta questioned this opinion. Consensus of the majority of the Board is that the Applicant is able to commence site work on the project. They are also able to begin roadway construction with utilities and build the first phase of the residential structures.

The Board expressed enthusiasm. The Development Team thanked the Board and departed.

Brief Board discussion ensued on project.

Motion to adjourn, Ms. Bilotta, Second, Mr. Saiia, Motion passed. Adjournment at 7:25 PM.

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