

# ***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



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

Minutes  
November 23, 2009

Meeting Posted: Yes

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

Time: 6:35 PM (following Public Hearing)

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

### **APPOINTMENTS:**

Fran McNamara, Lunenburg Water District and George Allen, Water District Engineer. Presented map changes to include new Zone II; therefore, ensuring protection by the Water Supply Protect Bylaw. DEP (Department of Environmental Protection) summarizes the request as noting Lunenburg should amend its Zoning Protection Map. Discussion ensued; noted was potential well site on the proposed map. Zoning Bylaw § 4.9. Entitled Water Supply Protection District states protection of potential well site. Motion to accept adding Zone II and Zone III to map at Annual Town Meeting made by Ms. Bilotta, Second, Mr. Bodkin Jr., Motion passed 5-0.

ANR, O'Brien Homes, Inc., 460 Howard Street. Request for ANR plan to divide 24.5 acres was cancelled through both Mr. O'Brien's Attorney and Designing Engineer.

**MINUTES – APPROVAL:** Approved amended 10/26/09, Motion, Mr. Saiia, Second, Mr. Bodkin Jr., Motion passed. Approved 11/9/09, Motion, Mr. Saiia, Second, Mr. Bodkin Jr., Motion passed. Approved Town Meeting Articles Public Hearing 11/9/09, Motion, Ms. Bilotta, Second, Mr. Bodkin Jr., Motion passed. Approved Executive 11/9/09, Motion, Ms. Bilotta, Second, Mr. Bodkin Jr., Motion passed.

### **COMMITTEE REPORTS:**

**Capital Planning Committee-** Director noted December 8, 2009 for first Form B review from department heads.

**CWMP-** No report

**MJTC-** No report

**MRPC-** Meeting to be held November 24, 2009.

**School Regionalization Planning Committee-** Director noted Committee has met once with North Middlesex Regional District Committee. The State is requesting further meetings before any feasibility study for solving local high school issues. Shirley and Ayer are meeting on a two-town regionalization. .

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

**198 Summer Street-** Director reported on new potential owner for "Dietrich" industrial site. New proposed use is storage and warehousing. Will be using rail connection. Plan is being created by Whitman & Bingham Associates. Special Permit was granted to Dietrich in 1992. Project was in Development Plan Review.

**Ethics Commission-** Director reminded Board of test. Director informed Board that Attorney Brian Riley advised that Planning continue the same practice regarding peer engineers until he receives response on his findings from the Ethics Commission.

**Special Town Meeting-** Director requested decision on who would present Articles for the Motion Sheet; Chair Bakaysa to present. Green Task Force members would be the supportive persons.

**Green Community Task Force-** Director reported on Grant status. Noted new website and work being done.

**Open Space-** Director noted response from the State regarding the update. Letter stated a good effort, but listed nine items that will require completion before 2014.

**DEVELOPMENT STATUS REPORTS:**

**CVS-** A letter has been sent to the Applicant noting Board closure. Necessary paperwork provided to Town Treasurer's office to close Tri Party Account.

**Emerald Place at Lake Whalom-** See minutes of 11/18/09 Planning Board Meeting. Director noted current issues being addressed by Emerald Place Development Corporation, LLC.

**Highfield Village-** Applicant requested update on material needed for compliance. Reviewing Engineer prepared a list. Designing Engineer states that compliance will be met. Highfield will need a further extension.

**Stone Farm-** Progress reports indicate continuing work on unfinished units.

**Tri Town Landing-** Director relayed conversation with the Developers. They have to close with DHCD (Department of Housing and Community Development) on tax credits received. They are waiting on DHCD. They feel their new goal will be by end of year.

**100 Pleasant Street-** Board accepted Mr. DeLuca's request for July 2010 for compliance to the Development Plan Review.

**White Tail Crossing-** Applicant has requested bond write-down. Director awaiting report from Reviewing Engineer David Ross. Board approved write-down based on report.

**UNFINISHED BUSINESS:** During meeting, discussion ensued about capital benefit for the Town. Mr. Lockwood spoke on derived funds from Conservation land such as past development. Director noted Federal and State restrictions determine what Conservation can/cannot do. Director suggested the Conservation Commission be invited to a Planning Board meeting. Ms. Bilotta spoke on Town recreation facilities to make money such as a swimming pool and club house. Ms. Bilotta also requested a reason why the Bengals Convenience store was not a Development Plan Review as well as questioning the sign procedure from the Zoning Officer. Director to research.

**Executive Session-** Chair asked for Motion to go into Executive Session, not to return to general session. Motion, Ms. Bilotta, Second, Mr. Saiia, Roll Call vote- Mr. Bakaysa, aye; Mr. Saiia, aye; Ms. Bilotta, aye; Mr. Bodkin Jr., aye; Mr. Lockwood, aye.

**Members Issues- December meeting dates:** Chair made Executive Decision not to hold a meeting on 12/28/09. December meeting date will be 12/14/09.

**Adjournment:** Motion to adjourn, Ms. Bilotta, Second, Mr. Bodkin Jr., Motion passed, adjourned 8:35 PM.