

INITIALS \_\_\_\_\_

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

Joanna L. Bilotta-Simeone, Chair  
Nathan J. Lockwood, Vice-Chair  
Damon McQuaid, Clk.  
Emerick R. Bakaysa, Mbr.  
Matthew Allison, Mbr.  
Marion M. Benson, Planning Director



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Minutes  
January 13, 2014

Meeting Posted: Yes

Place: Town Hall, 17 Main Street, Lunenburg, MA

Time: 6:30 PM

Present: Joanna L. Bilotta-Simeone, Emerick R. Bakaysa, Nathan J. Lockwood, Damon McQuaid, Matthew Allison

Absent: Marion M. Benson

J. Bilotta-Simeone opened by the meeting by congratulating the School Building Committee on its hard work in getting the vote to pass at Special Town Meeting (STM). D. McQuaid noted the increase the override will create in the Town's tax rate (a flat rate) and that the Board will have to work diligently to attract businesses to Town.

**PUBLIC COMMENT:** none

**PUBLIC HEARING:** 50 Elmwood Road Subdivision Application- See separate minutes.

**ANRs:**

**145 Page Street, Katkin Family Revocable Trust-** Plan submitted for review. Current zoning is Outlying District. Parcel A is not a building lot, but is to be conveyed to an abutter, forming one undivided lot. Lot 2 is subject to Agricultural Preservation Restriction. Owner wants to separate the house and barn from the rest of the property; thereby becoming Lot 1. Plan will be distributed to appropriate departments for review. Board wants legal review regarding APR before moving forward with ANR.

**40 Page Street, Jeffrey Stone-** Plan submitted for review. Current zoning is Residence B. Lot 1 will be 5 acres; Lot 2- 5.5. Plan will be distributed to appropriate departments for review.

**Sign 136/150 Sunset Lane-** E. Bakaysa noted that this is already a nonconforming lot which, once the Board endorses the Plan, will become more nonconforming. J. Johnson of David Ross Associates reminded the Board that when it endorses an ANR Plan it is for the frontage meeting the requirement of the Bylaw. D. McQuaid made Motion to endorse the ANR Plan, N. Lockwood, Second, Roll Call Vote- M. Allison, abstain; E. Bakaysa, nay; D. McQuaid, aye; N. Lockwood, aye; J. Bilotta-Simeone, aye. Plan endorsed.

**MINUTES APPROVAL:** Motion to approve 12-09-13, M. Allison, Second, E. Bakaysa, Minutes approved.

**COMMITTEE REPORTS:**

**MJTC, M. Allison-** No meeting.

**MRPC, J. Bilotta-Simeone-** No meeting.

**School Building Committee, N. Lockwood-** It was noted that the vote passed at STM. N. Lockwood expressed his thanks to the Board for its participation. Board inquired if a Development Plan Review will be required.

**Building Reuse Committee, D. McQuaid-** Expect to hear shortly from the Chair as a result of STM vote.

**Capital Planning Committee, M. Benson-** Board members viewed Committee Prioritization.

**Green Community Task Force, M. Benson-** Tabled due to M. Benson's absence.

**Agricultural Commission, M. Allison-** Meeting cancelled; no quorum.

**PLANNING DIRECTOR'S REPORTS/NEW BUSINESS/DEVELOPMENT STATUS REPORTS:**

**Highfield Village-** Current Extension expires January 31, 2014. Board expects applicant to appear at the next Board meeting with an update. M. Allison noted he only received a portion of the project PDF from the applicant.

**Force Corporation, 305 Leominster Shirley Road-** Information Meeting held September 23, 2013; will be continued to January 27, 2014. M. Allison noted he attended the Conservation Commission meeting regarding same and opined that the applicant should discontinue driveway on corner. Applicant intends that for a tractor trailer pullout and M. Allison feels there is not enough sight distance.

**50 Elmwood Road-** E. Bakaysa wants to know if any of the land is Chapter Land.

**Whites Woods-** Noted weekly update.

**Emerald Place at Lake Whalom-** No report.

**White Tail Crossing-** No report.

**651 Chase Road Solar-** Clearing site.

**265 Pleasant Street Solar-** Clearing site.

**ACTION FILE:**

**Citizen Survey-** No report.

**Conservation Commission-** Notices and Agenda noted.

**MEETING SCHEDULE:**

January 27, 2014, 6:30 PM, Ritter Memorial Building

February 10, 2014, 6:30 PM, Town Hall

February 24, 2014, 6:30 PM, Ritter Memorial Building

**PUBLIC COMMENT:** None

**BOARD COMMENTS:** None

**MEMBER ISSUES:**

**Zoning- Marijuana Dispensary-** Noted that the Moratorium Warrant Article did not pass at STM. Board has to work at having a Marijuana Warrant Article ready for Annual Town Meeting. Various options available- special permit, overlay. Board would like to include both the Fire and Police Chiefs in the discussion; they will be invited to the January 27<sup>th</sup> Board meeting. Information packets were distributed to Board members. M. Allison opined that as the Select Board voted against the Moratorium, a unified front was not presented to the citizens. N. Lockwood concerned with public safety; e.g., robberies surrounding facilities. Board felt that the Board of Selectmen should be included in the crafting of the Bylaw.

**Town Social Media Policy-** N. Lockwood looking for an update as to the Town's policy.

**Bylaw Presentation Process for Town Meetings-** N. Lockwood wanted to go through the process of creating a bylaw and getting it to town meeting; e.g., research, proposals, alternatives, interfacing with Board of Selectmen, scheduling public hearing earlier in the process.

Motion to adjourn, E. Bakaysa, Second, D. McQuaid, Adjourned 8:40 PM.

Documents used at meeting:

50 Elmwood Road Subdivision Application

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145 Page Street ANR

40 Page Street ANR

136/150 Sunset Lane ANR

Highfield Village Extension

Whites Woods Progress Report

Solar Progress Reports

Conservation Commission Notices and Agenda

Marijuana Information Packets