

INITIALS \_\_\_\_\_

# **LUNENBURG PLANNING BOARD TOWN OF LUNENBURG**

Joanna L. Bilotta-Simeone, Chair  
Nathan J. Lockwood, Vice-Chair  
Damon McQuaid, Clk.  
Kenneth Chenis, Mbr.  
Marion M. Benson, Planning Director



Tel: (978) 582-4147, ext 5  
Fax: (978) 582-4353  
960 Massachusetts Avenue  
Lunenburg, MA 01462

Workshop Minutes  
June 18, 2014

Meeting Posted: Yes

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

Time: 6:30 PM

Present: Joanna L. Bilotta-Simeone, Nathan J. Lockwood, Damon McQuaid, Kenneth Chenis

Also Present: Re-Use Committee- Chair Jamie Toale, Dave McDonald, Ron Albert, Dave Matthews, Amory Phelps, Deb Seeley, Steve Raboin

Re-Use Committee Chair J. Toale noted the Committee's recommendations:

Eagle House- Suitable for current needs. No further action required.

Brooks House- Currently underutilized. Requires extensive retrofitting to be used for municipal building. Historical consideration needs to be reviewed.

Ritter Building- Houses land use departments which can be relocated into another municipal building.

Passios- Significant cost to maintain and repair.

Town Hall- Retrofit and repair for main municipal building. Size appropriate. Not huge market value.

Currently developing go-to-market plan and creating RFP template.

Resident David Rodgers opined Passios might have issues of transferring ownership to Town. What about zoning, frontage, parking? Is the Town going to allow a developer to take over and use for commercial venture and if it doesn't go well will the Town be stuck with it? Possible best use is to tear down and use for parking.

Long term view for Town Center is for zoning which will open it up for commercial, retail, mixed use, etc. N. Lockwood opined getting two overlay districts in place; one for Passios and one for Ritter Building/Primary School. Then proceed to address Village Overlay Bylaw. It was noted that the Village District would encompass all of the municipal buildings noted above. J. Bilotta-Simeone anticipates having a bylaw to bring to a 2014 fall special town meeting.

The School Committee has already voted to move the Passios parcel to the Town. Parcel line needs to be determined by surveying. If there is an interested developer, developer may be willing to pay for survey work as part of their proposal.

There was discussion as to the Village District Bylaw being too specific; should be more general. Too much regulation will be too restrictive.

As the Village District Bylaw is revised, it will be forwarded to the Re-Use Committee. The Planning Board is planning to hold a public charrette in August and would appreciate involvement and co-hosting by the Re-Use Committee. D. McQuaid looking for Board input as to charrette agenda and date which he can announce at the June 30<sup>th</sup> Historical Commission's Envisioning Session.

*Note: Next Re-Use Committee meeting - July 7<sup>th</sup>.*

Motion N. Lockwood to adjourn, Second, K. Chenis, Adjourned 8:15 PM.

Documents used at workshop:  
Draft Village District Bylaw

Minutes/2014/06.18.14 workshop