

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

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Kenneth Chenis, Mbr.
Matthew Allison, Mbr.



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Minutes
Public Hearing
221 White Street
September 22, 2014

Meeting Posted: Yes
Time: 6:50 PM
Place: Town Hall, 17 Main Street, Lunenburg, MA 01462
Present: Nathan J. Lockwood, Damon McQuaid, Matthew Allison
Absent: Joanna L. Bilotta-Simeone, Kenneth Chenis
Also Present: Chantell Fleck, MRPC

Public Hearing was to hear and discuss a Modification to a Development Plan Review and Special Permit under Section 5.5., Planned Residential Area, of the Protective Bylaw of the Town of Lunenburg, for 221 White Street (Map 75, Parcel 53). Owner/Applicant is RIW Realty Trust, John I. White, Trustee, 13 Jacklyn Drive, Lunenburg, MA.

Larry Sabeau, Hannigan Engineering Inc., representing applicant John (Jack) White. A Planned Residential Area (PRA) was approved under a Special Permit in 2006; then modified in 2013 to put the remaining four units into duplexes. Building 6 has been constructed too close to the property line. The bylaw specifies a 40 foot setback; building is 39.2 feet. Requesting a modification of the front setback to 38 feet. Building is also 64.2 feet from the centerline of the right-of-way which is less than the approved 65 feet under the Approval; therefore requesting modification to allow building 6 to be 63 feet from the centerline of the right-of-way.

Motion D. McQuaid to close hearing, Second, M. Allison, all aye.

Hearing closed 7:31 PM.

Documents used at hearing:
221 White Street Request for Modification to Special Permit and Modification to a Development Plan Review application