

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Joanna L. Bilotta-Simeone, Chair
Nathan J. Lockwood, Vice-Chair
Damon McQuaid, Clk.
Kenneth Chenis, Mbr.
Matthew Allison, Mbr.



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

Adam R. Burney
Land Use Director

Minutes
March 10, 2015

Meeting Posted: Yes

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

Time: 7:30 PM

Present: Nathan J. Lockwood, Damon McQuaid, Matthew Allison, Adam R. Burney

Absent: Joanna L. Bilotta-Simeone, Kenneth Chenis

Also Present: Kerry Speidel, Tom Alonzo, Paula Bertram, Jamie Toale, Robert Ebersole, Phyllis Luck, Matt Marro, Janice Carrier, John Rabbitt, Todd Dwyer, Carl Luck, Jack Rodriquez

JOINT MEETING WITH BOARD OF SELECTMEN

Village Center District (VCD) Bylaw

The finalized version of the Village Center District (VCD) Bylaw was summarized for the Board of Selectmen. Its main purpose is to introduce mixed use development into the proposed Village District. The majority of the Center is currently zoned Residence A, thereby limiting retail/commercial development.

In conjunction with the VCD Bylaw, the Historical Commission is crafting an Architectural Preservation District (APD) Bylaw. P. Bertram noted that it was intended for the APD Bylaw to be placed on the Warrant before the VCD Bylaw, and that if the APD failed to pass, then the VCD would be pulled. At this time, the Planning Board has not made that determination. R. Ebersole was concerned that the VCD eliminates lot size in the Center, therefore, there will be additional building to encourage density. Any additional building needs to be managed with restrictions. There should be another level of review other than just site plan review. There was some concern with the fact that newly constructed one-story buildings would be prohibited on lots of less than five acres. It was felt that this would limit various businesses, e.g., banks, as a second floor would be required. A. Burney noted that in that circumstance a business would apply for a special permit dimensional variance.

Stormwater Management

Under the Clean Waters Act, the Environmental Protection Agency (EPA) created a National Pollutants Discharge Elimination System (NPDES) for the treatment and collection of stormwater to prevent the impacting of waterways with waste. Within that exist Phase I and Phase II Permits. Based on size, Lunenburg is a Phase II stormwater system (MS4). Currently Lunenburg is compliant with the original Phase II Permit issued in 2003. A new draft permit was issued this past fall. Permits are broken down into six categories; 1) public education, 2) public involvement, 3) illicit discharge, detection and elimination, 4) construction site runoff, post construction runoff control, 5) pollution prevention, and 6) good housekeeping. Going forward, the EPA will have stricter requirements. This will create an unknown cost and impact to the Town. Wet/dry weather monitoring will be a large issue which triggers TMDL [total maximum daily loads {nutrient contamination}] requirements. The Town will have to file a new Notice of Intent (NOI) for the Permit. M. Marro noted the Town will have to contract with an engineering firm to come in and meet the EPA requirements. Large fines are imposed by the EPA for noncompliance. The Conservation Commission is in the process of updating its regulations for new developments to lessen the impact on the Town's system. In the event a

septic system maintenance program needs to be implemented, the Board of Health needs to be brought on board. All Town water bodies and outfalls will have to be tested. K. Speidel inquired as to what the Town should be doing now. P. Bertram concerned with the cost to the Town when large-scale developments turn over their stormwater system to the Town for maintenance. Need to look at funding resources. A fee could be put in place through a stormwater utility enterprise account with those funds being used only for stormwater activities. When the final Permit is issued, it will be for five years with compliance required within the first year. The Town will have to file an NOI within six months of permit issuance, identify water quality monitoring sites and get EPA approval.

The Town needs to look at existing regulations in relation to drainage structures and development to meet standards for Town maintenance. Also need to look at type of equipment to maintain same. What will be the funding sources for a utility enterprise account?

Planning Board rules and regulations need to be in harmonization with the stormwater bylaw. What is proposed for hardware needs to be compatible with Town equipment.

J. Rabbitt noted the Conservation Commission charter is to ensure the Town meets the intent of the law.

J. Rodriquenz emphasized that the utility enterprise account needs to be established.

T. Alonzo inquired as to anticipated annual cost to the Town. A. Burney noted the process used in the Town of Auburn: Utilized Geographic Information System (GIS) to come up with an estimate of the average residential unit's impervious surface. All non-residential uses, Town included, determined their equivalent residential unit coverage. That amount was budgeted out. The Town's portion was part of the General Budget.

It was noted that the creation of the utility enterprise account will require Town Meeting vote. The Board of Selectmen should start looking at funding sources. The Planning Board needs to look at any new developments going forward. If the Town accepts a road, will it be able to maintain it?

If the account is established, it needs to cover all the different aspects that go into maintenance, upkeep and expansion of the stormwater system.

A. Burney will investigate the possibility of grant funding. T. Alonzo requested all boards/commissions/departments present submit a summarization to the Town Manager/Board of Selectmen as to how they can address stormwater and what they see as potential pitfalls/obstacles to the Town.

ADJOURNED: 9:17 PM

Documents used at meeting:
Village District Bylaw