

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.



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Adam R. Burney
Land Use Director

Minutes Public Hearing (cont'd) Highfield Village May 11, 2015

Meeting Posted: Yes

Time: 7:20 PM

Place: Town Hall, 17 Main Street, Lunenburg, MA 01462

Present: Joanna L. Bilotta-Simeone, Nathan J. Lockwood, Damon McQuaid, Kenneth Chenis, Matthew Allison, Adam R. Burney

Vice Chair N. Lockwood opened the Hearing continuation with the reading of the notice published in the Sentinel and Enterprise on October 27 and November 3, 2014. Hearing is to hear and discuss a definitive plan per the Rules and Regulations Governing the Subdivision of Land and Section 5.6. Cluster Development of the Protective Bylaw of the Town of Lunenburg for construction of sixty-six (66) dwelling units off the south side of Northfield Road between Massachusetts Avenue (Map 057, Parcel 0031) and Northfield Road (Map 037, Parcel 0009).

J. Godfrey reported to the Board that Project Engineer K. Oldfield will be unable to continue on the project. He has hired Whitman & Bingham Associates (WBA) as the new project engineering firm and also retained Attorney Paul Haverty of Blatman, Bobrowski, Mead and Talerman. Atty Haverty, representing J. Godfrey, is concerned with the project moving forward expeditiously and also concerned with there being enough members left on the Board after Town Election to continue this Hearing. He requested the project be continued for 2-3 months for the benefit of the new engineering firm. The Hearing will be re-noticed at the applicant's expense to allow the Board in place to be able to vote. This will "re-set" the process and information will be presented as if starting over. There was Board discussion as to having the applicant withdraw and submit a new application versus continuing the Hearing. J. Godfrey does not want to withdraw his application and pay filing fees again with a new submittal. A. Burney noted that the Board can waive the fees if it so desires. He also noted that the Board will receive well-reviewed information from WBA. The EIR is state-approved so it won't really change. As part of the continuance, the Board can request J. Godfrey look at the newest possible data and plug it into the current Traffic Study. K. Chenis noted traffic counts were done in 2008 and 2010, showing an 11% increase during that time frame. The Traffic Study was done in 2009 with data from 2007. The Board requested updated traffic counts as part of the resubmittal.

J. Rheault, WBA, supports an extension request to the Board. WBA will do a complete project audit; going through all information. The firm was the original engineering firm for this project and therefore already has data available.

Atty Haverty requested a three-month extension. A. Burney recommended the Board extend to the first meeting in September (September 14).

N. Lockwood inquired if various State filings would have to be resubmitted under the new engineer firm and if WBA is refining the current documents or changing the plans; they will address the deficiencies in the current plan.

A. Burney noted to the Board they will still receive the same information whether an extension is granted or the applicant has to submit a new application.

Atty Haverty noted if the Hearing is kept open, there can be a continuing line of communication between the Planning Office and both engineering firms.

No comments from the public.

Motion to continue Hearing to September 14, 2015, 6:35 PM, J. Bilotta-Simeone, Second, K. Chenis. Discussion- M. Allison inquired if a continuance can be made conditional. He recollected that at the last continuance it had been discussed if review comments were not addressed by this meeting, the applicant was to withdraw. He also opined that the Town is not benefiting by granting an extension. Motion amended to include abutter notification, J Bilotta-Simeone, Second, K. Chenis, Roll Call Vote- M. Allison, nay; K. Chenis, aye; D. McQuaid, nay; J. Bilotta-Simeone, aye; N. Lockwood, aye. Vote passed 3-2.

Hearing recessed 8:00 PM.