

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Damon McQuaid, Chair
Matthew Allison, Vice Chair
Kenneth Chenis, Clerk
Gregory Bittner, Mbr.
David Prokowiec, Mbr.



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

Adam R. Burney
Land Use Director

Minutes
December 14, 2015

Meeting Posted: Yes

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

Time: 6:30 PM

Present: Damon McQuaid, Matthew Allison, Kenneth Chenis, Gregory Bittner, David Prokowiec, Adam R. Burney

ANR: 59 & 71 Easter Brook Road- Presented by Larry Sabean, Hannigan Engineering, on behalf of applicants Joshua & Pamela McKenna. Property owners are Roger & Kimberly Lucier, 59 Easter Brook Road, and Robert & Sharon Yousey, 71 Easter Brook Road. In July 2015, the Zoning Board of Appeals granted a special permit for dimensional variation to create a new lot with reduced frontage. This ANR Plan reconfigures property into three lots, each with reduced frontage. Previously, an ANR plan was submitted in August 2015, but denied endorsement by the Board based on input from the Board of Health under 310 CMR 15.010(2). The septic and leach field will now be located at #59 with this redesign. A driveway determination is also required by the Board. Motion, G. Bittner to approve the shared driveway location and the ANR Plan, Second, K. Chenis, all aye. Plan endorsed.

PUBLIC HEARING: 274 Prospect Street (Cont'd)- D. McQuaid noted request from Whitman & Bingham Associates on behalf of the applicant to continue the Public Hearing in order to address review comments from Graves Engineering Inc. Motion, M. Allison to continue the Hearing to January 25, 2016, Second, K. Chenis, all aye.

INFORMATION MEETING: UNITIL – 357 Electric Avenue- see separate minutes

Minutes Approval: All minutes signed

11/23/15- Motion, D. Prokowiec, Second, G. Bittner

11/23/15, 175 Northfield Road- Motion, D. Prokowiec, Second, G. Bittner

11/23/15, 1 Main Street- Motion, M. Allison, Second, D. Prokowiec

COMMITTEE REPORTS:

Building Reuse Committee- Meetings on-going with Tappe Associates. Tappe will be presenting a draft of the feasibility study to the Committee.

Capital Planning Committee- No report

Agricultural Commission- No report

MJTC- No report

MRPC- No report

Open Space Ad Hoc Committee- No report

School Building Committee- Project 70% complete.

Green Community Task Force (GCTF)- No report

DEVELOPMENT STATUS REPORTS:

1 Main Street- Board Decision endorsed.

175 Northfield Road- Board Decision endorsed.

1 Definitive Subdivision, 50 Elmwood Road- Work continues

Tri Town Landing- Work continues

DIRECTOR'S ITEMS:

238 Fire Road 16- Determination of Buildable Lot- Material submitted to Town Counsel who determined in order for the Board to make a decision on vital access of the road the Board had to hear a perimeter ANR Plan. Due to cost, the applicant desired to continue the discussion to the Board's February 8, 2016 meeting in order to present legal arguments to support the use of the road and an ANR Plan prior to submission.

NOTICES & COMMUNICATIONS: Noted

MEETING SCHEDULE:

January 11, Highfield Village Hearing (cont'd), Unitil Information Meeting (cont'd)

January 25, 274 Prospect Street Hearing (cont'd)

BOARD COMMENT/CONCERNS:

K. Chenis inquired if a bicycle lane in part of the Summer Street redevelopment. A. Burney to check.

M. Allison voiced concerned with the solar bylaw as written regarding small/ large scale size. A. Burney noted the bylaw has room for adjustment and recommended the Board working with the Zoning Board of Appeals.

ADJOURNMENT: 9:40 PM

Documents used at meeting:

Minutes- 11/23/15, 11/23/15 1 Main Street, 11/23/15 175 Northfield Road

ANR Plan, 59 & 71 Easterbrook Road

1 Main Street, Board Decision

175 Northfield Road, Board Decision