

MAY 9, 2024

Planning Board
17 Main Street
Lunenburg, MA
RE: 925 Massachusetts Avenue – Conceptual Site Plans

Dear Planning Board members,

Through a MassDevelopment Real Estate Technical Assistance Grant, BSC Group has been retained to help the Town explore options for the reuse of the property located at 925 Massachusetts Avenue (“the Site”). As you may be aware, the property is a former gas station that the Town acquired through tax title in 2020.

The project involves a baseline assessment of redevelopment options for the Site after considering the known soil contamination issues, small size of the property, location in the Village Center district, and the zoning bylaw requirements. We have had one meeting with a member of the Architectural Preservation District Commission, Chair of the Planning Board, and other town officials including the Town Manager, DPW Facilities Director, Building Inspector, and Conservation Agent. BSC also conducted a site visit with Town officials and MassDevelopment in March 2024.

Ultimately, we will be preparing a final report detailing the property characteristics, zoning requirements, market analysis, summary of the potential reuse options, and a draft Request for Proposal (RFP) for the Town’s disposal of the property for reuse at a future date.

BSC has prepared two preliminary conceptual site plans for the property:

- Option 1 – illustrates the potential renovation of the existing approximately 2,050 square foot building for small retail/café/commercial use, a new parking area, landscaping, patio, and Low Impact Development (LID) stormwater area.
- Option 2 – illustrates the potential construction of a new 2,320 square foot two-story, mixed-use building, a new parking area, landscaping, and a LID stormwater area.

Specifically, we are interested in your input on the existing building and proposed building uses, parking, landscaping, and general compatibility with the Village Center area. It is important for the Town to retain these two options (reuse of the existing building and new construction) since the condition of the existing building has not been evaluated to determine the feasibility of the structure’s reuse. It is noted that in both reuse scenarios a reduction in the parking requirements or a shared parking agreement may be required.

We understand that the Board’s feedback will be based on the draft conceptual plan for review and is non-binding. Nonetheless, your input and knowledge of the project will be valuable in subsequent steps including but not limited to actions contemplated by the Select Board or by Town Meeting. BSC Group will present virtually on Monday to review and discuss this important project with you.

Sincerely,

Jeff Bagg
Senior Planner

Option 1 – *DRAFT FOR DISCUSSION*



Precedent Examples



Option 2 – *DRAFT FOR DISCUSSION*



Precedent Examples

