



**LUNENBURG ZONING BOARD OF APPEALS
AGENDA**

January 25, 2023

Town Hall, 2nd Floor Conference Room, 17 Main Street, Lunenburg, Massachusetts 01462.

In accordance with the Open Meeting Law, please be advised that this meeting will broadcast live through local access cable, on Facebook Live on the Public Access Facebook page (<https://www.facebook.com/Lunenburg-Public-Access-Cable-157427270975305/>) and will be able to be found on the Lunenburg Public Access YouTube channel within 24 hours after the meeting. To participate remotely: from a computer, please use the link below to join **Zoom Meeting**: <https://us02web.zoom.us/j/7927370353> or from a telephone, dial the toll free number (888) 475-4499 and enter Meeting ID: **792 737 0353**. Computer and app users may use the “raise hand” feature to request to speak.

- Call to order

7:00 PM J&E Realty Enterprises, Inc. (Jacques Nassif, owner) 436 Chandler Street, Worcester, MA 01602. Property location **383 Whalom Road, Lunenburg, MA 01462.** The applicant is seeking Special Permit approval to operate an auto repair center and to display thirty-five (35) automobiles for sale.

7:30 PM Mark R. & Christine P. Emma, 8 Richard’s Way, Lunenburg, MA 01462. Property location **10 Richard’s Way, Lunenburg, MA 01462.** The applicants are appealing as persons aggrieved the ruling of the zoning officer that a proposed storage shed to be located on their vacant lot, adjacent to their dwelling or main house lot is not simply accessory to the main dwelling. Existing home/dwelling location 8 Richard’s Way, vacant adjacent lot 10 Richard’s Way, Lunenburg, MA.

8:00 PM Pond View Commons Comprehensive Permit, LLC, Pond View Commons, LLC, The Homes at Aro Estates, LLC, owner Kevin O’Brien, 18 Cassimere Street, Andover, MA 01810. The property location is **318, 390, & 400 Howard Street, Lunenburg, MA 01462; known as Pond View Commons.** The applicant is seeking 40B approval for a Comprehensive Permit for the purpose of developing a two hundred (200) unit apartment community at 318, 390, & 400 Howard Street, Lunenburg, MA 01462.

- Legal decision regarding Sewer and Water
- Continuation/next meeting
- Adjournment