

LUNENBURG PLANNING BOARD ***TOWN OF LUNENBURG***

Emerick R. Bakaysa, Chair
James A. Halloran, Vice Chair
Joanna L. Bilotta, Clk.
Robert J. Saiia, Mbr.
Thomas W. Bodkin, Jr., Mbr.
Marion M. Benson, Planning Director



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1033 Massachusetts Avenue
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Minutes
February 9, 2009

Meeting Posted: Yes
Place: Brooks House, 1033 Massachusetts Avenue, Lunenburg, MA. 01462
Time: 6:30 PM

ROLL CALL: Emerick R. Bakaysa, Chair, James A. Halloran, Robert J. Saiia, Thomas W. Bodkin, Jr. (arrived at 6:45), Joanne L. Bilotta, Marion M. Benson, Planning Director

MINUTES – APPROVAL: Signed 1/12/09, Motion, Ms. Bilotta, Second, Mr. Saiia, Motion passed.

NOTICES and COMMUNICATIONS:

Kopelman and Paige Memorandum- Noted Memorandum on Cutting and Trimming of Public Shade Trees.

COMMITTEE REPORTS:

School Regionalization Planning Committee- Mr. Halloran reported on meeting of 2-7-09. Copy of report in Planning Office. Members requested a copy of assessment report.

PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:

CHAPA- Director noted that CHAPA launched a new web site identifying affordable and available housing. Governor released capital plan for five years with funding of \$193,000.00.

Green Communities- Director presented to Board of Selectmen 1-20-09. Call has been issued for members to form a task force to create a five year strategic plan. Noted the amount of information to implement the Green Communities Act.

Open Space Planning- Meeting held 1-15-09. Director reported that the plan was suppose to be complete, but found several areas that will need data. A meeting was held with the Conservation Commission Chair. Additional data will be included and be sent to the state by March 1st.

Master Planning- Director reported that the work is progressing. Open Space is an Element and must be completed.

43D- Meeting held February 5th with Planning Director and owner of 134 Leominster Shirley Road regarding possible availability. The owner wishes to obtain more information. Keating property is beginning to work with the Water District on identification of the well site. Discussion with Fitchburg's Planning Director did not show promise for the joint ownership site to be suited for a 43D site. The State Advisor noted that we shouldn't create a bylaw without sites.

DEVELOPMENT STATUS REPORTS:

CVS- Outstanding invoices paid. Signs approved; ready for permitting. One sign needs a variance from ZBA.

Highfield Village- Extension approved to April 30, 2009. Meeting for updating to be held on February 17th.

Whispering Pines- Latest review by David Ross Associates indicates revised plans do not address all comments in 9-15-08 review letter. In addition, other issues need to be addressed on plans; i.e., indicate 30-foot no-touch zone on plans and also stake on site, possible non-conformance of Lots 1 and 9 with dimensional requirements, plan does not show topography and house locations for entire subdivision, provide information to support static groundwater elevations shown on plans or modify design, and possible concern on infiltration ability for Detention Basins A and B.

Whites Woods- Sign approved by Board

Telecommunications Towers-

- MetroPCS, Electric Avenue-** Continued construction of site building; antenna work to begin.
- Verizon Wireless, Massachusetts Avenue-** Needs inspection from Building Official.
- Verizon Wireless, Chase Road-** Needs inspection from Building Official.
- Verizon, Sunny Hill Road-** No work.
- Omnipoint, Town Hall-** Planning Office requesting formal extension letter from applicant.

UNFINISHED BUSINESS:

See Above

- Planning Director's Reports-**
- Development Status Reports-**

OFFICE: Move from the Brooks House to the Ritter Administration Building was completed today. The job now is to unpack and set up business.

Data Information and General Discussion- The Board and Director discussed the MMA Conference. General discussion was that while the conference was good, it was lacking in specifics, paperwork, etc. Each member received valuable information. Concern was projection of the state of the economy and what lies ahead for cities and towns.

ADJOURNMENT: Motion to adjourn, Ms. Bilotta, Second, Mr. Saiia, Motion passed. Adjourned 8:15 PM.