

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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960 Massachusetts Avenue
Lunenburg, MA 01462

Minutes
February 23, 2009

Meeting Posted: Yes

Place: Ritter Administration Building, 960 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., Joanne L. Bilotta, Marion M. Benson, Planning Director

APPOINTMENTS: ANR- 540 Northfield Road, Richard & William Millington- Plan presented by Marsden Engineering and accepted for review.

MINUTES – APPROVAL: Signed 2-9-09, Motion, Ms. Bilotta, Second, Mr. Saiia, Motion passed.

COMMITTEE REPORTS:

Capital Planning Committee- Director noted that a final figure of available funds has not been determined by the CAFO.

MJTC- TIP amendment report presented.

MRPC- No report

School Regionalization Planning Committee- No meeting. Members received data sheets. Member noted that a mother's organization was going to protest regionalization.

Other- Kopelman and Paige memorandum noted regulations for Notice of Variance and Special Permit decisions regarding mailing (copy on file in the Planning Office).

PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:

DHCD- Reminder that MGL Chapter 40A Section 5 requires that the Department of Housing and Community Development be notified of any public hearings scheduled by the Planning Board.

Eagle Heights Senior Housing- Director reviewed letters concerning the Eagle Heights Senior Housing project. Mr. Bodkin noted some legal procedures. He will send an electronic mail which will be forwarded to the Board of Selectmen.

Shovel Ready- Director noted that she has e-mailed Jennifer Benson and Jennifer Flanagan, the two representatives who support the 40R project.

Federal Stimulus- Director informed Board that there are two lists available for Massachusetts. One has not yet been reviewed so it is possible for Lunenburg projects to make the list.

Energy Task Force- Director reported that there have been about seven applicants. She has done more research and will write a data report.

Underground Wires- Director explained that subdivisions, commercial and industrial have requirements for underground wiring under the Zoning Bylaw and the Rules and Regulations. However, discussions with the Building Official, architect and engineers note there is not a regulation that allows regulation underground electrical wiring for single family ANR houses. Member would like further investigation.

43D- Director noted discussion with a State Representative on 43D. Fitchburg noted disinterest in jointly-owned land; however, Ms. Biocchi wants to arrange a meeting with the Fitchburg and Lunenburg Planning Directors. Mr. Gitto prefers his property to be commercial. Former studies noted that property should remain industrial. Ms. Bilotta noted there are people who desire to develop that property commercially. Chair noted that the Director look into the change.

Other- Director noted that Highfield Village will submit a corrected Definitive Plan to seek final approval for 68 units. Aro Estates (Howard Street) will submit this week for a Definitive Plan for 135 lots. Director is meeting with Powell Company and Mike Padula to ascertain feasibility of developing a new Powell Company site.

DEVELOPMENT STATUS REPORTS:

CVS, Electric Avenue- Director presented a report listing the schedule and conditions of work schedule.

Emerald Place at Lake Whalom- Global Property Developers Corporation requested a three year extension of their Special Permit. Discussion ensued concerning the length of time. A one year extension was debated. Summary- the request was tabled until the next meeting.

Highfield Village- A meeting was held with reviewing engineer to discuss corrections to the plan.

Tri Town Landing- Project was entered under the Stimulus Plan. Acquiring tax credit could start this project and the Town would benefit.

Telecommunications Towers-

MetroPCS, Electric Avenue- Continued construction of site building; antenna work to begin.

Verizon Wireless, Massachusetts Avenue- Awaiting inspection report from Building Official.

Verizon Wireless, Chase Road- Awaiting inspection report from Building Official.

Verizon, Sunny Hill Road- No work.

Omnipoint, Town Hall- Planning Office has requested formal extension letter from applicant.

UNFINISHED BUSINESS:

See Above

Planning Director's Reports-

Development Status Reports-

Other- Ms. Bilotta requested information on road acceptance.

ADJOURNMENT: Motion to adjourn, Ms. Bilotta, Second, Mr. Saiia, Motion passed. Adjournment 8:50 PM.