

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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Minutes
March 9, 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., Marion M. Benson, Planning Director

Absent: Joanna L. Bilotta

MINUTES – APPROVAL: Signed 2-23-09, Motion, Mr. Saiia, Second, Mr. Halloran, Motion passed.

COMMITTEE REPORTS:

School Regionalization Planning Committee- Mr. Halloran reported, Board members given copies of the last agenda, treasurer's report and the assessment/budget report noting the assessment fees for each town. Data on file in Planning Office.

PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:

Caucus- Director noted time. Mr. Saiia shall be presented to the caucus by the Planning Board for a second term. Warrant articles close March 20, 2009.

43D- Director noted upcoming meeting of March 23rd with Bonnie Biocchi and Fitchburg Planning Director David Streb to discuss a 43D site. Director noted meeting with Charles Gitto pertaining to a possible 43D site on his property at 143 Leominster Shirley Road. Following the meeting, Mr. Gitto stated he chooses to have his site remain industrial and will cooperate with the 43D; however, he wants the right to proceed in sales if a proposal comes forth. The Keating Property is still in the process of assessing their possible water site, but is interested in the 43D process. Mr. Bodkin Jr. wishes to continue to investigate a 43D bylaw. Consensus is that a 43D bylaw can be presented if the Board wishes, following the above meeting.

Underground Wires- Director gave verbal reports concerning underground wiring in Concord, Groton, Littleton, and Ayer. DHCD does not recommend single-residence underground wiring. Discussion was held concerning the underground wiring issue with the service companies. Consensus was that the future of underground wiring, besides our new residential, commercial and industrial projects, should be discussed with the service provider as to the availability in Lunenburg. The Select Board should be made aware of the interest.

Emerald Place at Lake Whalom- Director spoke to both the Sewer Commission and the developer, Global Property Developers Corp. There appears to be no problem between the parties, but rather a wait and see attitude as to what will develop at this time as to the availability to go forth with any changes in the project. Both parties will review the issue. The Planning Board voted to grant the three year extension. Motion made, Mr. Saiia, Second, Mr. Halloran. Vote was 4-0 with one person absent.

Tri-Town Landing- Mr. Davies of Great Bridges has a verbal agreement with Fitchburg on water and sewer, but does not see it as a problem. The legal work will be done when they secure final financing. The Sewer Department agrees that an agreement in principle is in place. They feel it is wise to finalize the agreement when their project and funding is in place. It is noted that Great Bridges is encouraged as they are working with DHCD on the Stimulus program to fund the 40D projects.

Master Planning- Subject- Enlarging outlying district dimensions from 40,000 sq. ft. to 60,000 sq. ft. Reasoning- 1) To preserve natural resources, forest and agricultural land, scenic landscapes, wildlife corridors and other important species, 2) To reinforce the town center area as the development area already served by infrastructure, and 3) To assist in keeping the town rural and serve as a growth management tool. Discussion pointed out concerns of persons owning property. Question also posed as to if the property area of 60,000 sq. ft. would require a larger frontage. Consensus was to put a place holder on the Warrant and discuss further.

Aro Estates- Director presented plan submitted by O'Brien Homes. A first draft review was noted by David E. Ross Associates. Director noted several items in the Environmental Impact Statement Tech Meeting to be held March 12, 2009.

DEVELOPMENT STATUS REPORTS:

CVS, Electric Avenue- Report from CVS shows that the structure is aggressively in construction. The work is construction phase and is being overseen by the Building Official, Plumbing, and Wiring Inspectors.

ADJOURNMENT: Motion to adjourn, Mr. Saiia, Second, Mr. Bodkin Jr., Motion passed. Adjournment 7:45 PM.