

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



Tel: (978) 582-4147
Fax: (978) 582-4353
960 Massachusetts Avenue
Lunenburg, MA 01462

Minutes
April 13, 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., Joanna L. Bilotta, Marion M. Benson, Planning Director. Guest- Will O'Brien, Student Intern, Lunenburg High School.

MINUTES – APPROVAL: Signed 3-23-09, Motion, Ms. Bilotta, Second, Mr. Halloran, Motion passed. Signed 3-31-09, Motion, Ms. Bilotta, Second, Mr. Halloran, Motion passed.

NOTICES AND COMMUNICATIONS:

Conservation Commission- Noted 4/1 Agenda, 4/15 Agenda, Order of Conditions for 201 Leominster Shirley Road and Order of Conditions for 391 Chase Road.

Zoning Board of Appeals- Noted Certificate of Granting Special Permit Dimensional Variance for CVS, 454 Electric Avenue.

COMMITTEE REPORTS:

CWMP- Workshop scheduled for 4/15. Office has received Phase IV, Final Recommended Wastewater Management Plan.

MJTC- No report

MRPC- No report

School Regionalization Planning Committee- Board received latest report through Mr. Halloran. Copy in Planning Office.

PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:

Public Hearings-

Aro Estates- Hearing scheduled for 4/27, Town Hall. Members received packet containing Peer Review report, Tech Meetings, Board of Health letter, Conservation response, and letter from Building Official.

Zoning Articles- Hearing scheduled for 4/27, Town Hall. Members received packet with Articles and reasonings on the Town Warrant for May 2 Town Meeting. Copy in Planning Office.

Sewer- Presentation of Phase IV report for the CWMP. Reminder of 4/15 Sewer Workshop.

Land Use Ad Hoc Committee- Status report on Open Space.

Green Community Task Force- Director gave summary of formation and meetings of the Task Force. A list of members and task assignments were related. All data will be posted on the Lunenburg website.

Master Planning- Director is still in reviewing stage with document.

43D- Discussion as to whether or not another lot could be added at Town Meeting to the Article. Director will check.

Trench Permits- Director reported on the new Trench Permit Law. Copy in Planning Office.

Powell Maintenance Facility, Leominster Shirley Road- Director reported on Conceptual Site Plan.

DEVELOPMENT STATUS REPORTS:

Aro Estates- See above

CVS, Electric Avenue- Director gave status report.

Tri Town Landing- Director noted In House meeting by applicants noting they are preparing to be shovel-ready. Department of Housing and Community Development (DHCD) has stimulus monies to disperse to thirty-one Ch 40R projects. Sewer/water phasing was discussed as well as MRPC transit, land fill roadway, drainage, etc. Phase I will be 66 units. New plans are being created. The changes will be ruled as a modification. Request is to have the review meet the time line. The project has to be shovel-ready.

Whalom Storage- Director reported on a conceptual discussion on changing Whalom Storage so that there will be storage in the back and commercial in the front. Lot will have to be divided.

DATA INFORMATION AND GENERAL DISCUSSION: Noted data from abutting cities and towns.

PROJECT PLAN SIGNATURES: Signed Keating Trust, 541 Leominster Shirley Road. Comments as follows: Assessor- 101 acres, 1263 Reservoir Road, Book 684, Page 288, no chapter land. Building Official- lot acreage and frontage okay. Board of Health- no concerns. Motion to approve, Ms. Bilotta, Second, Mr. Bodkin Jr., Motion passed.

ADJOURNMENT: Motion to adjourn, Ms. Bilotta, Second, Mr. Saiia, Motion passed. Adjournment 8:40 PM.