

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
June 8, 2009

Meeting Posted: Yes

Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA. 01462

Time: 6:30 PM

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

APPOINTMENTS: ANR, 100 Pleasant Street- Mardsen Engineering presented an ANR Plan for 100 & 104 Rear Pleasant Street for Joseph Livergood and Stephen Turner. Plan is to create Parcels A and B. There were two minor errors. The Board accepted the plan as will be corrected and presented to office on June 9, 2009.

MINUTES – APPROVAL: Signed 4-27-09, Motion, Ms. Bilotta, Second, Mr. Halloran, Vote 5-0. Signed 5-25-09, Motion, Mr. Saiia, Second, Mr. Halloran, Vote 5-0.

NOTICES and COMMUNICATIONS:

Other- Noted Board of Selectmen memorandum requesting notification of any members that did not wish to be reappointed for FY10.

COMMITTEE REPORTS:

MJTC- Mr. Saiia presented written report (on file in Planning Office).

MRPC- Mr. Bodkin Jr. presented report on wind energy implementation with MRPC District. Mr. Bodkin Jr. will forward data to the Green Community Task Force (on file in Planning Office).

School Regionalization Planning Committee- Vice Chair Halloran discussed the draft report from same Committee. Discussion ensued on location and cost.

PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:

Flat Hill- Director presented request from George Burden concerning sheds at Village at Flat Hill. Director noted that the other Planned Residential Area was granted the right to place sheds within the individual Exclusive Use Areas under a criterion. Criteria were presented. It was also noted that some building permits have already been issued for sheds and some sheds have been placed without permits. Director recommended the use of sheds under a criterion and with a building permit. Discussion ensued. Chair requested a formal request that included approval from all residents in the Village at Flat Hill.

Green Community Task Force- Director reported that the Task Force has been divided into three sub-committees: 1) study of solar panels and other alternatives, 2) study of wind energy, and 3) conservation of energy.

Master Planning- Director noted the status of Master Planning with continued work to be done; work is slower than anticipated.

43D- Director is working on application; maps will be done by MRPC, assisted by Mr. John Hume from MRPC. Three tasks have been defined: 1) review of expedited permitting, 2) review of Bylaw Sections 4.6., 4.7., 4.9., and 3) the conceptual study of Summer Street as related to the proposed Industrial Park.

DEVELOPMENT STATUS REPORTS:

CVS, Electric Avenue- Status- building is being set-up. An As-Built is needed before occupancy. A problem has arisen regarding puddling on Whalom Road and Route 13. Drainage correction will be needed.

Emerald Place at Lake Whalom- Director spoke with principal of the project. Noted was that a three year extension was requested and approved due to the economy. Intent is to proceed as soon as feasible. Noted also was that they would look at the site and will do a re-cleaning if necessary.

Highfield Village- Public Hearing date of June 29th for revised plan. Tech meeting will be held on June 11th. Concerns are the roadway approach to the property for public safety.

Stone Farm- Director noted she has not been able to reach principals. Research will need to be done to determine status of project. Monies are owed to Reviewing Engineer.

Tri Town Landing- Public Hearing date of June 29th for modifications. Modifications are appropriate. Entrances, etc. will be discussed at Tech Meeting to be held on June 11th.

Other- Lunenburg Water District- Commission Chair David Rodgers and Superintendent Fran McNamara requested a meeting to update the Planning Board on the proposed new well site development on the Old Castle/P. J. Keating property. District received \$600,000.00 in stimulus monies. The location assists Lunenburg by increasing water capacity in a location primed for new industrial proposals and potential tax revenue. The District is on time constraints. Mr. Rodgers explained the whole procedure. The District requested support from the Planning Board. The Board's consensus was to support the District with a letter. Director will write letter (letter will be on file in Planning Office).

UNFINISHED BUSINESS:

See Above

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

EXECUTIVE SESSION IF REQUIRED: Chair requested a Motion to go into Executive Session for discussion of pending litigation. Motion, Ms. Bilotta, Second, Mr. Bodkin Jr., roll call vote, Ms. Bilotta, aye; Mr. Bodkin Jr., aye; Mr. Saiia, aye; Mr. Halloran, aye; Mr. Bakaysa, aye. Did not return to Regular Session.

ADJOURNMENT: Motion, Ms. Bilotta, Second, Mr. Saiia, adjourned 9:30 PM.