

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
June 29, 2009

Meeting Posted: Yes

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

Time: 8:55 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

APPOINTMENTS:

Information Meeting- 100 Pleasant Street- See separate minutes

Public Hearing- Highfield Village- See separate minutes

Tri Town Landing- See separate minutes

MINUTES – APPROVAL: Signed 6/8/09. Motion, Mr. Saiia, Second, Mr. Halloran, Motion passed.

NOTICES and COMMUNICATIONS:

Building Permit- Noted permit for Hannaford Bros. Co., 333 Massachusetts Avenue for interior renovations.

Zoning Board of Appeals- Noted Special Permits for 36 Summer St to expand pre-existing garage and 262 Summer St to operate sign company. Also noted Certificate of Dismissal of Special Permit request for 201 N.W. Townsend Road, lots 4 and 5 as applicants did not appear at meeting.

COMMITTEE REPORTS:

MJTC- Mr. Saiia has been voted as an officer to the MJTC Commission. Report on Survey.

MRPC- Mr. Bodkin Jr. noted budget. Last meeting did not have a quorum. Meeting June 30, 2009.

School Regionalization Planning Committee- Discussion on first public hearing-noted concern of the audience.

319 Storm Water Management Committee Lake Shirley- No report

PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:

Village at Flat Hill- Director gave status report; both e-mails and telephone conversation. Trustee Mr. Burden presented a form signed only by the Trustees. Chair noted the expectation of the Board, which included a formal acceptance of sheds by the Flat Hill residents and shed criteria. Mr. Bodkin related Articles in the Condominium Documents as to process and procedures. Mr. Burden verbally noted his reluctance to accept direction. Board assured him they were not opposed to sheds at Flat Hill. Consensus for directions given to Mr. Burden are as follows; 1) Trustees send mailing out to each unit owner requesting approval for sheds be allowed to be constructed in their Exclusive Use Areas. Results of survey submitted to the Planning Board, 2) Create criteria including location, size, etc. for sheds appropriate for Flat Hill and 3) Discuss permitting process with the Building Official. Mr. Burden will return to Planning Board Meeting on July 13, 2009.

Tennessee Pipeline- Director noted problem on Lancaster Avenue and complaint from Historical Commission. Direction from CAFO to Director to resolve issue. Director held meeting with personnel from the Construction Company and Gas Line representative, Historical Commission, and DPW Director. Issues resolved. Any new issues will be reported to DPW Director.

Green Community Task Force- Director noted status and reports from sub-committee.

43D- Director has completed an extensive application. Noted were three requests for technical assistance, creating a permitting process subject to 43D, review of Commercial, Industrial and Office Park and Water Protection Bylaws, and creation of a conceptual plan for improvement on Summer Street as related to the proposed industrial park.

DEVELOPMENT STATUS REPORTS:

CVS, Electric Avenue- Store opened on schedule. Issue of improper drainage was remedied; paperwork submitted.

Stone Farm- Director met with agent and new investor. Goal is to finish project.

Whispering Pines- Two scenarios on proposed status of property.

UNFINISHED BUSINESS:

See Above

Planning Director's Reports-
Development Status Reports-

PROJECT PLAN SIGNATURES:

Signed ANR, 100 Pleasant Street- New Mylar presented with minor change. Board will sign when paper copies are supplied. Comments as follows: Building Official- okay; Board of Health- No issues with the division, but building on Lot 2A must be disconnected from septic system on Lot 1A and have its own new system designed and installed before the building is reoccupied; Conservation Commission- no issues; Assessor- 1.78 acres, Book 4220, Page 5-, no Chapter Land.

Signed Approval, Tri Town Landing- See Public Hearing minutes.

ADJOURNMENT: Motion, Mr. Saiia, Second, Mr. Bodkin Jr., Motion passed, adjourned 10:40 PM.