

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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Information Meeting Minutes
100 Pleasant Street
June 29, 2009

Meeting Posted: Yes

Time: 6:30 PM

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

Present: Emerick R. Bakaysa, Chair, James A. Halloran, Robert J. Saiia, Thomas W. Bodkin, Jr., Marion M. Benson, Planning Director

Absent: Joanna L. Bilotta

Chair opened the Information Meeting with the reading of the legal advertisement published in the Sentinel and Enterprise on June 23, 2009. The Information Meeting was to hear and discuss an application for a Development Plan Review under Section 8.4. of the Protective Bylaw of the Town of Lunenburg for repair of machinery and operation of a service establishment at 100 Pleasant Street.

The Applicant, Michael DeLuca, 74 Bolton Woods Way, Bolton, MA was represented by Steven Marsden, Marsden Engineering.

Mr. Marsden noted subject property and abutting lot are subject to a special permit and a Zoning Board of Appeals (ZBA) hearing was held approximately two weeks ago. The property owner, Mr. Livergood (Cross Stone Realty Limited, 37 Crosby Road, Ashburnham, MA), and the holder of the special permit (GR Construction) did not show at the hearing; therefore, it was continued to July 22nd. Applicant is requesting a continuance to the next Planning Board meeting as he is waiting to make sure the zoning application is okay and things are satisfactory to the Building Official. Septic plans have been submitted to Nashoba Associated Boards of Health.

Ms. Benson noted she had received a telephone call from the ZBA Chair noting concerns. Tenant never registered use with the ZBA. Sprinkler system never installed correctly. Once property is separated into two lots via an ANR (Approval Not Required) Plan, issues can be resolved. The Applicant, Mr. DeLuca, will address problems, clean up the area, and Mr. Marsden anticipates having photographs showing such at the continuation. Ms. Benson noted a new ANR is being submitted during this Information Meeting at the Building Official's request which provides 100 feet of frontage on Lot A for a conforming lot. Current plan shows 99.78 feet.

Lieutenant Ricci, Fire Department noted Department's concerns:

No bell on fire sprinkler system.

Fire sprinkler systems needs monitoring.

Fire sprinkler coverage updated.

Fire sprinkler corrosion test needed.

Heating system flue pipe and power vent needs evaluation and repair by certified oil burner technician.

Fire extinguishers need inspection.

Occupant in basement not registered with town and no permits for same.

Other upgrades and/or permits needed dependent on specific occupancy.

Rear lot under use by GR Construction shows many areas of small spills in dirt.

Evidence of vehicles being stripped on premises.

Cutting and welding not permitted outside of masonry garage.

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Mr. Marsden feels all items are fairly addressable and has already discussed them with both the Applicant and Building Official. Lt Ricci noted, if the Applicant desires, a representative from the Fire Department will go down and do a walk-through with the Applicant.

Chair asked for a Motion to continue Information Meeting to July 13, 2009, 6:30 PM. Motion, Mr. Saiia, Second, Mr. Bodkin.

Information Meeting recessed 6:45 PM.

Audio recording on file in Planning Office.

Minutes/information meetings 2009/DeLuca.100Pleasant Street. 6-29-09