

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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Public Hearing Minutes
Highfield Village
Northfield Road/Massachusetts Avenue
June 29, 2009

Meeting Posted: Yes

Time: 7:00 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 Public Hearing with the reading of the legal advertisement published in the Sentinel and Enterprise on June 15 and June 22, 2009. The hearing was to hear and discuss a revised plan under Section 5.6. Cluster Development and a Development Plan Review under Section 8.4. of the Protective Bylaw of the Town of Lunenburg to construct sixty-six (66) dwelling units off the south side of Northfield Road between Massachusetts Avenue and Northfield Road.

The Applicant was represented by Kent Oldfield, Boucher Construction, Leominster, MA. The original plan was presented to the Planning Board approximately 1 ½ - 2 years ago. The main change with this revision is a location change to the sewer line after discussion with the Conservation Commission. Sewer line goes from high point at pump station, down along Pope Road, behind Mass Ave Motors, and then discharge to a lateral that was built when sewer was put in along Massachusetts Avenue. Applicant also requested a Determination of Applicability from the Commission. Drainage location for each lot has been solidified. Number of lots and development size has not changed. A Tech Meeting was held February 2009 with traffic being the main issue. Traffic plans are in-process with Mr. Scully, MS Transportation System, Inc. and will have to be approved by Reviewing Engineer Steven Marsden. Offsite improvements will be a deceleration turning lane from Chase Road into Northfield Road, possible 4-way intersection and a stop sign and lane improvements at Northfield and New West Townsend Roads, a flashing yellow beacon with a mast arm at Chase and Northfield Roads. Warning signs have been requested. Plan submitted to Sewer Commission this date. Pump station design requested by DPW Director Mr. Rodriquenz is similar to one designed for The Meadows. Planning Director Marion Benson noted that as traffic plans are not finished, there will be a hearing continuance.

Reviewing Engineer Steven Marsden, Marsden Engineering, noted the change to the sewer line will not impact on Maple Parkway residents, but will run along Pope Road. He also noted serious attention will need to be given by MS Transportation System to traffic safety.

Mr. Bodkin inquired as to a walking trail easement on the site. There are walking easements throughout the property. Mr. Oldfield responded that it would be accessed from Pope Road and walking trails would be maintained through the site.

Applicant has spoken with attorney for the Water District, and has been granted emergency means of egress on Pope Road. (There had been a past on-going issue trying to determine who owns Pope Road. Eminent domain was taken in 1967 by the Water District. Applicant's attorney said Applicant owned to the center of the road, but since it was taken by eminent domain, Applicant still did not have rights onto road.) Pope Road is currently spotty paved to the water tank. Will be plowed at all times for emergency access. Is currently gated with a "break-away" gate.

Mr. Halloran asked where traffic would be entering/exiting development. Mr. Oldfield responded ingress/egress was off Northfield Road.

Mr. Oldfield noted this application is a Definitive Plan, submitted under Section 5.6. Cluster Development, with lot sizes of 30,000 – 50,000 sq ft.

Chair asked for comments from the audience.

Ann Marie Mead, 91 Maple Parkway, asked if, and when, sewer would come down Maple Parkway. Mr. Bakaysa referred her to the Sewer Commission.

David Colvin, 92 Maple Parkway asked if the sewer line would be near Maple Parkway. Mr. Oldfield responded no; first house will be approximately 850 feet from Mr. Colvin's property.

Pat Kelly, 117 Chase Road asked if Pope Road was a walking trail. Mr. Oldfield stated it was not. It was taken by eminent domain and currently owned by the Water District for access to the water tank. It is not a public way, but Applicant's attorney states the abutters have right to the center of the road on the side they live on.

Gary Kelly, 117 Chase Road asked how close sewer would be to Pope Road and if the Water Department was okay with blasting that close to the water tank. Mr. Oldfield responded twenty five (25) feet from the road on the Applicant's side. Test pits have been done and there is enough depth for a water line. Water line will be 5 feet down. Some blasting may have to be done for sewer line.

Pat Kelly noted that at the first Public Hearing (July 2007), there had been some concern with houses being built too close to the telecommunications tower on the water tank and wanted to know if there had been any changes. Mr. Oldfield responded there is no "fall zone" as the towers are located on the top of the tank.

Ronald Smith, 110 Old Farm Road noted there is a Town-owned 50 foot strip along the east side of the property and inquired if there would be a Town right of way to the conservation land. Mr. Smith feels it would be advantageous for the Town to have frontage access as there are almost 60 acres. Ms. Benson noted that is a Conservation Commission issue. Mr. Smith would also like to see increased signage as Northfield Road is a fast and heavily traveled road. Ms. Benson noted that once MS Transportation System has finished plans, there will be a hearing continuation.

Pat Kelly asked if Pope Road was wide enough for emergency access. Mr. Oldfield responded it is sufficient width and will be maintained.

Gary Kelly asked if Pope Road would be used during construction. Mr. Oldfield noted only to bring in large items, i.e., manholes, pipe lines. Steve deBettencourt, 200 Pleasant Street was under the impression that when Wal-Mart was built, road could be used to access back property. Mr. Oldfield and Ms. Benson responded that the Wal-Mart site is privately owned and that the same inquiry was made of the Wal-Mart owners at the time of building, and the owners were adamant about not allowing access through their property.

Steve deBettencourt inquired as to why another pump station. Mr. Oldfield responded that as far as size goes, it was being designed to possibly take the rest of Northfield Road at a later date. Northfield Road and beyond could tie into it by gravity. The Northfield Road side of the site (1/3) will utilize the pump station, and the Massachusetts Avenue side (2/3) gravity to Massachusetts Avenue.

Pat Kelly asked if project would be in phases. Mr. Oldfield responded two phases.

Carl Luck, 50 Sunset Lane asked how pump station location was determined. Mr. Oldfield responded for possible ANR (Approval Not Required) lots on property owned by John and David Saliba north of the site and future use on Northfield Road. It is also typically located at high point.

Mr. Oldfield noted that one of the Applicants, Mr. Saliba, requested that the large lots that are not part of the cluster development be situated as such to maintain Alfred Hirsch's blueberry field intact.

No proponents or opponents.

Mr. Bakaysa asked for a Motion to continue Hearing to the next Board meeting. Mr. Oldfield noted that Mr. Scully stated he would have traffic plans within two weeks and the clients are also anxious to get started. Mr. Marsden noted both the Fire Chief and the Police Chief want to review the intersections at a Tech Meeting prior to another hearing. Motion was made to continue the hearing to July 27, 2009, 7::00 PM, Mr. Saiia, Second, Mr. Bodkin, Motion passed.

Hearing recessed 7:45 PM.

Audio recording on file in Planning Office.