

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
July 13, 2009

Meeting Posted: Yes

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

Time: 7:00 PM

ROLL CALL: Emerick R. Bakaysa, Chair, James A. Halloran, Robert J. Saiia, Joanna L. Bilotta, Thomas W. Bodkin, Jr. (arrived 8:50 PM), Marion M. Benson, Planning Director

Information Meeting Continuation- 100 Pleasant Street- See separate minutes

APPOINTMENTS:

George Burden, Village at Flat Hill- Mr. Burden requested to comment on Flat Hill's association with the rest of the Town. He stated lack of Town support for interior pick-up of school buses, roadway maintenance and repainting of fire hydrants. In the discussion that ensued, it was pointed out that the Village at Flat Hill was a Planned Residential Area (PRA) and all interior was maintained as condominiums. Mr. Burden presented a document containing 36 signatures out of 45 residents for the approval of sheds. Criteria are- shed shall be used for storage and be no larger than 300 square feet. Setbacks to be placed in the Exclusive Use Area using setback of under 100 feet (with a minimum of 40 feet from the road and 15 feet from the side and rear lines that designate an Exclusive Use Area). A shed shall follow all other building requirements and Building Code as set forth by the Lunenburg Building Department. Chair entertained a Motion to approve the request following the approval of the Building Official concerning the setback distances. Motion, Ms. Bilotta, Second, Mr. Saiia, passed 4-0.

MINUTES – APPROVAL: Signed 6/29/09, Motion, Ms. Bilotta, Second, Mr. Halloran, Tri Town Landing Public Hearing 6/29/09, Motion, Ms. Bilotta, Second, Mr. Saiia, Highfield Village Public Hearing 6/29/09, Motion, Ms. Bilotta, Second, Mr. Halloran, 100 Pleasant Street Information Meeting 6/29/09, Motion, Ms. Bilotta, Second, Mr. Saiia.

NOTICES and COMMUNICATIONS:

Zoning Board of Appeals- Noted Special Permit for 69 West Street to demolish existing dwelling and construct new. On file in Planning Office.

Conservation Commission- Noted order of Conditions for 40 Hemlock Drive for replacement of failed sewage disposal system and 43 Hemlock Terrace for upgrade of failed septic system. Noted Extension Permit for Order of Conditions for 405 West Street. On file in Planning Office.

COMMITTEE REPORTS:

CPC- School informed the Town that they did not secure stimulus grant for the kitchen appliance replacement. The items were on the FY Capital Plan, but not funded at May 2009 Town Meeting.

MJTC- Mr. Saiia reported on election of officers. Mr. Saiia has been voted as Secretary. Report is the North Main Street train depot building in Leominster is planned for expansion at a cost of \$3 million.

PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:

2090/2010 Officers & Committees- Chair, Emerick Bakaysa; Vice Chair, Joanna Bilotta; Clerk, Thomas Bodkin Jr.; MRPC, Thomas Bodkin Jr.; MJTC, Robert Saiia; Charter Committee, Emerick Bakaysa.

Green Community Task Force- Director reported on the three sub committees; Wind Energy, Solar and Photovoltaic, and Education. Research is ongoing including research for funding. A report will be presented to the Board of Selectmen on August 4, 2009.

43D- Chair reported full application was submitted on July 5, 2009. The Executive Office of Housing & Economic Development (EOHED) Mass Permit Regulatory Office notified Director there was no funding for the technical tasks. Research shows the Senate cut funding for 43D out of budget and the House did not pick it up. The submittal for approval of the site is still presented. The Mass Permit Regulatory Office, in response to questions, is that they are funded as an operating office until July 31, 2009.

Lunenburg Village- Director noted plan and meeting of ZBA. Also noted was the decrease in number of units. Traffic pattern remains an issue.

40R Report- Director noted the 2009 report has been filed.

DEVELOPMENT STATUS REPORTS:

CVS, Electric Avenue- As Built submitted; two minor details need to be added.

Highfield Village- Reminder of 7/27/09 Public Hearing Continuation.

Tri Town Landing- Applicant submitted a copy of letter noting sewer allotment from Fitchburg. Sewer Commission did not have letter. Water has been arranged. Applicant is shovel-ready. They will need easements.

UNFINISHED BUSINESS:

See Above

Planning Director's Reports-

Development Status Reports-

EXECUTIVE SESSION- Litigation- Chair requested a Motion to adjourn regular session and go into executive session for purpose of litigation, not to return to general session.

ADJOURNMENT: Motion, Ms. Bilotta, Second, Mr. Saiia, Vote, Ms. Bilotta, aye; Mr. Saiia, aye; Mr. Halloran, aye; Mr. Bakaysa, aye. Motion passed. Regular session adjourned 8:50 PM.