

LUNENBURG PLANNING BOARD ***TOWN OF LUNENBURG***

Emerick R. Bakaysa, Chair
Joanna L. Bilotta, Vice-Chair
Thomas W. Bodkin Jr., Clk.
James A. Halloran, Mbr.
Robert J. Saiia, Mbr.
Marion M. Benson, Planning Director



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Minutes
July 27, 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, Robert J. Saiia, Joanna L. Bilotta, Marion M. Benson, Planning Director
Absent: Thomas W. Bodkin Jr.

MINUTES – APPROVAL: Approved 7-13-09, Motion, Ms. Bilotta, Second, Mr. Saiia. Approved Pleasant Street Continuation 7-13-09, Motion, Ms. Bilotta, Second, Mr. Halloran. Approved Executive 7-13-09, Motion, Ms. Bilotta, Second, Mr. Halloran.

Director submitted resignation of James A. Halloran to Board Chair. Effective date of August 31, 2009.

Public Hearing Continuation- Highfield Village- See separate minutes

COMMITTEE REPORTS:

CPC- No report

MJTC- Mr. Saiia reported on officers. Chair, Paula Caron; Vice Chair, John Oefke; Secretary, Robert Saiia.

MRPC- No report

PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:

Green Community Task Force- Director noted she is preparing the application for the Green Communities Planning Assistance Program. The Task Force will go before the Board of Selectmen on August 4, 2009. The three subcommittees are Wind Energy, Solar and Education.

43D- Director is awaiting information from the State Office.

100 Pleasant Street- Director noted corrected plan as directed in the Approval. Zoning Board of Appeals issued Special Permit.

Tri Town Landing- Director noted correspondence concerning sewer. Applicants will comply with request.

Commonwealth Capital- Director noted that she will be preparing the 2010 application. The goal is to raise the rating.

Local Permitting Process- Director presented the document, noted it was first written with Building Official Roger Williams and updated with Building Official Mike Sauvageau. It had been sent to each engineering firm in the area and usually given to developers. Director noted that she is not sure that the document had been given to each developer recently, but will reinstate the procedure.

Master Planning- Director reported work is continuing. The Conservation Commission is completing its land inventory.

MEPA Environmental Notification Form - Well Pumping Station- Director presented the document. Members can review in the office.

DEVELOPMENT STATUS REPORTS:

CVS, Electric Avenue- Director reported that two items are due on the As Built plan. They are stripping the corrected pavement and identification of items for the Sewer Department. Electronic mail noted corrected plans were sent this date.

Highfield Village- See separate minutes.

Stone Farm- Change of ownership paperwork has been completed from JCJ to Lisciotti Development. JCJ Tri Party Account has been closed and a new Tri Party Account opened under Stone Farm, LLC, Gregg Lisciotti, Manager. The Planning Office has created a new form noting applicants' responsibilities.

Tri-Town Landing- Director noted that applicant is still awaiting confirmation of their status with DHCD. Plans were signed - Chair made decision not to sign two sets of Mylars.

UNFINISHED BUSINESS:

See Above

Planning Director's Reports-
Development Status Reports-

EXECUTIVE SESSION- Litigation- Chair asked for Motion to go into Executive Session for discussion of litigation, not to return to General Session. Motion, Ms. Bilotta, Second, Mr. Halloran. Roll call vote- Mr. Saiia, aye; Mr. Halloran, aye; Ms. Bilotta, aye; Mr. Bakaysa, aye.

ADJOURNMENT: Regular Session at 8:30 PM. Motion, Ms. Bilotta, Second, Mr. Saiia.