

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

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



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Minutes
September 14, 2009

Meeting Posted: Yes
Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA. 01462
Time: 6:38 PM

ROLL CALL: Vice-Chair Joanna L. Bilotta, Thomas W. Bodkin Jr., Robert J. Saiia, Marion M. Benson, Planning Director
Absent: Chair Emerick R. Bakaysa

MINUTES – APPROVAL: Approved 8-10-09, Motion, Mr. Saiia, Second, Mr. Bodkin Jr.

APPOINTMENTS:

ANR- 811 Chase Road, Dahlgren Family Trust- Presented by David Ross Associates. Accepted for review.

ANR- Pratt Street, Town of Lunenburg- Presented by Steve Marsden on behalf of the Town of Lunenburg for land addition to existing lots to create acreage for septic systems. Request granted to waive fee for Town. Motion, Mr. Saiia, Second Mr. Bodkin Jr.

Interview- Nathan Lockwood- Mr. Lockwood was interviewed for the vacant Board position due to Mr. Halloran's resignation. Mr. Lockwood spoke about his interest and background. Questions were posed. Board was favorable to push Mr. Lockwood's bid for approval for membership on the Planning Board to the Board of Selectmen. The Select Board and the Planning Board, at a jointly posted meeting on Tuesday, September 22, 2009, will vote on Mr. Lockwood's candidacy.

NOTICES AND COMMUNICATIONS:

Zoning Board of Appeals- Special Permit issued for 100 Pleasant Street to repair and refurbish vibration and thermal equipment.

Conservation Commission- Determination of Applicability for 72 Hemlock Drive, Certificate of Compliance for 75 West Groton Road, Order of Conditions for 201 New West Townsend Road, and Amended Order of Conditions for 37 Youngs Road. Noted Conservation agenda for 9-2-09.

Land Use Law Round-Up- Noted

Other- Noted Conservation Commission agenda, MRPC Lunenburg Trail Inventory Project letter, Joint Committee on Housing report on 40B proposed changes (ZBA Chair Don Bowen to attend).

COMMITTEE REPORTS:

Capital Planning Committee- Director reported the first meeting will be on September 22, 2009. Committee is comprised of the following representatives; Board of Selectman- David Matthews, Finance Committee- Brian Laffond, School Committee- Mike Mackin, Elaine Murphy- Member at Large, Marion Benson, Planning Department.

MJTC- no report

MRPC- no report

School Regionalization Planning Committee- Director reported that the Regionalization Planning Committee will not pursue a vote at Special Town Meeting. The three towns' representatives will place regionalization on hold until proper state funding is in place. Further noted that the Towns of Ayer and Shirley are discussing regionalization as a two-town district.

PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:

135 Intervale Road, Simonds Int'l Corp.- Reported on public notification for notice of activity.

Open Space Planning- Director reported that the plan has three areas to update; (1) sewer, (2) park and (3) school dept recreation plans. Director is working on all three issues.

Green Community Task Force- Director reported on status of work. Educational sub-committee is setting up web site. Work is progressing on preparation for wind and solar energy. Director presented final draft of wind bylaw. First review has been done by Consultant. Next review will be Town Counsel. Solar energy bylaw is 90 % finished and currently being reviewed by Planning Consultant. Bylaws are to be ready for presentation at November Special Town Meeting.

Master Planning- Work still progressing. Open Space Plan will be added.

43D- Director announced letter notifying acceptance of 43D.

Stormwater Management- Director read review of 318 Plan. Suggested plan be available in office as a resource.

Well Site- Director submitted data pertaining to National Heritage and Endangered Species program as it relates to the proposed Lunenburg Water District well site located on Leominster Shirley Road, Lunenburg.

Other- Noted CHAPA Annual Dinner and Meeting, FY09 Encumbrances, and AG Approval of May 2009 Town Meeting Articles.

DEVELOPMENT STATUS REPORTS:

CVS, Electric Avenue- The project will be ready for closure as soon as the last review invoice is paid.

Highfield Village- Tech meeting scheduled for September 23rd for traffic mitigation.

Stone Farm- Applicant Mr. Lisciotti's weekly progress reports show progress in finishing the permitted structures. Project schematic shown to Board.

Tri Town Landing- No report. Applicants still waiting to hear from DHCD.

Whispering Pines- The project is for sale and in the hands of the bank. An individual is expressing interest to purchase as a one-lot residential.

SEA-COL, LLC- Revised site plan was presented to the Board as a status report. Plan is being reviewed by Peer Reviewer David Ross Associates.

UNFINISHED BUSINESS:

See Above

**Planning Director's Reports-
Development Status Reports-**

DATA INFORMATION & GENERAL DISCUSSION:

Miscellaneous

ADJOURNMENT: Motion, Mr. Bodkin Jr., Second, Mr. Saiia, to go into Executive Session, not to return to Public Session. Vice Chair Bilotta, aye, Mr. Bodkin Jr., aye, Mr. Saiia, aye.