

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

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



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AMENDED  
Minutes  
October 26, 2009

Meeting Posted: Yes  
Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA. 01462  
Time: 6:30 PM

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

**PROJECT PLAN SIGNATURES:** DPR- Signed SEA-COL, LLC. Patrick Slattery attended as agent for Sean Patrick, applicant. Findings and Directives were read into record (on file in Planning Office). Motion to approve, Mr. Saiia, Second, Mr. Bodkin Jr.. Motion passed 4 - 0. Approval will be filed with the Town Clerk's office, October 27, 2009.

**APPOINTMENT:** Mike Mackin, 26 Cortland Circle, The Village at Flat Hill. Planning Board approved Mr. Mackin's request to secure a building permit for a patio roof at his residence.

**MINUTES – APPROVAL:** Approved 9-28-09, Motion, Mr. Bodkin Jr., Second, Mr. Saiia, Motion passed

#### **NOTICES AND COMMUNICATIONS:**

**Building Permit-** Noted permits issued for 12 Robbs Terrace and 69 Island Road.

**Zoning Board of Appeals-** Noted Public Hearing Continuation for Lunenburg Village, 250 Whalom Road.

**Conservation Commission-** Noted Certificate of Compliance, 101 Horizon Island Road, and Order of Conditions, 181 Peninsula Drive and 56 Cross Street. Noted agenda of 10-21-09.

**Other-** Noted MRPC Newsletter; proposed Senate Bill 97, proposed House Bill 193, Nashua River Watershed Association events, and Kopelman & Paige Memos to Municipal Clients regarding Certificates of Constructive Approval and Calculating Minimum Lot Area.

#### **COMMITTEE REPORTS:**

**Capital Planning Committee-** Director noted change in the timeline.

**CWMP-** No report

**MJTC-** Mr. Saiia reported on the key topic, prevailing wage. The TIP report is in review.

**MRPC-** Mr. Bodkin Jr. reported that discussions are being held on regional (central) purchasing for communities.

**School Regionalization Planning Committee-** Director noted that the Committee will be discussing a potential regionalization with the North Middlesex Regional School District.

#### **PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:**

**Board Appointment-** Chair welcomed Mr. Lockwood to the Board.

**New State Ethics Law-** Director informed the Board that all members will have to take a test on-line due to the new law concerning the Ethics Committee.

**Zoning Articles, Public Hearing, Special Town Meeting-** The bylaws are in review with Town Counsel. Public hearing is scheduled for November 9, 2009, Joseph Bilotta Meeting Room, Town Hall, 6:30 PM. These bylaws will be on the Town Meeting Warrant for the Special Town Meeting on December 1, 2009.

**MMA Annual Meeting-** Director noted that the funds in the budget line for meeting have been returned to the General Fund per request of a budget reduction of 5%. Director listed the itemized cost if a Board member decided to attend and pay cost out of their own personal funds.

**Open Space Planning-** Director reported that the Open Space Plan was submitted by certified mail on October 26, 2009.

**Green Community Task Force-** Director noted that the application for the solar roofing on the Public Safety Building, Library, Middle School and Primary School has been submitted. The Task Force is working on wind energy and a web site.

**Daniel Cronin et al. v. Donald Bowen et al., Judgment-** The Judgment favored the Town Of Lunenburg; however, the judge noted the ambiguity of Lunenburg's Zoning Bylaw frontage definition. Director will research frontage definition to determine the suitability.

**DEVELOPMENT STATUS REPORTS:**

**Stone Farm-** Work continuing on Units 17, 42, 56, 38, 39 & 40.

**Tri Town Landing-** The Town has been notified that the developers have received the funding from DHCD. Their plan is to start as soon as possible.

**SEA-COL, LLC-** See above

**UNFINISHED BUSINESS:**

See Above

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

**ADJOURNMENT:** Motion, Mr. Saiia, Second, Mr. Bodkin Jr., adjourned 9:10 PM.