

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
December 8, 2008

Meeting Posted: Yes
Place: Brooks House, 1033 Massachusetts Ave., Lunenburg, MA. 01462
Time: 6:30 PM

ROLL CALL: 6:30 PM- Vice Chair Halloran, Ms. Bilotta, Mr. Saiia, Mr. Bodkin Jr. Vice Chair opened meeting.

MINUTES – APPROVAL: Signed 11/24/08, Motion, Ms. Bilotta, Second, Mr. Bodkin Jr.

NOTICES and COMMUNICATIONS:

Conservation Commission- Noted 12/3/08 Public Hearing for 15/17 Pleasant Street.

Other- MRPC notice that MJTC December meeting was cancelled.

6:40 PM- Chair Bakaysa took over the meeting.

COMMITTEE REPORTS:

Capital Planning Committee- Director reported on process. School Department presented requests to the Committee.

Charter Review Committee- Chair reported that the report would not go into the State until the new administration, upon advice of Senator Antonioni.

CWMP- See Wright Pierce below.

MJTC- No report

MRPC- No report

319 Storm Water Management Committee Lake Shirley- No report

School Regionalization Planning Committee- Mr. Halloran reported on scheduling and topics. A draft budget will be presented. An article will be presented at town meetings of the three towns. Discussion ensued concerning the available data. Concern is having enough information to make a decision to vote for or against regionalization. Director shall request the reports from the School Department to send electronically to the members.

PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:

Green Communities Act- Director will be conferring with CAFO at next meeting.

Open Space- Request has been sent to each Board, Committee and Department for response to the Goals and Action Plans. Replies are due December 19th (Board had two replies). Following replies, the draft document will be sent to the State.

43D- Director reported meeting with State representative for 43D development. Question posed concerning the need for landowners' permission to pursue a 43D permitting on their land. Answer is yes.

Master Planning- Director reported that the first two chapters are being updated.

MMA, January 23 & 24, 2009- Tabled until January meeting.

Other-

Lunenburg Village- Director reported tech meeting. Director and Conservation Commission Chair were invited to attend. Review encompassed issues revolving around the present design. They will be presented to the applicant by the Zoning Board of Appeals (ZBA). Director requested Planning Board's view. Consensus was that the project was too dense and adjoining roadways too narrow to accommodate traffic. Sidewalks would be necessary. Question posed as to the idea of approaching the developer to consider a standard subdivision instead of a 40B.

Eagle Heights- Director presented the proposal for the re-use of the old Primary School. The project is for 40 units of senior housing. The Board of Selectmen held a workshop meeting December 4th with the applicant, Planning Director, Fire Chief and DPW Director. Planning Director recommended a 40R instead of a 40B. The Town would gain approximately \$200,000.00 plus other benefits. The applicant is offering \$100,000.00 for the building and surrounding land, and will seek tax relief. It will take several years to complete. Town will still have to maintain and insure the building. The Board of Selectmen requests a response from the Planning Board. The proposal booklet was assigned to Chair Bakaysa and will be passed on to each member.

Wright Pierce- Director presented a memorandum to each member written by Wright Pierce to Sewer Commission Chair William Gustus. It was noted in the memo that a workshop will be held. Director also noted a separate memo was presented to Mr. Gustus at his request for questions from Wright Pierce concerning the CWMP. Two questions were listed for the Planning Board- 1) what are the plans for the growth management districts and, 2) would all of the parcels in the growth management district be available for commercial and industrial development? The Board decided to wait until the workshop to respond.

Town Meeting, May 2008, Bylaw Approval- Director reported that the approval response came from the Attorney General's Office for the May 2008 Town Meeting. Articles will be incorporated into the Zoning Bylaw. Report on file in Planning Office.

Budget- Director reviewed department budget with Planning Board at Level Funding, Level Funding Less 5% and Level Funding Less 10% as requested by the CAFO.

DEVELOPMENT STATUS REPORTS:

CVS, Electric Avenue- Everything is going well. They did start work on Sunday December 7th with heavy equipment. Sunday work is not allowed under the Permit.

Lena Lane- As Builts are in. Peer Engineer reviewing.

Tri Town Landing- Applicants working with Department of Housing and Community Development (DHCD) and State on tax credits and other funding. They will continue to work with Fitchburg on sewer. There is no expectation that anything will be finalized until spring.

Verizon Wireless, Chase Road- Director noted progress report; on file in Planning Office.

Verizon Wireless, Massachusetts Avenue- Director noted progress report; on file in Planning Office.

Other- MetroPCS, Electric Avenue- Director noted progress report on file in Planning Office.

UNFINISHED BUSINESS:

See Above

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

Other- Moving- There has not been an official date for the actual move. Progress is continuing in the Ritter. Office is still preparing by packing all necessary documents.

MEMBER ISSUES: December Meeting Dates- The Planning Board will not hold a meeting on December 22nd. The next meeting is scheduled for January 12, 2009.

PROJECT PLAN SIGNATURES: Signed 268 Flat Hill Road. Motion, Ms. Bilotta, Second, Mr. Saia. Comments as follows; Board of Health- no issues; Assessor- Map 084, Parcel 051, 4.16 acres, Book 5077, Page 263, omission of abutter Paglierani, John & Kathryn for parcel 084-036 (but is on certified abutters' list), no Chapter Land. Conservation Commission- no wetland issue.

ADJOURNMENT: 8:00 PM, Motion, Ms. Bilotta, Second, Mr. Saia.