

FEB 28 2018

LUNENBURG TOWN
CLERK OFFICE**TOWN OF LUNENBURG**
Office of the Planning Board

Gregory Bittner, Chair
 Matthew Allison, Vice Chair
 Kenneth Chenis, Clerk
 David Prokowiew, Mbr.
 Michael-Ray Jeffreys, Mbr.



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Adam R. Burney
 Land Use Director

Marjorie J. Boggio
 Administrative Assistant

Minutes
 February 12, 2018

Meeting Posted: Yes

Place: Town Hall, 17 Main Street, Lunenburg, MA

Time: 6:30 PM

Present: Gregory Bittner, Matthew Allison, Kenneth Chenis, David Prokowiew, Michael-Ray Jeffreys, Adam R. Burney

ANR Plan: 994 Northfield Road & 994 Northfield Road Rear- Applicants represented by Neil Gorman, David E. Ross Associates. Plan is for a parcel swap as a portion of the golf course at 994 Northfield Road is located on 994 Northfield Road Rear. Parcel B, consisting of 21,226 S.F. will be conveyed to 994 Northfield Road and Parcel A, consisting of 32,390 S.F. will be conveyed to 994 Northfield Road Rear. ANR Plan endorsed by the Board.

Covenant Release- Blueberry Hill Subdivision (taken out of order) – Signed by Board.

PUBLIC HEARING: 40 Pioneer Drive, Ecological Fibers- see separate minutes. K. Chenis made a motion to approve the modification to the site plan and carry over all conditions of the August 28, 2017 Special Permit and Site Plan Approval except for #2 and #5, Seconded by D. Prokowiew, all aye.

MINUTES APPROVAL: 1/22/18, 1/29/18, Executive 1/29/18- All minutes approved.

COMMITTEE REPORTS:

Capital Planning Committee- No meeting

Storm Water Task Force- Met February 8th with DCI consultants, who presented work since the October 2017 meeting.

Agricultural Commission- Meeting February 15th for discussion of potential warrant article(s).

MJTC- Meeting February 14th.

MRPC-No report

Open Space Ad Hoc Committee- No meeting

Charter Review Committee- Met with Town Manager to review her duties, as listed in the Charter. Next meeting end-February.

Green Community Task Force- Will meet February 21st for discussion of grant funding.

DIRECTOR'S ITEMS:

Covenant Release- Blueberry Hill Subdivision- see above

A. Burney noted the following items:

- Economic development forum was held at the Senior Center.
- Select Board is putting out an economic development survey to get citizen feedback.
- He met with the owners/developers of Tri Town Landing regarding a proposal to build out the remaining unit as senior housing, with the inclusion of an affordability component.

D. Prokowiew and M. Jeffreys asked if the Planning Board could include questions, e.g. regarding zoning bylaws, solar development, location of marijuana in residential zoning, as part of the Select Board's economic development survey. A. Burney suggested a separate Planning Board survey for those policy issues.

Definitions and Use Table- The Board reviewed and made edits to the Registered Marijuana Dispensaries Bylaw, to include keeping protection for farmers. Discussion also took place on the Use Table; edits will be made. A. Burney will incorporate changes, format, and send to Town Counsel for review. There was discussion as to whether to include complete Definitions and Use Table as one article or separate; e.g., Use Table, Definitions and Accessory Uses up to overlays as one article, Use Table, Definition and Accessory Uses for Overlay Districts as a second article, and special uses (marijuana and solar) as an article.

NOTICES & COMMUNICATIONS: Citizens Party Caucus, 3/12/18, 7:00 PM, Turkey Hill Elementary School- G. Bittner noted fourteen positions are up for nomination. As March 12th is a scheduled Board meeting night **D. Prokowiew made a motion to move the March 12th Board meeting to March 19th, 6:30 PM, Town Hall, Seconded by M. Allison, all aye.**

MEETING SCHEDULE: Board Discussion- G. Bittner suggested additional meetings (workshop) on a consistent basis; possibly one every other month; D. Prokowiew was in agreement. If the third meeting is not needed it can be cancelled. Meeting at the Ritter Memorial Building was suggested, but A. Burney opined that the third meeting should be held at Town Hall for the benefit of recording/televising to the public. For a more informal discussion, it could be held on the floor versus the stage. Discussion will continue.

February 26- Board meeting and Hearing for Blueberry Hill Subdivision. K. Chenis noted he will not be available.

March 12- Citizen Caucus

March 19- Board meeting

March 26- Tentative hearing for Board warrant article(s)

PUBLIC COMMENT: none

ONGOING ITEMS:

§250- 4.15. Solar Energy Systems-

§250- 4.16. Registered Marijuana Dispensaries- can be taken off future agendas.

§250- 6.5. Sign Bylaw-

Lake Whalom Overlay District- can be taken off future agendas.

Economic Development-

Recreational Marijuana Regulations-

BOARD COMMENT/CONCERNS: G. Bittner noted correspondence he received from the Town Manager suggesting a meeting of the Chairs of the Land Use Boards. G. Bittner intends to follow up on the subject.

ADJOURNMENT: 7:50 PM

Documents used at meeting:

Minutes- 1/22/18, 1/29/18, Executive 1/29/18

ANR Plan Application, 994 Northfield Road

Modification Application, 40 Pioneer Drive

Covenant Release, Blueberry Hill Subdivision

Definitions and Use Table, DRAFT