

TOWN OF LUNENBURG
Office of the Planning Board

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Minutes
Public Hearing (cont'd)
654 & 658 Massachusetts Avenue
April 9, 2018

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APR 23 2018

**LUNENBURG TOWN
CLERK OFFICE**

Meeting Posted: Yes
Place: Town Hall, 17 Main Street, Lunenburg, MA
Time: 7:43 PM

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

The Hearing continuation was to hear and discuss an application for a Site Plan Approval under § 250- 8.4., Code of the Town of Lunenburg, for construction of a three-family dwelling at 654 and 658 Massachusetts Avenue (Map 59, Parcels 17 & 18).

Presentation was by Gregory Roy, Ducharme & Dillis Civil Design Group Inc. (DDCDG), P.O. Box 428, Bolton, MA. Also in attendance was the property owner/applicant Steve Babineau with Signature Living, LLC, 555 Chase Road, Lunenburg.

DDCDG updated the Board noting that an April 2, 2018 response letter had been submitted and the Plan revised April 2, 2018 as a result of departmental reviews, Board comments, and Graves Engineering, Inc. (GEI) review letter dated March 21, 2018. The Plan was again revised to this date as a result of GEI review letter dated April 9, 2018. Due to time constraints, the latest revision was not available to the Board at this continuation. Stormwater calculations have been addressed. A six-foot wide gravel shoulder has been added to the west side of the driveway. The addition of this six-foot shoulder would allow for overflow parking and vehicles to pass one another. Some evergreen trees have been added to the east side of the property. Sewer and water connections have been revised in response to comments from both the Department of Public Works and the Lunenburg Water District; a sewer manhole and stubs have been added to the site. A Traffic Impact Report, Environmental Impact Report, and Community Impact Report were submitted as part of the April 2, 2018 response letter. With the exception of some typographic errors, the Plan presented tonight addresses the comments in the April 9, 2018 GEI review letter.

April 9, 2018 GEI review letter notes, #22 "...it may not be clear to drivers on Massachusetts Avenue that the gravel driveway is intended for a driving surface, and the gravel surface will have to be plowed. Therefore, consideration should be given to increase the width of the paved asphalt driveway to 18 feet..." DDCDG does not want to increase the amount of paving and is suggesting gravel which can be plowed/maintained.

Spot grades have been added to the tops of the berms to show emergency overflows.

The following waivers were requested from the Board Rules and Regulations for Site Plan Approval & Special Permits.

Section 4.1.f(2)

Section 4.1.f(7)

Section 4.1.f(22)

Section 4.1.f(23)

Section 4.1.h – Traffic and Circulation Impact

Section 4.1.h – Public Service & Fiscal Impact

Section 4.1.h – Environmental Impact

Section 4.1.h – Community Impact

As a Traffic Impact Report, Environmental Impact Report, and Community Impact Report were submitted this evening, DDCCDG verbally withdrew those three from the waivers listed above.

G. Bittner asked if the Board wanted the additional paving at the Massachusetts Avenue end of the driveway. It was determined that DDCCDG will pave the first twenty/twenty-five feet (20-25') of the entrance and then blend it into the gravel shoulder.

Signage will not be erected for No Parking near the Massachusetts Avenue end, but the Board will Condition no parking with the stipulation that it can be enforced, if necessary, through future signage, pavement painting, etc.

There was Board discussion on whether or not to close the Hearing as the final Plan had not yet been submitted. As part of the Decision, Board consensus was to Condition that all outstanding comments of the reviewing engineer were addressed to his (reviewing engineer) satisfaction.

K. Chenis made motion to close the Hearing, seconded by M. Allison, all aye.

Hearing closed 8:09 PM.

Documents used at meeting:
Stormwater Report, Revised 04/02/18
Site Plan, Revised 04/02/18
DDCCDG Response Letter dtd 04/02/18
GEI Review Letter dtd 04/09/18