

MAR 21 2018

TOWN OF LUNENBURG
Office of the Planning Board

LUNENBURG TOWN
 CLERK OFFICE

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 Matthew Allison, Vice Chair
 Kenneth Chenis, Clerk
 David Prokowiec, Mbr.
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Adam R. Burney
 Land Use Director

Marjorie J. Boggio
 Administrative Assistant

Minutes
 February 26, 2018

Meeting Posted: Yes
 Place: Town Hall, 17 Main Street, Lunenburg, MA
 Time: 6:30 PM

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

ANR Plan: 155 & 167 Reservoir Road- Presented by Ron Koivu, Harbor Classic Homes, 45 Lawrence Street, Pepperell, MA. Plan was a land swap to move lot lines as the house foundation was too close to the property line and did not meet the required offset for occupancy. Plan endorsed by Board.

PUBLIC HEARING: 961 Northfield Road, Blueberry Hill- see separate minutes. **M. Jeffreys made a motion to rescind the Blueberry Hill subdivision, seconded by M. Allison, all aye.**

APPOINTMENTS:

Lunenburg Water District, 496 Massachusetts Avenue- The Board received a request for a de-minimis change as follows: 1) relocate the transformer to the west side of the building, 2) switch locations of the propane area and generator with each other, 3) add a heat pump to the west side of the building, 4) adjust the location of the primary utility feed from the street, and 6) add a light pole on the west side of the front parking area. **M. Allison made a motion to accept the de-minimis change, seconded by M. Jeffreys, all aye.**

Al Wernick (owner of Bad Larry's located at 1 Main Street)- A. Wernick stated that he opened Bad Larry's approximately two years ago. The previously existing eatery had lighted signage and A. Wernick continued with the habit. He was informed by the Building Inspector that lighted signage in the windows is not allowed in the Village Center District (VCD). Turning them off has hurt his business and he is hoping the Board will allow his having three illuminated signs in the windows. He emphasized that he needs to be able to bring attention to his establishment after sunset as it now gives the appearance of being closed without the illuminated signs. He went on to remark on the scrolling sign located at the high school, believing it is more distracting than a lighted OPEN sign. M. Allison asked A. Burney if A. Wernick could seek relief through the Zoning Board of Appeals. A. Burney responded he would need to discuss this with the Building Commissioner, but was not sure what hardship an individual could prove for a sign variance. Code of the Town of Lunenburg, §250- 4.17. Village Center District H.(3)(d) allows barber poles, but specifically prohibits neon, flashing signs, moving signs, electric message signs and roof signs. A. Burney's recollection for the prohibition on neon signs was due to the fact that the majority of the VCD was residential and allowing neon signs would change the character of the area. M. Jeffreys believed it was not reasonable for people residing in the center to see large neon signs in the Town Center, but suggested that H.(3)(d)

contain a business exception stating that businesses are permitted to have a non-flashing neon sign in a window. As A. Wernick is not a Lunenburg resident, he would need to get a resident to sponsor a citizen petition for an amendment to the bylaw.

Robert Ebersole, 94 Main Street- He noted that the Village complex is in an area that used to be commercially zoned. Being rezoned as the VCD eliminated the Commercial District. He suggested the Board reach out to the APDC for its opinion.

A Planning Board public hearing is required for a citizen petition change to the zoning bylaws. At that time, the Board would vote on whether or not to support the petition article.

MINUTES APPROVAL: 2/12/18, 2/12/18 Public Hearing- All minutes approved.

COMMITTEE REPORTS:

Capital Planning Committee- done for the year

Storm Water Task Force- no meeting

Agricultural Commission- The Farmers' Market application was modified. A discussion was held regarding an upcoming arts festival and soliciting vendors. A brief discussion was held on warrant article(s).

MJTC- no report

MRPC- meeting 3/1/18

Open Space Ad Hoc Committee- no report

Charter Review Committee- Meeting 2/28/18. G. Bittner asked if any discussion was held regarding the Green Community Task Force becoming the Green Committee. He believes they are looking for a charge to be added to the Charter. B. Ebersole noted a charge would come from the Board of Selectmen.

Green Community Task Force- Meeting 2/27/18 to discuss grant application and streetlight upgrades.

AGRICULTURAL COMMISSION: Board Liaison- passed over

DIRECTOR'S ITEMS:

Board Decisions: M. Boggio noted that for the office to comply with the statutory filing timeframe of Decisions with the Town Clerk's office, it is necessary for Board members to come in to the office between Board meetings. She requested the Board allow the Board Chair to sign on behalf of individual Board members. Board consensus was to continue discussion with full Board attendance.

§250- 6.5. Sign Bylaw- (taken out of order)- Edits were suggested by A. Burney as a result of a previous Board meeting discussion with local small business owner Tanner Cole. G. Bittner inquired if sign size could be a dimensional variation through the Zoning Board of Appeals. Yes, and the Zoning Board of Appeals decision would also specify the exact dimensions.

Definitions and Use Table: Warrant articles sent to Town Counsel for review.

There will be three Planning Board articles.

- 4.1. through 4.7. (Use Table, Definitions, and everything through the Village District)
- 4.9. (Water Supply Protection)
- Solar, Registered Marijuana Dispensaries (RMD), and the Marijuana Moratorium

M. Jeffreys voiced concern with the RMD changes being included along with the moratorium article. Discussion will continue.

MEETING SCHEDULE:

March 12- Citizen Caucus

March 19- Board meeting

March 26- Board meeting and hearing for Board warrant article(s)

ONGOING ITEMS:

§250- 4.15. Solar Energy Systems-

§250- 6.5. Sign Bylaw- see above

Economic Development- Meeting held this date with businesses. MRPC gave its presentation that was previously given to the Board of Selectmen in December 2017.

Recreational Marijuana Regulations-

BOARD COMMENT/CONCERNS: M. Jeffreys spoke to some of the town offices that may benefit from student volunteer support. He hopes to have more information by the end of March.

ADJOURNMENT: 8:16 PM

Documents used at meeting:

Minutes- 2/12/18, 2/12/18 Public Hearing

ANR Plan Application, 155 & 167 Reservoir Road

Request for De-Minimis Change, Lunenburg Water District, 496 Massachusetts Avenue