

TOWN OF LUNENBURG

Office of the Planning Board

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Adam R. Burney
Land Use Director

Marjorie J. Boggio
Administrative Assistant

Minutes
February 11, 2019

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

Present: Matthew Allison, Tanner Cole, Paula Bertram, Adam R. Burney
Absent: Kenneth Chenis

ANR Plan: 205 Sunset Lane- Plan presented on behalf of owner Salvatore Vito Piccirillo, Revocable Living Trust, by Neil Gorman, David E. Ross Associates. The Planning Board endorsed an ANR Plan in 2015 dividing the land owned by the Trust into Lots 1 and 2. This ANR Plan divides Lot 2 into 2A and 2B. P. Bertram questioned the access. N. Gorman noted it is possible to access Lot 2A from Sunset Lane, but the design has not yet been finalized. This Plan does meet the requirements of an ANR Plan. P. Bertram noted comments of the Building Commissioner that Lot 2A does not have frontage, i.e. actual access, as defined in the Code of Lunenburg, Ch. 250- Section 2.1. There is also a driveway and utility easement through Lot 2B, and if used as a common drive, does not meet the design standards in the Code of Lunenburg, Ch. 250- Section 6.4.C(5)k. A. Burney noted that if the driveway comes from Robbs Hill Road, it may require relief from the Zoning Board of Appeals. An ANR Plan does not constitute buildability. Comments from the Board of Health were also noted that for the lots to be buildable, the property owner would have to obtain an approved sewage disposal system and potable water supply for each lot. P. Bertram noted she was not comfortable endorsing the Plan as it states Lot 2B would provide the driveway and utility easement for Lot 2A. She requested that language be removed. A. Burney stressed that the 21-day clock begins with the Plan's submittal this evening. The Board will have to take action, e.g. deny the plan, within the 21 days. N. Gorman will consult with the property owner. **P. Bertram made Motion to continue the ANR to the next Board meeting, T. Cole Seconded, all aye.**

909 Massachusetts Avenue, Waiver Request- Property owner John Kyprianos requested waiver from site plan approval for change of use from a consignment shop to a real estate office. The square footage for his office will be ~1,200; less than the previous consignment shop at ~5,000. Changing from retail to professional use is a permitted use in the Village Center District. P. Bertram asked if the Board should place any conditions on the waiver to ensure it is in line with the information supplied in the request. There is a larger room next to the proposed office and she suggested the waiver approval should include more square footage in the event J. Kyprianos wanted to expand his office space. He responded that he did not want that to hinder the possibility of waiver approval and also wants to retain a small professional atmosphere. P. Bertram noted that he if wants to expand the space in the future, he would have to appear before the Board. **P. Bertram made Motion to approve the waiver request from site plan approval for real estate sales management and contracting with the stipulation that the use does not exceed 4,000 square feet, T. Cole Seconded, all aye.**

PUBLIC HEARINGS:

151-181 Leominster Shirley Road (cont'd)- see separate minutes.

190 Electric Avenue (cont'd)- see separate minutes. Board discussion continued regarding the definition of buffer strip in the Solar Energy Systems Bylaw. The Board will take up restructuring/strengthening the Bylaw in the spring.

380-400 Electric Avenue- see separate minutes.

400 Electric Avenue- see separate minutes.

MINUTES APPROVAL:

01/14/19, 190 Electric Avenue- P. Bertram made Motion to approve, T. Cole Seconded, all aye.

01/22/19- P. Bertram made Motion to approve, T. Cole Seconded, all aye.

01/28/19- P. Bertram made Motion to approve, T. Cole Seconded, all aye.

COMMITTEE REPORTS:

Capital Planning Committee- no report

Storm Water Task Force- no report

Agricultural Commission- no report

Open Space Ad Hoc Committee- no report

MJTC- no report

MRPC- Requests for District Local Technical Assistance due in March. The Board discussed the possibility of walkability and complete street studies.

Charter Review Committee- no report

Green Community Task Force- no report

DIRECTOR'S ITEMS:

Board Reorganization- Board vacancy has been posted and advertised. P. Bertram voiced interested in becoming the Board's representative to the Open Space Ad Hoc Committee.

Recreational Marijuana, Draft Bylaw- Hearing is being advertised in the Lunenburg Ledger, on Facebook, flyers at the Senior Center, Library, Ritter, Town Hall, and on the TV Scroll.

March 11 Board Meeting- P. Bertram made Motion to move the March 11th Board meeting to March 4th, T. Cole, Seconded, all aye.

MEETING SCHEDULE:

February 25- Hearing for Board Warrant Article

March 11- Changed to March 4th due to Caucus

March 25- P. Bertram not available. She doesn't expect to be available for meetings until approximately April 15th.

ONGOING ITEMS:

Earth Removal Permitting- The Board will eventually take this over from Board of Selectmen.

Economic Development- no report

MGL, Ch. 41, Section 81D, Master Plan- M. Allison opined this should become a budget line in the Board's budget. P. Bertram requested that moving forward, the Board be involved in the office budget process.

Lunenburg Code, Section 250- 5.6., Cluster Development- Awaiting response from Town Counsel.

Lunenburg Code, Section 250- 4.15., Solar Energy Systems- Anticipate beginning work on in spring.

BOARD COMMENT/CONCERNS: Board members thanked David Prokowiew for his service to the Planning Board. There was discussion of the lengthy Board meetings and the possibility of adding another monthly meeting to the Board's schedule.

P. Bertram made Motion to adjourn, T. Cole Seconded, all aye.

ADJOURNMENT: 10:10 PM

Documents used at meeting:

Minutes:

- o 01/14/19, 190 Electric Avenue-
- o 01/22/19
- o 01/28/19

ANR Plan, 205 Sunset Lane

Waiver Request, 909 Massachusetts Avenue