

TOWN OF LUNENBURG
Office of the Planning Board

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Vice Chair
Kenneth Chenis, Clerk
Tanner Cole, Member
Paula Bertram, Member



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Adam R. Burney
Land Use Director

Marjorie J. Boggio
Administrative Assistant

Minutes
February 25, 2019

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

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

ANR Plan: 205 Sunset Lane- As K. Chenis recused himself, the Plan will be presented at the March 4, 2019 Board meeting.

PUBLIC HEARINGS:

Board Warrant Article- see separate minutes

190 Electric Avenue- see separate minutes

380-400 Electric Avenue- see separate minutes. **P. Bertram made Motion to approve the Modification to Site Plan Approval, T. Cole Seconded, all aye.** Standard Conditions will apply, e.g., hours of construction, compliance with all Town Boards/Commissions approvals. A Condition will also stipulate that the Approval is contingent on a final letter from Jeffrey Walsh, Graves Engineering, Inc. stating all items have been addressed to his satisfaction. A box on the Plan denotes the relocation of the sign; this needs to be marked as such on the final Plan.

BOARD REPRESENTATIVE TO OPEN SPACE AD HOC COMMITTEE: P. Bertram expressed interest in filling the vacant Board position on the Committee. **T. Cole made Motion to appoint P. Bertram, P. Bertram Seconded, all aye.** The Board considered asking the Open Space Committee if it wanted to change its role from an Ad Hoc to the Planning Board to a sitting committee instead, but Chair B. Kibbe noted the Committee was happy in its current role. More discussion may possibly take place as P. Bertram begins attending the Committee meetings.

MINUTES APPROVAL:

02/11/19, 190 Electric Avenue-

02/11/19, 380-400 Electric Avenue-

02/11/19

All minutes tabled due to the Board being down a member and K. Chenis's absence at the meetings of 02.11.19.

COMMITTEE REPORTS:

Capital Planning Committee- no report

Storm Water Task Force- no report

Agricultural Commission- no report

MJTC- no report

MRPC- no report

Charter Review Committee- Hearing scheduled for February 27, 2019.

Green Community Task Force- no report

Open Space Ad Hoc Committee- no report

DIRECTOR'S ITEMS:

Lunenburg Code, Section 250- 5.6.- Proposal being worked on by Town Counsel.

March 11, Town Caucus- noted

District Local Technical Assistance (DLTA)- Possible projects were discussed, e.g. walkability study. More discussion will take place at the March 4, 2019 Board meeting. T. Cole noted that quite often MRPC has consultants doing the work. He was hesitant in utilizing MRPC as it is his opinion there has been mismanagement of community block grants and funds and over invoicing.

Daniel Proctor, 1529 Massachusetts Avenue- Noted in past business interactions with MRPC he feels there has been a lack of transparency and credibility.

MEETING SCHEDULE:

March 4

March 25

ONGOING ITEMS:

Lunenburg Code, Section 250- 5.6., Cluster Development- Proposal being worked on by Town Counsel.

Lunenburg Code, Section 250- 4.15., Solar Energy Systems- Tentatively scheduled for April

Lunenburg Code, Section 250- 6.1., Off Street Parking & Loading Areas- Tentatively scheduled for April

Earth Removal Permitting- A. Burney working on draft

Economic Development- Tentatively begin reviewing after Town Meeting.

MGL, Ch. 41, Section 81D, Master Plan- Tentatively begin looking at after Town Meeting.

BOARD COMMENT/CONCERNS: Input on Town Building Re-Use- Board discussion ensued regarding involvement in Select Board discussions regarding community planning/town facilities/economic development/master planning. P. Bertram stressed that the Board should be made aware of these discussions in the event they want to participate. Topic discussion will continue on March 4th and 25th. The Select Board will be invited to participate in the conversation.

ADJOURNMENT: 8:22 PM

Documents used at meeting:

ANR Plan, 205 Sunset Lane