

**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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Minutes  
Public Hearing  
654 & 658 Massachusetts Avenue  
March 26, 2018

Meeting Posted: Yes  
Place: Town Hall, 17 Main Street, Lunenburg, MA  
Time: 6:36 PM

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

The Hearing was to hear and discuss an application for a Site Plan Approval under Section 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.

The Zoning Board of Appeals granted a Special Permit in December 2016 to extend the pre-existing non-conforming use of a three-family dwelling.

The two parcels are held in common ownership and consist of approximately 1.3 acres in total. There is dual-zoning with the back of both parcels in Residence A District and the front in Limited Business/Residential Zoning District. A Notice of Intent has been filed with the Conservation Commission as there is a wetlands system offsite with a buffer zone. The dwelling will be brought further back from Massachusetts Avenue. As the Zoning bylaw does not specify a zoning offset for the Limited Business Zoning District, DDCDG took a more restrictive offset from bylaw. The existing driveway access will remain, but will be reconfigured for the required radius at the curb cut. There will be one entrance splitting into three for the three units. The existing sewer connection will be utilized. A new water service will be installed and will be shown on a revised plan. There is a drainage basin in front of the site (natural depression) which will be used with a small berm added on the southwest side. There will be walkout basements at the rear of the units. Attempts will be made to save as many of the trees as possible. Additional evergreen screening will be added at the front.

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

The current six (6") inch sewer stub will be utilized. A manhole may have to be put on the site with the three services tying in. There will be a two (2") inch water line for both domestic and fire protection needs. The water main is on the opposite side of Massachusetts Avenue so a method will have to be devised to connect without cutting the roadway.

D. Prokowiew voiced concern with lighting affecting abutters. S. Babineau responded that the only lighting will be standard housing lights; no parking lot lights.

M. Jeffreys brought up the requested waivers. He felt a traffic survey would be helpful, and he would like a minimal Environmental Impact Statement, a community impact report, and a photometric plan.

There was discussion on whether or not this qualifies for a three-family dwelling. A. Burney explained that the Zoning Board of Appeals, through Chapter 250, Article VII, Nonconforming Uses, Structures and Lots, Code of the Town of Lunenburg, approved a continuation of the preexisting nonconforming use of a three-family dwelling.

M. Jeffrey was of the opinion that one building with three (3) apartments is different than three (3) townhouses put together. He did not consider this to be a three-family dwelling.

G. Roy noted that it is the Board's prerogative to disagree with the proposal, but DDCDG is not before the Planning Board for anything relative to the use of a three-family dwelling; that was already decided by the Zoning Board of Appeals. The Site Plan Approval is independent of the Zoning Board of Appeals' Decision and will allow the owner/applicant to apply for a building permit. K. Chenis noted that other than the applicant addressing the review comments of Graves Engineering, Inc. it is a good project and he is in favor of approving the waivers. DDCDG noted the comments of Graves Engineering, Inc. will be addressed.

G. Bittner inquired if any consideration had been given to additional parking on site, i.e., north of individual driveways or parallel parking spots on the east side of the main drive. DDCDG suggested possibly a gravel shoulder.

M. Allison would like to see sight distances.

J. Walsh, GEI, stated that the hydrology calculations don't add up with what is being presented on the plan; the calculations need to be documented. He went on to add that widening the drive would have minimal negative impact. Widening the drive to eighteen (18') feet would not be inappropriate and "No Parking" could be annotated on the end closest to Massachusetts Avenue.

J. Walsh commented on the type of structure noting that a townhouse style takes away from the issue of footfalls common to a three floor apartment building. Each dwelling also has its own entrance v. a common space entrance which would require maintenance.

G. Bittner noted that the Zoning Board of Appeals Decision still needs to be recorded with the Registry of Deeds.

DDCDG asked what additional information the Board is requesting – a minimal Environmental Impact Statement, line of sight information, community impact statement, and lighting. K. Chenis noted that abutter input regarding screening would be helpful.

Chris Zarba, 680 Massachusetts Avenue- Had concerns with drainage as in the spring, water collects at the rear of 662 Massachusetts Avenue, which abuts his property. DDCDG noted that under stormwater management, the applicant is required to mitigate runoff off site. It will be managed in a way that does not cause any offsite flooding. Post- development conditions will either match or improve pre- development conditions. There will be a swale at the rear directing water from the edge of the building to the west.

C. Zarba also inquired as to the number of existing trees that will remain. DDCDG noted three will be staying and will clarify on the revised plan.

C. Zarba noted that if someone is warming up their vehicle, the headlights would be shining directly into his windows on the west side of the house. Is there any chance of some type of screening along the property line, e.g. trees, fencing? K. Chenis suggested possibly some conifer trees. G. Roy will discuss with the applicant.

M. Allison inquired as the building is larger than the previous building, is any roof recharge proposed? G. Roy noted the revised plan will indicate recharge.

K. Chenis made a motion to continue the hearing to April 9, 2018, 6:35 PM, seconded by M. Allison, all aye.

Hearing recessed 7:47 PM.

Documents used at meeting:  
Application for Site Plan Approval