

**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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Adam R. Burney  
Land Use Director

Marjorie J. Boggio  
Administrative Assistant

Minutes  
April 23, 2018

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

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

**MINUTES APPROVAL:** all minutes approved  
03/26/18  
03/26/18 Public Hearing, Board Warrant Articles  
4/9/18  
4/9/18 Public Hearing, 654 & 658 Massachusetts Avenue  
4/9/18 Public Hearing, Warrant Articles  
4/10/18

**RECEIVED & FILED**

**MAY 15 2018**

**LUNENBURG TOWN  
CLERK OFFICE**

**COMMITTEE REPORTS:**

**Capital Planning Committee-** no meeting

**Storm Water Task Force-** Task Force down to only three (3) members.

**Agricultural Commission-** Poopalooosa was a success. Farmers' Market opening in June.

**MJTC-** Last meeting was mostly a review of the TIP (Transportation Improvement Plan). There was also discussion regarding the UPWP (Unified Planning Work Program). A future Lunenburg project will be a walkability and parking study in the Village Center District.

**MRPC-** no report

**Open Space Ad Hoc Committee-** Meeting May 9<sup>th</sup> for discussion of the Open Space and Recreation Plan.

**Charter Review Committee-** no report

**Green Community Task Force-** no meeting

**DIRECTOR'S ITEMS:**

- The Board's May 14<sup>th</sup> meeting will include a public hearing for a modification to Tri Town Landing.
- A meeting was held with MRPC regarding a DLTA (District Local Technical Assistance) project. MRPC will work with Lunenburg on the creation of a permitting guidebook.
- A candidates' debate for the Board of Selectmen vacancy will be held May 3<sup>rd</sup> at the Middle/High School.
- A forum for all ballot candidates will be held May 9<sup>th</sup> at the Eagle House.

**Recreational Marijuana Regulations-**

The Board needs to start looking at recreational marijuana, e.g., how does the Board want to move forward, compose a survey for citizen input? Board members should provide A. Burney with topic categories and/or questions for the survey. He supplied Board members with some documents from the Cannabis Control Commission. He also provided the Board with two proposed bylaws, one from Northboro and one from Brookline. He noted Massachusetts' Department of Public Health is starting to move the licensing process over to the Cannabis Control Commission. He suggested possibly using the current Registered Marijuana

Dispensary Bylaw as a framework. He also suggested possibly creating a series of marijuana overlay districts. A host community agreement, effective for no longer than five (5) years, is required for recreational marijuana.

D. Prokowiew inquired who establishes the cost. G. Bittner would like to incorporate an economic development discussion with the Board of Selectmen as to the re-negotiation of host community agreements if a facility expands. A. Burney responded the Board was free to provide input to the Board of Selectmen, but ultimately it would be the Board of Selectmen's decision. G. Bittner suggested a handout for May Town Meeting to make citizens aware this will be a Planning Board discussion item in the coming months. He also suggested the Cannabis Control Commission handouts be posted to the Town website. A. Burney proposed a public meeting/workshop in June, draft bylaw by early September, and then the final bylaw for November Town Meeting. Through A. Burney, Police Chief Marino has voiced his willingness to come before the Board for a discussion. A. Burney will provide Board members with a link to the MARPA (MA Association of Regional Planning Agencies) website.

**654 & 658 Massachusetts Avenue-** Plans signed.  
**Section 250- 4.15. Solar Energy Systems-** no action

A. Burney caught an inconsistency in one of the Board's Town Meeting Articles. The Use Table has auto sales, but the Definition is for auto body repair. He provided the Board with two definitions for auto sales. An amendment will be made on Town Meeting floor.

**MEETING SCHEDULE:**

**May 5-** Town Meeting  
**May 14-** Public Hearing, Tri Town Landing  
**May 19-** Town Election

**ONGOING ITEMS:**

**§250- 6.5. Sign Bylaw-** no action  
**Economic Development-** The Board of Selectmen will be looking into creating an Economic Development Committee.

**BOARD COMMENT/CONCERNS:**

D. Prokowiew brought up the need for volunteers to help unload and spread mulch at Wallis Park on May 3<sup>rd</sup> and 4<sup>th</sup>.  
M. Allison is now a voting member of the Agricultural Commission, but will still remain as Board liaison.  
K. Chenis thanked the Lunenburg Snowriders for hosting a trash pickup day on Earth Day at Pearl Brook State Park.  
G. Bittner requested the Village at Flat Hill drainage issue be included on future agendas.

**ADJOURNMENT: 7:17 PM**

Documents used at meeting:

Minutes-  
03/26/18  
03/26/18 Public Hearing, Board Warrant Articles  
4/9/18  
4/9/18 Public Hearing, 654 & 658 Massachusetts Avenue  
4/9/18 Public Hearing, Warrant Articles  
4/10/18  
Site Plan, 654 & 658 Massachusetts Avenue  
Cannabis Control Commission Information Handouts