

TOWN OF LUNENBURG
Office of the Planning Board

Chair
Matthew Allison, Vice Chair
Kenneth Chenis, Clerk
David Prokowiew, Member
Tanner Cole, Member



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Adam R. Burney
Land Use Director

Marjorie J. Boggio
Administrative Assistant

Minutes
November 5, 2018

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

Present: Matthew Allison, David Prokowiew, Tanner Cole, Adam R. Burney
Absent: Kenneth Chenis

BOARD REORGANIZATION: Board consensus was to put reorganization on hold until a fifth member has been voted on to the Board.

ANR PLAN: 83 & 99 Oak Avenue- Seth Donahoe, Ducharme & Dillis, presented the ANR Plan on behalf of the applicant. Plan conveys Parcel A of 4,500 s.f. to 99 Oak Avenue and Parcel B of 7,350 s.f. to 83 Oak Avenue. **D. Prokowiew made Motion to endorse the Plan, T. Cole Seconded, all aye.**

RECREATIONAL MARIJUANA REGULATIONS:

Processing Facilities- A. Burney explained that these facilities take the marijuana plant and transform it into other products such as candies, cookies, sodas, oils, tinctures, concentrates, etc.

Testing Labs- These are independent laboratories charged with testing the products from cultivators and processing facilities to ensure they are free of pesticides, fungi, etc., and safe for consumption and retail.

A. Burney believed that processing facilities should be considered industrial. He noted that an individual that spoke at the last Board meeting inquired as to small scale growth and processing. A. Burney responded that the Cannabis Control Commission (CCC) is trying to focus on local small business as the mainstay of this industry. Currently the Board needs to determine the zoning locations for large scale; further down the road the Board can determine how to handle smaller sizes.

Both M. Allison and D. Prokowiew agreed that the industrial zoning sounded reasonable. There is quite a bit of industrial zoning at the Lancaster Shirley town line. A. Burney suggested that testing labs should also be placed in industrial zoning; possibly commercial. T. Cole was also in favor of industrial over commercial. A. Burney asked the Board members if they wanted any special conditions, e.g., setbacks similar to those in retail. M. Allison noted possible exhaust from these facilities. D. Prokowiew questioned if the waste from the processing facilities would be considered hazardous. Would grease traps be required, and if so, would this be the Board's responsibility. A. Burney responded that could be included in the design requirements as applications will still have to go through the permitting process.

There was no public comment regarding the marijuana discussion.

994 NORTHFIELD ROAD, SETTLERS SOLAR: Stormwater Permit- The project was approved at the October 22nd Board meeting. Tonight the Board has a draft decision for a Stormwater Special Permit. Board members had previously voiced concerns regarding the impact of stormwater along the rear property lines of the abutters to the south of the site. The Board was looking for an extension of the erosion control barrier. The Board wants to ensure that the project will be monitored throughout construction. A. Burney informed the Board that the Conservation Commission has retained the services of Thomas Christopher from Lancaster for its review process and he recommended the Board utilize this same individual. T. Christopher has experience with reviewing and monitoring similar sites. This will be efficient and convenient for both the Applicant and the Town. This will be included in the Stormwater Special Permit Decision.

The draft decision will be edited and finalized to include recommendations of Town Counsel.

D. Prokowiew made Motion to accept the special permit dated November 5, 2018 with edits as discussed, T. Cole Seconded, all aye.

MINUTES APPROVAL:

10/22/18- D. Prokowiew made Motion to approve, T. Cole Seconded, all aye.

10/22/18, Board Warrant Articles- D. Prokowiew made Motion to approve, T. Cole Seconded, all aye.

COMMITTEE REPORTS:

Green Community Task Force- No report due to resignation of G. Bittner. A Board reappointment is not required as this is strictly a liaison position. Once there is a full complement of Board members, a decision will be made if to continue the liaison position.

Capital Planning Committee- Meeting November 6th.

Storm Water Task Force- Discussion of best management practices. The Task Force did not receive the 319 Grant for the upper Mulpus.

Agricultural Commission- No meeting

MJTC- No report

Open Space Ad Hoc Committee- Meeting November 7th.

MRPC- GIS (Geographic Information System) presentation given; Lunenburg still has eight free hours of GIS work available. T. Cole suggested a cemetery mapping application. The Cemetery Commission could utilize the application to identify plots with the end goal of plot identification being available to the public on the Town's website. The eight hours expires the end of this calendar year.

Charter Review Committee- no report. A. Burney noted there is an article on the Special Town Meeting warrant for a report from the Committee.

DIRECTOR'S ITEMS:

Open Space Ad Hoc Committee- At Large Member- The composition of the Committee has changed; a Conservation Commission seat has been exchanged for an At-Large. The Board has a Talent Bank Form from Ashley Maillet for that position. **D. Prokowiew made Motion to appoint Ashley Maillet to the At-Large position, T. Cole Seconded, all aye.**

Special Town Meeting- November 13, 2018-

§250- 4.15. Solar Energy Systems-

MEETING SCHEDULE:

November 13- 6:45 PM Board meeting prior to 7:00 PM Special Town Meeting

November 20- Tentative Joint with Board of Selectmen for Board Member appointment. T. Cole inquired if there would be an interview process.

November 26- Craft Cultivator – public discussion

PUBLIC COMMENT: Katey Adams, Williams Drive- Likes to see consistency in government. Would like to see the same appointing process every time.

She wants to ensure that at the Special Town Meeting, the citizens understand that the marijuana moratorium article is only a vote for additional time; not a “yes” or “no” vote for marijuana.

ONGOING ITEMS:

Earth Removal Permitting- A. Burney working on draft.

**Village at Flat Hill, Drainage Review & Enforcement-
Economic Development-**

BOARD COMMENT/CONCERNS:

D. Prokowiew- Noted there are many different opinions as to the marijuana status in Town. He re-read the 2016 ballot question #4, and wanted to clarify it to the public.

D. Prokowiew- Individuals still parking in a prohibited area at Asian Imperial. A. Burney will speak to the DPW Director.

ADJOURNMENT: D. Prokowiew made Motion to adjourn, T. Cole Seconded, all aye. Adjourned 7:32 PM.

Documents used at meeting:

Minutes-

10/22/18

10/22/18, Board Warrant Articles

ANR Plan, 83 & 99 Oak Avenue

DRAFT Stormwater Permit, Settlers Solar, 994 Northfield Road