

TOWN OF LUNENBURG

Office of the Planning Board

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Minutes
Executive Session
December 10, 2018

Meeting Posted: Yes
Place: Town Hall, 17 Main Street, Lunenburg, MA
Time: 10:06 PM

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

Board Chair M. Allison requested a Motion to enter Executive Session pursuant to M.G.L. c. 30A, §21, #3, to discuss strategy with respect to litigation, where an open meeting may have a detrimental effect on the government's litigating position, and the Chair so declares, namely O'Brien Homes Inc. et al v. Town of Lunenburg et al., Land Court Docket Nos. 13-MISC-477878 to 13-MISC-477887 and O'Brien Homes, Inc. v. Town of Lunenburg Planning Board, et al., Appeals Court Docket No. 2018-P-1520, not to enter back into Regular Session. So moved by K. Chenis, Seconded by P. Bertram, Roll Call Vote- P. Bertram, aye; T. Cole, aye; D. Prokowiew, aye; K. Chenis, aye; M. Allison, aye.

T. Cole and D. Prokowiew are representing the Planning Board in discussion with O'Brien Homes Inc., (hereinafter referred to as OBH). A meeting was held this date. D. Prokowiew was of the opinion that OBH had no objection to the Board's desire for density change, but OBH was unwilling to give a firm number. The meeting contained discussion of an affordability component and access to Town Forest. There was also discussion of age-restriction and possibly changing the model on some of the units. OBH will be subject to the affordability component under Code of Lunenburg, §250- 4.1. A. Burney noted an option would be to look at the potential development in the context of a PRA (Planned Residential Area) where the total development would be on a single lot with each unit having an EUA (Exclusive Use Area). T. Cole noted the discussion included environmental impacts and the financial impact to the Town from the single family homes.

OBH has asked for a priority list from the Planning Board. The Board feels key concerns are the Mulpus and access to Town Forest. There was Board discussion of asking OBH to separate the rear of the property at 400 Howard Street for Town ownership. This would reduce the project's density by approximately eight (8) lots and protect the Mulpus. T. Cole recommended OBH protect both sides of the brook and pond, and do a percentage of over-55 housing. D. Prokowiew wanted to model cluster development asserting that the more land OBH gives up, the higher density OBH can get. P. Bertram would like to see a senior component and more open space. Board agreed that priorities to take to the next meeting would be access to Town Forest, protection of the wetlands and Mulpus, and an over-55 component.

D. Prokowiew made motion to adjourn Executive Session, P. Bertram Seconded, Roll Call Vote- P. Bertram, aye; T. Cole, aye; K. Chenis, aye; D. Prokowiew, aye; M. Allison, aye.

Adjourned Executive Session 10:50 PM

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