

TOWN OF LUNENBURG

Office of the Planning Board

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Minutes
March 4, 2019

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

Present: Matthew Allison, Kenneth Chenis (left 10:30 p.m.), Tanner Cole, Paula Bertram, Adam R. Burney

Public Comment-

MRPC Executive Director, Glenn Eaton, was approached by T. Cole (Board representative to MRPC) regarding block grants and DLTA (District Local Technical Assistance). The block grant program has been currently suspended as there were problems with the then program administrator. Block grants usually cover housing rehab and home heating fuel assistance whereas DLTA is a free planning service provided to communities, e.g., bylaws, affordable housing plans, economic development. Administration in the DLTA program is light; it is basically delivering the projects requested by the communities. As a lengthy meeting was anticipated, G. Eaton noted he would resume his remarks at the end of the meeting.

Justin Smith, 225 Sunset Lane- Concerning the ANR Plan for 205 Sunset Lane, stated that trees were being cut and coming down onto his property. Consequently he has received some damage to his property.

M. Allison responded that the Board reviews an ANR Plan for lot size and frontage. The Board does not have jurisdiction over single family home construction. A. Burney added that this is probably a civil matter between the property owners. P. Bertram noted that she has issues with the ANR Plan for 205 Sunset Lane, stating a driveway has already been installed.

ANR Plan: 205 Sunset Lane- K. Chenis recused himself. The property owner was represented by Neil Gorman, David E. Ross Associates. The lots meet the criteria for land area and access. This Plan was presented at a Board meeting held three weeks ago. At that meeting the Board was unwilling to endorse the ANR Plan unless it could show practicable access through the frontage. A Conceptual Driveway Design presented at this meeting shows access through a driveway off Sunset Lane for Lot 2A. A. Burney is waiting for the Building Commissioner and Fire Chief to review the Conceptual Driveway Design. Tonight's appointment is only an approval of the ANR Plan; the driveway would be at a future Board meeting. N. Gorman was not aware of the issue with J. Smith, 225 Sunset Lane. To access Lot 2A for soil testing with the Board of Health Agent, an access road was created off Robbs Hill Road. Some trees had to be taken down. The property lines were marked in advance. **P. Bertram made Motion to approve the ANR Plan with the understanding that it does not reflect the driveway for either lot, T. Cole Seconded, all aye.**

PUBLIC HEARINGS:

190 Electric Avenue (cont'd)- see separate minutes **K. Chenis made Motion to grant the Special Permit and Site Plan Approval with standard solar field Conditions and the additional Conditions of, 1) two for one tree replacement, 2) tree plantings to be guaranteed for a minimum of two growing seasons, 3) plantings to be included on the Planting As-Built Plan, and 4) plantings will consist of three different species of evergreens; P. Bertram Seconded; all aye.**

May 2019 Town Meeting Warrant Article- see separate minutes. **K. Chenis made Motion to recommend approval to town meeting of the bylaw with edits, P. Bertram Seconded, all aye.** Edits are removing “collisions between vehicles, bicyclists, and pedestrians”, removing “and of any business dealing in marijuana, marijuana products, and/or marijuana accessories”, striking a redundant “the”, and accept Town Counsel and Building Commissioner edits. **K. Chenis made Motion to recommend approval to town meeting of the remaining six articles with the renumbering edit for prohibition, P. Bertram Seconded.** Discussion: P. Bertram was of the opinion that if the warrant states “Planning Board recommends approval”, citizens will have the mistaken belief that the Board is recommending all articles be approved, whereas, the Board is only recommending approval for the articles to be voted on the ballot. M. Allison noted that the Board can make it clear at town meeting that it is not advocating either for or against each article. T. Cole noted that it will not make it to the ballot if it doesn’t get passed. A. Burney suggested the Board take its vote and he will notify the Select Board that the Planning Board does not want a recommendation put in the warrant. **Roll Call Vote- P. Bertram, nay; T. Cole, aye; K. Chenis, aye; M. Allison, aye. Vote passed 3-1.**

400 Electric Avenue- see separate minutes. **K. Chenis made motion to approve the special permit and site plan approval with standard conditions as discussed, T. Cole Seconded, all aye.** Additional Conditions shall be that a button activated actuator valve shall be installed, and that the catch basins shall be cleaned semi-annually and reports of same provided to the Planning Board and Board of Health.

K. Chenis made Motion to table remaining agenda items to the March 25th Board meeting, P. Bertram Seconded. Discussion: T. Cole noted that G. Eaton had sat through the entire Board meeting waiting for an opportunity to speak. **K. Chenis amended his Motion to move all remaining agenda items to March 25th with the exception of closing public comment, P. Bertram Seconded, all aye. P. Bertram made Motion to extend the meeting beyond 10:30 p.m., T. Cole Seconded, all aye.**

PUBLIC COMMENT: Glen Eaton, MRPC- T. Cole noted that when he became the Board representative to MRPC, through meeting attendance he became aware of recordkeeping issues. He did not want the Board to pursue a grant if there were going to be problems. He did go on to note that MRPC is working through those issues. P. Bertram noted at a previously Board meeting that those were serious allegations made by T. Cole. T. Cole suggested to G. Eaton that he come before the Board to air these issues. P. Bertram noted she was advocating for a walkability study and had since found out that is being pursued by the Select Board. G. Eaton noted last spring, due to a funding decline, staff had to be laid off. Also, procedures that are in place were being poorly implemented. If the Board wants any DLTA information from other communities he will be glad to supply that information. MRPC does an average of ten DLTA projects yearly.

All remaining agenda items tabled to March 25, 2019.

Building Re-Use-

MINUTES APPROVAL:

02/11/19, 190 Electric Avenue

02/11/19, 380-400 Electric Avenue

02/11/19, 400 Electric Avenue

02/11/19, 151-181 Leominster Shirley Road

02/11/19

02/25/19, 190 Electric Avenue

02/25/19, 380-400 Electric Avenue

02/25/19

COMMITTEE REPORTS:

Capital Planning Committee

Storm Water Task Force

Agricultural Commission

MJTC

MRPC

**Charter Review Committee
Green Community Task Force
Open Space Ad Hoc Committee**

DIRECTOR'S ITEMS:

**380-400 Electric Avenue
District Local Technical Assistance (DLTA)
March 11, Town Caucus**

MEETING SCHEDULE:

March 25

ONGOING ITEMS:

**Lunenburg Code, Section 250- 5.6., Cluster Development
Lunenburg Code, Section 250- 4.15., Solar Energy Systems
Lunenburg Code, Section 250- 6.1., Off Street Parking & Loading Areas
Earth Removal Permitting
Economic Development
MGL, Ch. 41, Section 81D, Master Plan**

BOARD COMMENT/CONCERNS:

ADJOURNMENT: T. Cole made Motion to adjourn, P. Bertram Seconded, all aye. Adjourned 10:46 p.m.