

***TOWN OF LUNENBURG***  
***Office of the Planning Board***

Matthew Allison, Chair  
Vice Chair  
Kenneth Chenis, Clerk  
Tanner Cole, Member  
Paula Bertram, Member



Tel: (978) 582-4147, ext 5  
Fax: (978) 582-4353  
960 Massachusetts Avenue  
Lunenburg, MA 01462

Adam R. Burney  
Land Use Director

Marjorie J. Boggio  
Administrative Assistant

Minutes  
Public Hearing  
380-400 Electric Avenue  
February 11, 2019

Meeting Posted: Yes

Place: Town Hall, 17 Main Street, Lunenburg, MA

Time: 6:40 PM

Present: Matthew Allison, Tanner Cole, Paula Bertram, Adam R. Burney

Absent: Kenneth Chenis

The Hearing was to hear and discuss an application for Modification to a Site Plan Approval under Ch. 250, Section 8.4. of the Code of the Town of Lunenburg for relocation of an existing building and construction of a new building at 380-400 Electric Avenue, Map 98, Parcels 166-168 Owners/Applicants are Daniel and Jean Proctor, 1529 Massachusetts Avenue, Lunenburg, MA.

Owners/applicants were represented by Greg Roy and Frank McPartlan, Ducharme & Dillis Civil Design Group, Inc. ('DDCDG'). A brief history of the site was given noting that the Board issued approval ~2 years ago for the car wash. That site plan also included relocation of the office ("red") building to the front of the site, bus parking at the site rear, and continued use of the westerly portion of the site. Recently the owners were approached by a developer proposing a gas station project. This past summer the Proctors' were issued a Zoning Board of Appeals special permit for dimensional variation for common driveway width from 30 to 40 feet; also zoning relief for three curb cuts on Electric Avenue (the bylaw allows two per lot.) In addition, the property was subdivided via an ANR Plan for the proposed gas station and donut shop.

DDCDG gave a site plan overview. The bus parking has been eliminated, but an equivalent area will be taken up by truck parking at the south edge of the property. Seventeen (17) parking spaces will be added; twenty-seven (27) are required. The proposed building location was based on the existing sewer easement, setbacks and wetland buffer. The site will be screened by existing fencing and vegetation. DDCDG is in the process of addressing 02.09.19 review letter from J. Walsh, Graves Engineering, Inc. ('GEI'). DDCDG stressed to the Board that lots were merged to resolve the easement problem; lots now comply with sewer regulations. The sewer will come from the existing sewer service at the car wash.

P. Bertram noted GEI review comments requesting a standard manhole instead of the proposed doghouse sewer manhole. Review engineer Jeff Walsh, Graves Engineer, Inc. (GEI) noted this is a new sewer service. A regular manhole is more watertight than a doghouse manhole. That is what he has recommended to the Sewer Commission.

No update has been received yet from the February 6<sup>th</sup> owners' meeting with the Conservation Commission.

Richard Schreiner, 57 John Street- Complained about noise and dust from what he describes as gravel processing. He went on to state that the noise starts early in the morning and he has no peace and quiet.

Sako Kalfayan, 44 John Street- Was in agreement with R. Schreiner regarding the noise and lights.

D. Proctor noted that his business is not open on Sundays. He understands the neighbors' concerns and is trying to downsize his operation with a reduction in inventory.

P. Bertram asked if any additional lighting is proposed. DDCDG responded that the one existing light will be shifted east towards Electric Avenue. One light is also proposed between the proposed gas station and parking lot. DDCDG noted all comments will be addressed to the satisfaction of GEI. There will be no change of use and no change in hours of operation.

P. Bertram referred to GEI's review comment #20: *"The proposed drainage system discharges to the existing basin appear to be located outside of the existing sediment forebay."* DDCDG will design an additional forebay.

J. Walsh noted a drain line across the site with an outlet towards Dana Street. Drainage needs to be maintained across the project to avoid backup. DDCDG noted the wetland adjacent to Dana Street flows south and out to Electric Avenue.

Richard Trainque, 44 Otis Street- Noted a storm drain installed by his father at 408 Electric Avenue. He stated two illegal pipes have been installed under Dana Street and that the drain adjacent to Dana Street was blocked off by Sky Cycle.

**P. Bertram made Motion to continue the Hearing to February 25<sup>th</sup>, 6:35 PM, T. Cole Seconded, all aye.**

Documents used at meeting:  
Application for Site Plan Approval  
Modification to Site Plan dated 1.21.19  
Graves Engineering, Inc. letter dated 2.9.19