

**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 (cont'd)  
380-400 Electric Avenue  
February 25, 2019

Meeting Posted: Yes  
Place: Town Hall, 17 Main Street, Lunenburg, MA  
Time: 7:27 PM  
Present: Kenneth Chenis, Tanner Cole, Paula Bertram, Adam R. Burney  
Absent: M. Allison

The Hearing continuation 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 Frank McPartlan, Ducharme & Dillis Civil Design Group, Inc. ('DDCDG'). DDCDG noted Graves Engineering, Inc. (GEI) review letter dated February 22, 2019. As the Board was not in possession of the letter the Hearing recessed at 7:30 PM to allow the Applicants time to make and provide copies to the Board.

Hearing reconvened at 7:48 PM.

The bulk of the review comments had been addressed. DDCDG noted that an MDC Trap (aka sand/oil separator) was added to the plans. GEI had no issue with the MDC Trap, but requested a wye connection be utilized on the service instead of going directly into the manhole. There will be an updated plan with all changes.

The Board was in receipt of architecturals and the proposed Morton building.

T. Cole noted that GEI review letter stated "No business signs are proposed on the plans. GEI understands that any proposed signage will be reviewed by the Planning Board..." Jean Proctor responded that she was currently working on a new sign to replace the current sign. The Applicants previously received a dimensional variation from the Zoning Board of Appeals for signage.

**P. Bertram made Motion to close the Hearing, T. Cole Seconded, all aye.**

Hearing closed 8:04 PM

Documents used at meeting:  
GEI Review Letter dated 02.22.19  
Site Plan Revised 02.13.19  
Architecturals