

TOWN OF LUNENBURG
Office of the Planning Board

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



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Adam R. Burney
Land Use Director

Marjorie J. Boggio
Administrative Assistant

Minutes
April 8, 2019

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

Present: Matthew Allison, Kenneth Chenis, Tanner Cole, Paula Bertram (left 7:20 PM), Adam R. Burney

APPOINTMENTS:

205 Sunset Lane, Shared Driveway Plan- K. Chenis recused himself. Neil Gorman, David E. Ross Associates represented the applicant/property owner. A shared driveway off Robbs Hill Road is being proposed to serve Lots 2-A and 2-B. The drive entrance was widened at the request of the Fire Chief. An emergency turnaround is being provided close to Lot 2-A. Some Board members were concerned with setting a precedent in a shared driveway. T. Cole did not feel a precedent was being set, as shared driveways are decided on a case-by-case basis. P. Bertram noted this was originally an ANR Plan that did not show the driveway; now the plan is back with a shared driveway. She is concerned this will set a precedent for a shared driveway. N. Gorman was of the opinion that the Board had been resistant to this plan from the beginning; ANR plans usually do not show driveways. He elaborated that the ANR Plan originally showed an easement, which was removed at the Board's request until a driveway plan could be presented. He asserted that this plan is showing the best access for the homes that will be on the two lots. P. Bertram responded she had been resistant because when the ANR Plan was submitted, the Building Commissioner had concerns with Lot 2-A not having frontage on Sunset Lane. N. Gorman emphasized this will be considered a private driveway for two homes. P. Bertram reiterated that she was not in favor of the plan. T. Cole was of the opinion that this was a good application of the bylaw for a shared driveway due to the deep slope. M. Allison suggested the applicant/property owner build two driveways; one to Lot 2-B off Robbs Hill Road and one to Lot 2-A off Sunset Lane; P. Bertram was in agreement. T. Cole was of the opinion that having the shared driveway was far less invasive than having two separate drives.

K. Chenis, 715 Page Street- Speaking as a citizen. Wanted to clarify that the requirements for the ANR process do not dictate whether or not a lot is buildable; only that the land is dividable and there is access.

N. Gorman made a request to withdraw the shared driveway application. **P. Bertram made Motion to accept the withdrawal, T. Cole Seconded, all aye.**

39 Massachusetts Avenue, Waiver Request- Jaclynn Nicoll, 190 Chase Road was requesting a site plan waiver for a coffee shop. J. Nicoll and Barry Nicoll currently have a home-based business and want to expand the business to offer brewed coffee and tea beverages to the public. The building would be subdivided with J. Nicoll occupying a portion of the building. **T. Cole made Motion to approve the waiver for 39 Massachusetts Avenue as presented, K. Chenis Seconded, all aye.**

10 Massachusetts Avenue, Waiver Request- Kayraliz Vargas and Yhoser Herrera were requesting a site plan waiver for a retail pet store only; no grooming. **T. Cole made Motion to approve the waiver for 10 Massachusetts Avenue as presented, K. Chenis Seconded, all aye.**

Building Re-Use, Board Discussion- There was discussion of tabling due to P. Bertram's absence. K. Chenis noted he will be at the May 13th meeting, and that will be his last meeting. A. Burney felt that this discussion was to be a prelude for discussions at May 4 Town Meeting.

MINUTES APPROVAL: Approval of some minutes taken out of order to allow for participation of P. Bertram.

02/11/19, 190 Electric Avenue- K. Chenis made Motion to approve, T. Cole Seconded, all aye.

02/11/19, 380-400 Electric Avenue- K. Chenis made Motion to approve, T. Cole Seconded, all aye.

02/11/19, 400 Electric Avenue- T. Cole made Motion to approve, K. Chenis Seconded, all aye.

02/11/19, 151-181 Leominster Shirley Road- T. Cole made Motion to approve, P. Bertram Seconded, K. Chenis abstained, vote passed 3-0.

02/11/19- T. Cole made Motion to approve, P. Bertram Seconded, K. Chenis abstained, vote passed 3-0.

02/25/19- T. Cole made Motion to approve, P. Bertram Seconded, M. Allison abstained, vote passed 3-0.

02/25/19, 190 Electric Avenue- K. Chenis made Motion to approve, T. Cole Seconded, all aye.

02/25/19, 380-400 Electric Avenue- K. Chenis made Motion to approve, T. Cole Seconded, M. Allison abstained, vote passed 3-0.

02/25/19, Town Meeting Warrant Article- K. Chenis made Motion to approve, T. Cole Seconded, all aye.

03/25/19- K. Chenis made Motion to approve, T. Cole Seconded, all aye.

COMMITTEE REPORTS:

Capital Planning Committee- no report

Storm Water Task Force- Discussed current consultants' contract and discussed what the Task Force would transition into at the conclusion of its charge.

Agricultural Commission- Meeting 3rd Thursday of the month. Farmers' Market will open in June.

MJTC- Meeting April 10th.

MRPC- no report

Charter Review Committee- Presentation prepared for Town Meeting.

Green Community Task Force- no report

Open Space Ad Hoc Committee- There is a parcel of approximately 259 acres on Northfield Road. The owner wants to sell the land to the Town. The Board of Selectmen has formed a Land Acquisition Committee to pursue possible acquisition through the land grant program. Brandon Kibbe and P. Bertram will represent the Open Space Ad Hoc Committee and the Planning Board.

Land Acquisition Committee- T. Cole was appointed at the last Board meeting to represent the Planning Board. At that time, the Board had not been made aware that the Planning Board member would be the Planning Board's representative to the Open Space Ad Hoc Committee. This means that P. Bertram, as the Board's representative to Open Space, will represent the Planning Board on the Committee instead of T. Cole.

DIRECTOR'S ITEMS:

Open Space Committee, Vacancies- Two member-at-large positions available.

Annual Town Meeting- May 4, 2019, Lunenburg Middle High School.

Earth Removal Permitting- Tentatively scheduled for discussion this upcoming summer.

Lunenburg Code, Section 250- 5.6.- Tentatively scheduled for discussion after Earth Removal Permitting and Off Street Parking and Loading.

MEETING SCHEDULE:

April 22- Hearings for Board warrant articles and citizen petition zoning articles. K. Chenis not available.

April 29- Tentative public hearing for Howard Street subdivision. K. Chenis not available.

May 4- Town Meeting, 9 AM, LMHS

May 13-

ONGOING ITEMS:

Lunenburg Code, Section 250- 4.15., Solar Energy Systems A. Burney hopes to have a draft for the Board soon after May Town Meeting.

Lunenburg Code, Section 250- 6.1., Off Street Parking & Loading Areas- Tentatively scheduled for discussion this upcoming summer.

Economic Development- First meeting for walkability study held this date.

MGL, Ch. 41, Section 81D, Master Plan- Awaiting Town Meeting vote of the Capital Plan for fund availability.

ADJOURNMENT: K. Chenis made Motion to adjourn, T. Cole Seconded, all aye. Adjourned 8:20 PM.

Documents used at meeting:

205 Sunset Lane Driveway Plan

39 Massachusetts Avenue Waiver Request

10 Massachusetts Avenue Waiver Request

Minutes:

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02/25/19

02/25/19, 190 Electric Avenue

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