

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

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



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Land Use Director

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Minutes  
Public Hearing  
400 Electric Avenue  
February 11, 2019

Meeting Posted: Yes

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

Time: 8:22 PM

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

Absent: Kenneth Chenis

The Hearing was to hear and discuss applications for a Special Permit and Site Plan Approval under Chapter 250, Sections 4.5. and 8.4. of the Code of the Town of Lunenburg for construction and operation of a retail motor fuel outlet and convenience store with a drive-thru at 400 Electric Avenue, Map 98, Parcel 166-2. Owners are Daniel and Jean Proctor, 1529 Massachusetts Avenue, Lunenburg, MA. Applicant is NJLJ Properties, LLC, c/o Mickey Higgins, 280 Ayer Road, Harvard, MA.

NJLJ was represented by Patrick McLaughlin, MHF Design Consultants, Inc., Salem, NH ('MHF'). MHF noted previous relief from the Zoning Board of Appeals for the property owners. There will be only one curb cut for the proposed gas station/convenience store site, but a total of four curb cuts taking Parcel 166-1 into consideration. The proposed building is 4,250 square feet. The drive-thru, requiring a special permit from the Planning Board, is proposed at the rear of the building. Retail fueling in front. There will be four (4) fueling islands/eight (8) fueling locations. Twenty-nine (29) proposed parking spaces. No loading area been designated. MHF has filed with the Conservation Commission as part of the project is within the buffer zone for wetlands. There will be a closed drainage system. The detention system discharges through an existing drain line that will exist with a drainage easement from Proctor for discharge towards the wetlands. There will not be any new drainage outlet connections. Hours of operation approved by the Zoning Board of Appeals will be 24 hours/day for the convenience store and fuel outlet; 5:00 AM – 11:00 PM for the drive-thru. The Lighting Plan denotes downward cutoff fixtures.

The Table of Zoning Regulations on Sheet 5 of the Site Plan indicates 12,300 square feet of parking. That area is not shown on the Plan and GEI review letter dated 02.08.19 requested MHF clarify where the 12,300 square feet of parking would be located. A red-lined parking calculation was submitted this evening. MHF is of the opinion it meets the intent of the Bylaw in Section 250- 6.1.F and is looking for feedback from the Board and peer reviewer Jeffrey Walsh, Graves Engineering, Inc. ('GEI'). GEI has yet to review the parking calculations submitted this evening and also wants to ensure MHF meets the Bylaw for loading space.

GEI review letter of 02.08.19 stated there should be a means to shut off the stormwater discharge from the fueling area. He wants MHF to ensure that shutdown can occur quickly if there is a spill worthy of a shutdown. MHF responded that change will be made within the proposed closed drainage system.

P. Bertram is concerned with traffic impact to the area and inquired why MHF is seeking a waiver from a Traffic and Transportation Impact Report. MHF opined this is a "pass by" use, e.g., it pulls vehicles off Electric Avenue as they pass by. P. Bertram is of the opinion that the addition of a donut facility will draw people to the area.

There will be seven (7) new free standing light poles. They will be fifteen (15') foot high poles with downward facing fixtures.

MHF inquired if the Board wanted a trip generation summary. Board members noted this is a proposed new use on a heavily traveled road and would like to see a traffic impact report.

GEI wants to review the regulations in the zoning portion of the Code for clarification on parking calculations.

Daniel Proctor, 1529 Massachusetts Avenue- Noted that the developer does things above and beyond what is required. D. Proctor is trying to keep business in the local area and employ Lunenburg residents.

Phyllis Luck, 50 Sunset Lane- Inquired if parking could be added in the future, if needed. A. Burney noted the bylaw outlines a calculation for determining the number of required parking spaces.

MHF asked A. Burney to work with him to prepare a scope of work for the traffic study. A. Burney felt the Board would want the impact of turning movements at the site on the intersection of Whalom Road; especially northbound.

MHF requested the Hearing be continued two meetings out. A. Burney noted that the next meeting, March 11, is the same night as Town Caucus. The next Board meeting will be scheduled for March 4, 2019. **P. Bertram made Motion to continue the Hearing to March 4, 6:35 PM, T. Cole Seconded, all aye.**

Hearing recessed 9:38 PM

Documents used at meeting:  
Application for Special Permit and Site Plan Approval  
Graves Engineering, Inc. letter dated 2.8.19  
Red-Lined Parking Area Calculation