

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

Gregory Bittner, Chair  
Matthew Allison, Vice Chair  
Kenneth Chenis, Clerk  
David Prokowiew, Mbr.  
Michael-Ray Jeffreys, Mbr.



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Adam R. Burney  
Land Use Director

Marjorie J. Boggio  
Administrative Assistant

Minutes  
May 14, 2018

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

Present: Gregory Bittner, Matthew Allison, Kenneth Chenis, David Prokowiew, Michael-Ray Jeffreys, Adam R. Burney

**APPOINTMENT: 7 Trillium Court, Non-Material Change-** John Arnold of 7 Trillium Court, noted that the previously existing deck was in poor condition and therefore demolished. He wishes to replace that deck with a deck in a similar pattern, but wants to increase it by a two-foot (2') expansion. His request has been approved by the Board of Trustees. The two-foot (2') expansion will not encroach on the wetlands. A. Burney provided a summary on the construction at Woodlands noting that all buildings are required to be constructed per the permitted plan; any changes are to be submitted to the Planning Board. J. Arnold resides in one of the single family homes, but per the special permit approval, he has to come before the Board. J. Arnold is looking for a finding from the Board that his request is a non-material change. **M. Jeffreys made a motion to approve the non-material change, K. Chenis, seconded, all aye.**

**PUBLIC HEARING: Tri Town Landing, 37 Youngs Road-** see separate minutes.

**MINUTES APPROVAL:**

4/23/18- D. Prokowiew made a motion to approve the minutes of 4/23/18, M. Jeffreys seconded, all aye.

**COMMITTEE REPORTS:**

**Capital Planning Committee-** no meeting

**Storm Water Task Force-** meeting May 17<sup>th</sup> to go over grant application

**Agricultural Commission-** meeting May 17<sup>th</sup>

**MJTC-** no report

**MRPC-** no report

**Open Space Ad Hoc Committee-** Meeting held May 9<sup>th</sup> for discussion of updating the Open Space and Recreation Plan. A public information meeting will be scheduled for May 30<sup>th</sup> with various boards, commissions and committees invited to provide input.

**Charter Review Committee-** meeting May 23<sup>rd</sup>

**Green Community Task Force-** Meeting held week of May 6<sup>th</sup>. Information was received regarding the streetlight buyback program.

**DIRECTOR'S ITEMS:**

**Town Meeting- Follow-Up Discussion-** All zoning Articles passed with the exception of Article 34 regarding Section 250- 8.3. This will be an ongoing discussion item during upcoming Board meetings.

**319 Grant- Letter of Support-** The Stormwater Task Force is seeking letters of support for an application through the DEP for a 319 Nonpoint Source Pollution Grant to improve Mulpus Brook and protect its watershed. The Town wants to install five Best Management Practices for stormwater in the upper Mulpus basin. The cost would be evenly divided between the Town and the Grant (\$80,000 each). **D. Prokowiew made a motion to accept the letter as written, K. Chenis seconded, all aye.**

**Recreational Marijuana Regulations-** Discussion was held to set a Board timeline in order to have a bylaw ready for November Town Meeting. A "listening session" will be placed on the June 25<sup>th</sup> Board agenda for public input. The Board will look to Town Counsel for assistance. The Board will work on the bylaw during July and August, with a draft available for the public in September.

**§250- 4.15. Solar Energy Systems-** no report

**MEETING SCHEDULE:**

**May 19-** Town Election

**June 11-** Tri Town Landing Hearing Continuation

**June 25-** Listening Session for Recreational Marijuana Bylaw

**ONGOING ITEMS:**

**Village at Flat Hill, Drainage Review-** A. Burney and the DPW Director will bring this to the Board of Selectmen for discussion.

**§250- 6.5. Sign Bylaw-** no report

**Economic Development-** MRPC, through the District Local Technical Assistance program, is working with the Board of Selectmen on a Town business brochure. G. Bittner would like A. Burney to follow-up on a possible chairs' meeting. A. Burney recommended this be put on hold until after the Board's annual reorganization next month.

**BOARD COMMENT/CONCERNS:**

M. Jeffreys wanted the Board to know what a rewarding experience he had while serving on the Board.

M. Jeffreys noted that he plans to continue working on student initiative.

**ADJOURNMENT:** 8:34 PM

Documents used at meeting:

Minutes- 04/23/18

7 Trillium Court, Request for Non-Material Change

319 Grant, draft Letter of Support

Minutes/2018/05.14.18

**RECEIVED & FILED**

**JUN 25 2018**

**LUNENBURG TOWN  
CLERK OFFICE**