

TOWN OF LUNENBURG

Office of the Planning Board

Gregory Bittner, Chair
Matthew Allison, Vice Chair
Kenneth Chenis, Clerk
David Prokowiew, Mbr.
Tanner Cole, Mbr.



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Adam R. Burney
Land Use Director

Marjorie J. Boggio
Administrative Assistant

Minutes
June 11, 2018

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

Present: Gregory Bittner, Matthew Allison, David Prokowiew, Tanner Cole, Adam R. Burney
Absent: Kenneth Chenis

BOARD REORGANIZATION:

Chair- D. Prokowiew made Motion for G. Bittner, Seconded by M. Allison, all aye.
Vice Chair- D. Prokowiew made Motion for M. Allison, Seconded by T. Cole, all aye.
Clerk- D. Prokowiew made Motion for K. Chenis, Seconded by M. Allison, all aye.
MRPC Representative- D. Prokowiew made Motion for T. Cole, Seconded by M. Allison, all aye.
MJTC Representative- D. Prokowiew made Motion for K. Chenis, Seconded by M. Allison, all aye.
Capital Planning Committee Representative- This is a three year term. M. Allison retains the position for his second year.
Open Space Committee Representative- M. Allison made Motion for D. Prokowiew, Seconded by G. Bittner, all aye.
Green Community Task Force Liaison- M. Allison made Motion for G. Bittner, Seconded by D. Prokowiew, all aye.
Stormwater Task Force- D. Prokowiew made Motion for M. Allison, Seconded by G. Bittner, all aye.
Charter Review Committee- D. Prokowiew made Motion for M. Jeffreys, Seconded by M. Allison, all aye.
Agricultural Commission Liaison- D. Prokowiew made Motion for M. Allison, Seconded by G. Bittner, all aye.

PUBLIC HEARINGS:

1054 Northfield Road- see separate minutes. D. Prokowiew made Motion to approve tree removal under the Scenic Road Act for 1054 Northfield Road as submitted by the applicant. The applicants' Proposed Remediation would be followed with the amendment to include a minimum of eleven (11) two (2") inch caliper Sugar Maples and Oaks in agreement with the Proposed Remediation plan. Tree removal and remediation will require the approval of the Tree Warden. Seconded by G. Bittner, all aye.

37 Youngs Road, Tri Town Landing- see separate minutes. D. Prokowiew made a Motion to approve the Modification for Tri Town Landing with all Conditions of the January 2007 Decision carrying forward with the exception of #23 and the addition of the following conditions:

- Vital areas to include parking, fire lanes, and access points be kept unobstructed by snow, physically and visually.
- The Applicant has agreed to rent to 55+ and shall seek Board approval if a change is requested from the age restriction.
- Revised construction hours under #23 shall be 7:00 AM to 6:00 PM, Monday through Friday, 8:00 AM to 4:00 PM Saturdays.
- There shall be a fire lane marking in the reserve parking area to maintain access to the fire lane.
- The fire lane shall remain clear year-round.
- Exterior lighting shall be dark sky compliant.

Seconded by M. Allison, all aye.

APPOINTMENT: MRPC- Permitting Guidebook Discussion- Under District Local Technical Assistance (DLTA), MRPC is working on a permitting guidebook for Lunenburg. The Board was presented with some sample guidebooks for reference. The Board generally agreed they would like to see specificity, which would allow residents to get the necessary information. Karen Chapman, Principal Planner, MRPC will work with A. Burney on a draft.

MINUTES APPROVAL:

5/14/18, Tri Town Landing- M. Allison made Motion to approve, Seconded by D. Prokowiec, all aye.

5/14/18- M. Allison made Motion to approve, Seconded by D. Prokowiec, all aye.

COMMITTEE REPORTS:

Green Community Task Force- no meeting

Capital Planning Committee- no meeting

Storm Water Task Force- Met May 17th to vote to approve grant submission for upper Mulpus.

Agricultural Commission- Met May 17th. The Commission has four open positions. M. Allison was voted Chair for FY19. Farmers' Market will open June 24th.

MJTC- no report

MRPC- no report

Open Space Ad Hoc Committee- Community survey will go out with the tax bills. Next meeting June 19th.

Charter Review Committee- no report

DIRECTOR'S ITEMS:

Board Decisions- Due to reorganization, the Board needed to re-vote as to whether or not the Chair could sign Decisions on behalf of Board members. This would allow Decisions to be filed within the statutory 14 days of Board vote and would not require individual Board members to come by the Planning Office to sign Decisions. **M. Allison made Motion to endorse the Chair to sign Decisions, Seconded by D. Prokowiec, all aye.**

Asian Imperial Restaurant, 5 & 9 Electric Avenue- Subsurface drainage installed and inspected. A. Burney noted that it looks like the driveway apron was left from the house; he does not believe that was part of the Plan. He will follow up with the Building Inspector.

Village at Flat Hill- Enforcement Letter- A letter has been sent to the Trustees quoting Condition 1 of the July 22, 1996 Board Decision; the project "...will be maintained in accordance with the following plans..." The Trustees have been requested to provide the Planning Office with a plan and/or schedule to ensure the detention basins are in compliance with the 1996 Decision.

§250- 4.15. Solar Energy Systems-

Recreational Marijuana Regulations- A. Burney requested comments from the Board on the draft survey. Edits will be made, the Survey finalized, and placed on surveymonkey.com.

MEETING SCHEDULE:

June 18- Joint Executive Session with the Board of Selectmen

June 25- Listening Session for Recreational Marijuana Bylaw

July 9

July 23

ONGOING ITEMS:

Village at Flat Hill, Drainage Review-

§250- 8.3. Board of Appeals-

§250- 6.5. Sign Bylaw-

Economic Development- A business partnership meeting will be held June 25th.

ADJOURNMENT: 9:05 PM

Documents used at meeting:

Minutes-

5/14/18 Tri Town Landing

5/14/18

Permitting Guidebook, Town of Shirley

Draft survey, Recreational Marijuana

RECEIVED & FILED

JUL 24 2018

**LUNENBURG TOWN
CLERK OFFICE**