

**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  
July 9, 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, Tanner Cole, Adam R. Burney  
Also Present: Town Counsel Adam Costa

**Board Chair requested a Motion to enter Executive Session pursuant to G.L. c. 30A, § 21, to discuss strategy with respect to litigation, namely Town of Lunenburg v. Settlers Solar, et al., Worcester Superior Court Docket No. 1785CV01959-D, and Settlers Solar, LLC, et al. v. Town of Lunenburg, et al., Land Court Docket No. 17 MISC 000690 (HPS), where an open meeting may have a detrimental effect on the litigating position of the Town, to enter back into Regular Session. Kenneth Chenis Made the Motion to enter Executive Session, Seconded by M. Allison, Roll Call Vote, T. Cole, aye, D. Prokowiew, aye, K. Chenis, aye, M. Allison, aye, G. Bittner, aye.**

**MINUTES APPROVAL:**

6/11/18- D. Prokowiew made Motion to accept, Seconded by M. Allison, K. Chenis abstained, vote passed 4-0.  
6/18/18 Executive- D. Prokowiew made Motion to approve, Seconded by K. Chenis, M. Allison abstained, vote passed 4-0.  
6/25/18- D. Prokowiew made Motion to accept, Seconded by M. Allison, all aye.  
6/25/18 Executive- D. Prokowiew made Motion to accept, Seconded by M. Allison, all aye.

**COMMITTEE REPORTS:**

**Green Community Task Force-** no meeting  
**Capital Planning Committee-** no meeting  
**Storm Water Task Force-** 319 grant submitted; will find out in September if funds approved.  
**Agricultural Commission-** Next meeting July 12. Commission sponsoring July 30 band concert.  
**MJTC-** Next meeting July 11.  
**Open Space Ad Hoc Committee-** Next meeting July 25.  
**MRPC-** no meeting  
**Charter Review Committee-** no update

**DIRECTOR'S ITEMS:**

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

**Recreational Marijuana Regulations-A.** Burney noted that of the 150 ± responses so far, few favor prohibition. Approximately 1/3 of respondents wanted to prohibit retail, but more than 2/3 wanted no prohibition. He was surprised at locations where respondents indicated it should be allowed and felt that maybe some of them didn't understand the definition of various zoning districts. The majority of respondents are looking for restriction, but no prohibition, with it being allowed in the Commercial and Office Park/Industrial Districts. K. Chenis noted the Board has to carefully construct the bylaw to meet the Town's needs and to also pass at town meeting. A. Burney will work with Town Counsel on the bylaw language. Some Board members felt there should be five (5) ballot questions, which would cover each use; if they are done all together, they may not pass at town meeting. The Town should have the ability to prohibit based upon the use. A. Burney was of the opinion that the zoning bylaw should be written to cover all of the uses. He will provide some bylaw examples to the Board and hopes to have a draft near completion by September.

**MEETING SCHEDULE**

**July 23-** D. Prokowiew noted he will not be available for this meeting.

**August 13**

**August 27**

**ONGOING ITEMS:**

**Asian Imperial Restaurant, 5 & 9 Electric Avenue-** A. Burney reviewed the plans, which indicate that the remaining pavement on the abutting property is within the Town's right-of-way and is not for patrons' parking. He will speak with the DPW Director.

**Village at Flat Hill, Drainage Review & Enforcement-** The trustees have responded to the Board's 23 May 2018 enforcement letter and note that the required maintenance will be performed by the end of September.

**§250- 8.3. Board of Appeals-** no update

**Economic Development-** A. Burney expects to hear from K. Chapman, MRPC, in the near future regarding the permitting guide.

**ADJOURNMENT:** 8:35 PM

Documents used at meeting:

Minutes-

6/11/18

6/18/18 Executive

6/25/18

6/25/18 Executive

Recreational Marijuana Survey Responses