

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

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



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Adam R. Burney  
Land Use Director

Marjorie J. Boggio  
Administrative Assistant

Minutes  
August 13, 2018

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

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

**ANR PLANS:**

**787 New West Townsend Road-** The majority of the land is located in Fitchburg. There is a small portion in Lunenburg which provides frontage to one of the Fitchburg lots. **K. Chenis made Motion to endorse the ANR Plan, T. Cole, Seconded, all aye.**

**292 Chase Road (Lanni Orchards)-** The plan divides off the commercial property and the houses to facilitate putting the remaining land into an APR (Agricultural Preservation Restriction). The property will remain under Lanni's ownership and they will receive APR payment. **K. Chenis made Motion to endorse the ANR Plan, T. Cole, Seconded, all aye.**

**164 White Street-** The property was previously divided into two lots and now the owner is recombining those two lots into one. **K. Chenis made Motion to endorse the ANR Plan, T. Cole, Seconded, all aye.**

**SITE PLAN APPROVAL: Waiver Request- 39 Massachusetts Avenue-** Robert Dee, Dee Bus Service requested a waiver from site plan approval to pave a portion of the property at 39 Massachusetts Avenue. His plan is to extend the parking area for the buses with a 40 x 50 foot strip of pavement. There will be 15 feet +/- of unpaved surface between 39 Massachusetts Avenue and the abutting property. There was Board discussion as to adequate infiltration with the additional paving. The first 20 +/- feet off Massachusetts Avenue is landscaped bark mulch. Board consensus was that if the newly paved surface pitches towards the pervious area of existing landscaping, no mitigation would be required. **K. Chenis made Motion to approve the waiver request with the restriction that the newly paved area would pitch toward the existing landscaped area, T. Cole, Seconded, all aye.**

**MINUTES APPROVAL:**

**7/9/18-** K. Chenis made Motion to approve, T. Cole Seconded, all aye.

**7/9/18 Exec-** K. Chenis made Motion to approve, T. Cole Seconded, all aye.

**COMMITTEE REPORTS:**

**Green Community Task Force-** no report

**Capital Planning Committee-** no meeting

**Storm Water Task Force-** Met with wetlands consultant, Mr. Ed Himlan to change date on Notice of Intent.

**Agricultural Commission-** Sponsored July 30<sup>th</sup> Band Concert. Profit of approximately \$400 for Lunenburg's 4H. Number of vendors has increased at Farmers' Market.

**MJTC-** Went over the TIP amendment. A new trail guide will be put out in the fall.

**Open Space Ad Hoc Committee-** no report

**MRPC-** Working on a permitting guidebook.

**Charter Review Committee-** no report

#### **DIRECTOR'S ITEMS:**

**August 14- Earth Removal Bylaw Discussion with Board of Selectmen-** One of the discussion items will be transferring authority for the earth removal permits from the Board of Selectmen to the Planning Board. A. Burney distributed draft bylaws and regulations to the Board.

**Tri Town Landing- Endorse Plan-** Plan endorsed.

**Open Space Ad Hoc Committee- Appointment of Member At Large-** The Board previously voted to increase membership from five to seven members with the two additions being a Member-at-Large and a Park Commission member. A Talent Bank Form for Member-at-Large was received from Sarah Cammer. She had previously served on the Stormwater Task Force. **K. Chenis nominated Sarah Cammer, T. Cole Seconded, all aye.**

**Recreational Marijuana Regulations-** The Town Clerk has informed A. Burney that the prohibition would not be placed on a state-wide ballot, but a local ballot, which would be a May ballot. Various options were discussed as to how the Board wished to proceed.

- If the Planning Board wants to proceed with a split approach, it can put on a moratorium for fall special town meeting. The prohibition bylaw and ballot initiative would have to be held near to May town meeting with the regulations being done for May town meeting.
- The Board could move forward with a prohibition bylaw and regulation bylaw at fall special town meeting with the moratorium as a backup. They would then have to wait until May to certify the prohibition.
- Extend the current moratorium to May, work on the regulations over the winter, prepare the prohibition for the ballot and have everything ready for May annual town meeting.

The option preferred by the Board was to extend the moratorium to May. K. Chenis suggested getting an unofficial vote at fall special town meeting to gauge the opinion of the citizens; this would also allow for discussion. This would assist the Board in knowing how to proceed for May town meeting. T. Cole suggested the Board focus on one "use" per Planning Board meeting.

**§250- 6.5. Sign Bylaw-** There was Board discussion early in 2018 with a resident concerning the sign bylaw. As a result of that discussion, A. Burney noted a suggested change to the sign bylaw. The change would allow for one free-standing sign in the Commercial, Retail/Commercial and Office Park & Industrial Districts without site plan approval. Criteria were also added as to size, distance from property lines, and non-illumination. Board consensus was to continue discussion once more Board members were present.

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

#### **MEETING SCHEDULE:**

**August 27-** Public Hearing, 994 Northfield Road

**September 10**

**September 24**

#### **ONGOING ITEMS:**

**Asian Imperial Restaurant, 5 & 9 Electric Avenue-** The DPW Director has requested a letter from the Board stating that the Board does not wish to retain the remaining driveway apron. It is not part of the Site Plan Approval.

**Village at Flat Hill, Drainage Review & Enforcement-** Trustees have noted that maintenance will be done by the end of September.

**Economic Development-** The Town continues to work with the Lunenburg Business Association to develop a map of Lunenburg. A. Burney spoke with Karen Chapman, MRPC. She noted that she will probably be back before the Board around the end of September with a draft permitting guidebook.

**§250- 8.3. Board of Appeals-** The Board will address this at fall special town meeting.

**BOARD COMMENT/CONCERNS:**

T. Cole suggested the Board give thought as to ways to publicize the marijuana discussion. He also voiced concern with the Board's representation on the Charter Review Committee noting that the Board's representative has not attended the Board's meetings to provide updates.

K. Chenis emphasized the difference between easement and land ownership.

**ADJOURNMENT:** 7:50 PM

**RECEIVED & FILED**

**AUG 30 2018**

**LUNENBURG TOWN  
CLERK OFFICE**

Documents used at meeting:

Minutes-

7/9/18

7/9/18 Executive

ANR Plans-

787 New West Townsend Road

164 White Street

292 Chase Road

Earth Removal & Placement of Fill Rules & Regulations – DRAFT

Earth Removal Bylaw - DRAFT

Tri Town Landing Site Development Plan

Sign Bylaw - edited