

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
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Minutes
August 27, 2018

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

Present: Matthew Allison, Kenneth Chenis, David Prokowiew Tanner Cole, Adam R. Burney
Also Present: Town Counsel Adam Costa (arrived 7:05 PM)
Absent: Gregory Bittner

Agenda items were taken out of order while awaiting the arrival of Town Counsel.

MINUTES APPROVAL: 8/13/18- K. Chenis made Motion to approve, T. Cole Seconded, T. Cole, aye; D. Prokowiew, abstained due to absence; K. Chenis, aye; M. Allison, aye. Vote passed 3-0.

COMMITTEE REPORTS:

Green Community Task Force- no report
Capital Planning Committee- no meeting
Storm Water Task Force- no meeting
Agricultural Commission- no meeting
MJTC- no meeting
Open Space Ad Hoc Committee- Continuing to update the Open Space and Recreation Plan.
MRPC- no meeting
Charter Review Committee- no report

DIRECTOR'S ITEMS:

Montachusett Metropolitan Planning Organization Subregion 3 Representative- Due to Paula Bertram and Gary Luca both stepping down from their Select Boards, Lunenburg and Ayer respectively, new representatives need to be elected. Jamie Toale of the Lunenburg Select Board and Kara Minar of the Harvard Select Board have stepped forward as representative and alternate, respectively. Each community is allowed only one vote. The Planning Board needs to make its recommendation to the Town Manager. **K. Chenis made a Motion to approve Jamie Toale for the MPO position, D. Prokowiew Seconded, all aye.**

Recreational Marijuana Regulations- The Board intends to extend the current moratorium over the winter to work through the regulatory process, allow for more discussion and public input in the crafting of a new bylaw. A single phase of licensed non-medical adult marijuana will be discussed at each Board meeting. K. Chenis suggested a straw poll be held at fall Town Meeting to get the feel of the public. A. Burney will seek guidance from Town Counsel.

§250- 6.5. Sign Bylaw- Discussion on hold until all Board members are present.

§250- 4.15. Solar Energy Systems- On hold while the Board focuses on marijuana.

MEETING SCHEDULE:

September 10- Continued Public Hearing for Settlers Solar, 994 Northfield Road

September 24

ONGOING ITEMS:

Asian Imperial Restaurant, 5 & 9 Electric Avenue- A. Burney will send a letter to the property owner stating the remaining driveway apron is within the Town's right-of-way and that the DPW Director will be taking corrective action.

Village at Flat Hill, Drainage Review & Enforcement- Trustees still within timeline to complete the work.

Economic Development- Moving ahead.

§250- 8.3. Board of Appeals- Article will go before fall Town Meeting.

BOARD COMMENT/CONCERNS:

K. Chenis requested earth removal permitting be included on future agendas. A. Burney hopes to have a draft before the Board in October.

The following timeline was set for marijuana discussion:

September 10 – Retail

September 24 – Cultivation

October 22 – wrap up Retail and Cultivation

November 5 – Processing and Testing Labs (November 12th is a holiday; meeting will be held on the 5th instead.)

November 26 – Craft Cultivator

December 10 – Transporter

There was discussion as to publicizing the marijuana conversations. Possibly place notices in the Lunenburg Ledger, publicize on Local Access, and post on sign located outside the Ritter Memorial Building.

K. Chenis made a Motion to recess for five (5) minutes, or until Town Counsel arrives, D. Prokowiec Seconded, all aye.

ANR PLAN: 171 Gilcrest Street- The Applicant, Kevin Hill was represented by Jamie Rheault, Whitman & Bingham Associates (WBA), who presented a plan for seven (7) buildable lots. The plan consists of three (3) properties; two owned by the Szocik family and one owned by the Town of Lunenburg. K. Chenis noted that the frontage measurements on the plan did not agree with the Assessors' maps. WBA stressed that they go on site and do a land survey to come up with the correct figures. A. Burney noted that K. Hill currently has an option to purchase the two Szocik parcels and there is a negotiated agreement between the Town of Lunenburg and K. Hill. A. Costa clarified that all the procedural prerequisites have not yet been completed. He suggested the Board ask the Applicant to "pause the clock" or for the Board to take action on the plan, yet not release it until the owner shows proof of a signed Purchase and Sales Agreement and all contractual obligations have been fulfilled. WBA

recommended the Board endorse the plan and then retain the plan until all contractual processes were completed. K. Chenis voiced concern that the property lines could change during negotiations. The application was withdrawn without prejudice for rescheduling at a later date. **K. Chenis made a Motion to waive the fees for resubmittal of the ANR Plan, D. Prokowiec Seconded, all aye.**

PUBLIC HEARING: 994 Northfield Road, Settlers Solar LLC- see separate minutes. The Applicant was informed that the revised plans are to be submitted to the Planning Office by Tuesday, September 4th, 4:00 PM. The plans are to include a suggested easement to the conservation restriction area.

M. Rosen reviewed the list of items to address for the Board- walking trail, up to \$5000 of the tree fund useable for a landscape architect, Knox box, fence and rear gate, conservation easement, no pesticides, vegetation control and walking path to conservation area.

BOARD COMMENT/CONCERNS: T. Cole reiterated his previous concern with lack of Board representation at the Charter Review Committee. He suggested that the Board reconsider its appointment of a prior Board member to the Committee. M. Allison offered to reach out to Mr. Jeffreys to see if he wishes to continue. **K. Chenis made a Motion that either the Board Chair or Vice Chair reach out to Mr. Jeffreys and inquire if his intention is to remain and re-engage with the Charter Review Committee, D. Prokowiec Seconded, all aye.**

K. Chenis made a Motion to adjourn, D. Prokowiec Seconded, all aye.

ADJOURNMENT: 9:01 PM