

TOWN OF LUNENBURG
Office of the Planning Board

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Adam R. Burney
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Minutes
Public Hearing
Tri Town Landing, 37 Youngs Road
May 14, 2018

Meeting Posted: Yes

Time: 6:37 PM

Place: Town Hall, 17 Main Street, Lunenburg, MA 01462

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

The Hearing was to hear and discuss an application for Modification to a Site Plan Approval Sections 8.4. and 4.13. of the Code of the Town of Lunenburg, MA for modification to the buildings, parking and unit configuration construction at 37 Youngs Road (Map 115, Parcel 0017).

Representing the applicant were William Hannigan and Chris Anderson, Hannigan Engineering, Inc., William Caselden, Great Bridge Properties, and Attorney Paul Haverty, Blatman, Bobrowski & Haverty, LLC. A brief project synopsis was given by W. Caselden. (The current address for Great Bridge Properties is 118 Maplewood Avenue, Portsmouth, NH. They have moved from the address listed on the application.) The project was approved by the Planning Board in 2007; modified in 2009. To date, four (4) of the six (6) approved buildings have been built. The applicant was of the opinion that a senior development would be beneficial for the Town. The proposed modification is for the two remaining buildings (5 and 6) to be combined into one 70- unit building of senior housing in the vicinity of where building 6 was proposed. Combining the two buildings will also give the applicant the opportunity to provide building amenities for the seniors and make those amenities easily accessible.

C. Anderson informed the Board that there would be a reduction in the bedroom count. Green space is also proposed on the east side of the site where Building 5 was previously proposed. With unit count being reduced from 204 to 201, the overall parking can be reduced. There are currently 193 parking spaces on site. An additional 74 spaces would be required for the new building; the plan shows 77 new parking spaces. Due to the reduction in parking spaces, the overall impervious surface will be reduced. The current on-site water and sewer will be utilized. Drainage remains unchanged. The slope increase will not impact the existing playground area.

Waivers requested were as follows:

§250- 4.13 B- Definitions

§250- 4.13 E- Permitted Uses

§250- 4.13 G- Housing and Housing Affordability, Marketing Plan

§250- 4.13 G- Housing and Housing Affordability, Age Restrictions

§250- 4.13 H- Density and Dimensional Regulations, Building Height

§250- 4.13 H- Density and Dimensional Regulations, Density and Unit Type

§250- 4.13 I- Parking Requirements, Dwellings

§250- 4.13 I- Parking Requirements, Guest Parking

There were Board questions regarding adequate parking. One hundred thirty-one (131) units are currently occupied. The site has 193 existing parking spaces, with 170 cars identified on leases. W. Hannigan referred to a Reserve Parking Plan, which would provide an additional 48 spaces, with an additional allowance for 4 visitor parking spaces. This reserve parking would be constructed at some point in the future if deemed necessary. K. Chenis inquired as to what assurance the Board would have that the applicant would return to the Board if there was a future problem with parking. A. Burney responded that the Board's Decision could condition that if parking is occupied to a certain percentage for a specified number of weeks, it would trip them into the additional parking.

The Board had concerns with the requested waiver of the building height of fifty-seven (57') feet. Section 250- 4.13H. specifies a maximum building height of thirty-eight (38') feet. The current approval provided a waiver to a building height of fifty (50'). M. Allison inquired if the applicant would have to go before the Zoning Board of Appeals for a dimensional variation. A. Burney noted that the Board has the authority to vary that under the Tri Town Smart Growth District Bylaw. W. Caselden explained that in order to eliminate one building, height concessions had to be made. This seems the least impactful to abutters. W. Hannigan added that the square footage of the building footprint has been decreased.

M. Allison felt that the total parking, to include the Reserve Parking Plan, should be built out so as to be available if needed.

Stephen St Laurent, 11 East Street- Having a four-story building right behind his house is unacceptable.
John & Susan Siart, 16 East Street- This will become a noise nuisance and intrude on their privacy.

G. Bittner inquired as to a modified landscape plan. W. Hannigan noted no change in landscaping; the open space will become more of a community garden.

Attorney Haverly stressed to the Board that this is a Chapter 40R development and that the Board has full authority to grant waivers. There is no need for the applicant to appear before the Zoning Board of Appeals.

W. Caselden requested a hearing continuance to the June 11th Board meeting. **K. Chenis made a motion to continue the hearing to June 11th, M. Allison seconded, all aye.**

Hearing recessed 7:52 PM

Documents used at Hearing:
Application for Modification to Site Plan Approval

public hearings 2018/Tri Town Landing_37 Youngs Road 05.14.18

RECEIVED & FILED

JUN 25 2018

**LUNENBURG TOWN
CLERK OFFICE**