

TOWN OF LUNENBURG

Office of the Planning Board

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NOTICE OF MEETING

MONDAY, NOVEMBER 14, 2022 – 6:00 P.M.
Town Hall, 17 Main Street, Lunenburg, MA

In accordance with the requirements of the Open Meeting Law, please be advised that this meeting is being recorded and broadcast live over the Lunenburg Public Access channel and on FacebookLive on the Public Access Facebook page (<https://www.facebook.com/Lunenburg-Public-Access-Cable-157427270975305/>) and will be able to be found on the LunenburgAccess YouTube channel within 24 hours after the meeting.

The following information is also provided for members of the public that would like to participate in the meeting remotely: To Participate Remotely: From a computer, please use the link below to join the public meeting webinar:

<https://us02web.zoom.us/j/87960783227> or from a telephone, dial the toll free number (888) 475-4499 and enter Webinar ID: 87960783227.

If you have not registered with Zoom you will be asked for your name and an e-mail address. **Note: No participant ID is needed, just press # when asked. Telephone users may dial *9 to request to speak after joining the meeting. Computer and app users may use the "raise hand" feature to request to speak.** This meeting/hearing will be held in-person at the location provided on this notice. Members of the public are welcome to attend this in-person meeting. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person vs. virtual attendance accordingly.

AGENDA

I. CALL TO ORDER

II. PUBLIC COMMENT

III. ANR PLAN: *Northfield Rd, Lot A and Outlot B*

IV. APPOINTMENT: *Discussion with Chair, LMBDC / Chair, Select Board-*

- A. *Lunenburg Municipal Buildings*
- B. *Town Environmental Support Policy*

V. PUBLIC HEARING:

260 Falulah Road (cont'd from 10/24)

VI. DECISIONS:

- A. *88 Massachusetts Avenue – Review & Endorsement*
- B. *260 Falulah Road – Review & Endorsement*

VII. COMPREHENSIVE PERMIT APPLICATION:

Pond View Commons, LLC- Howard Street

VIII. BOARD DISCUSSIONS:

- A. *Master Plan RFP (Request for Proposal)*
- B. *Zoning Changes to Manage Growth*
- C. *Section 250-6.4., Driveways & Entrances*

IX. MINUTES APPROVAL:

- A. *10/24/22*
- B. *10/24/22, Warrant Article, Use Table*
- C. *10/24/22, Warrant Article, Citizen Petition*
- D. *10/24/22, 88 Massachusetts Avenue*
- E. *10/24/22, 260 Falulah Road*

X. COMMITTEE REPORTS: *Open Space Ad Hoc Committee, Lunenburg Municipal Building Design Committee, Agricultural Commission, Capital Planning Committee, Economic Development Committee, Storm Water Task Force, MRPC, MJTC*

XI. MEETING SCHEDULE:

6:00 p.m., All Board Meetings are held at Town Hall unless otherwise indicated
November 15, STM, 7:00 p.m., Middle/High School
November 28, Hearings- 680 Reservoir Road, 319 Highland Street

XII. ONGOING ITEMS:

- *Zoning for MBTA Communities*
- *Zoning, Infrastructure and Master Plan*
- *Pond View Commons, LLC*
- *Northfield Road, Parks Commission Property*

XIII. PUBLIC COMMENT

XIV. BOARD COMMENT/CONCERNS

XV. ADJOURNMENT