

# **LUNENBURG PLANNING BOARD**

## **TOWN OF LUNENBURG**

Emerick R. Bakaysa, Chair  
Joanna L. Bilotta-Simeone, Vice-Chair  
Thomas W. Bodkin, Jr., Clk.  
Nathan J. Lockwood, Mbr.  
Marion M. Benson, Planning Director



Tel: (978) 582-4147 ext 5  
Fax: (978) 582-4353  
960 Massachusetts Avenue  
Lunenburg, MA 01462

NOTICE OF MEETING  
Monday, March 25, 2013 – 6:30 PM  
Ritter Memorial Building, 960 Massachusetts Avenue  
Lunenburg, MA

### AGENDA

1. ROLL CALL
2. MINUTES APPROVAL:  
2-25-13  
2-25-13 ATT Chase Road, Public Hearing  
2-25-13 ATT 2005 Mass Ave, Public Hearing  
2-25-13 35 Leominster Road, Public Hearing  
2-27-13 Aro Estates, Public Hearing  
3-4-13 Aro Estates, Public Hearing  
3-4-13
3. COMMITTEE REPORTS:  
MJTC  
MRPC  
School Reconfiguration Committee  
Capital Planning Committee
4. OLD BUSINESS:  
APR (Agricultural Preservation Restriction) Applications-  
Status
  - a. *Mario Lanni, Lanni Orchards, 294 Chase Rd*
  - b. *Daniel & Kathleen M. Pierce, Pierce Farm, 490 Chase Rd*
5. PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:  
DEVELOPMENT STATUS REPORTS-  
MRPC
  - a. *Economic Development Element of the Master Plan*
  - b. *District Local Technical Assistance Program (DLTA)*
  - c. *Planning Board as Master Planning Committee*Certificate of Compliance – 2012 – Smart Growth Zoning District  
Grease Trap Regulation Change
- Highfield Village
  - a. *Sewer Commission*
  - b. *Draft Environmental Impact Report*Asian Imperial
  - a. *Parking*Aro Estates, Howard Street  
New England Farms
  - a. *Status- Tennessee Gas Requirements*
  - b. *Proposed Modification*Emerald Place at Lake Whalom
  - a. *Weekly Update*Tri Town Landing, Youngs Road
  - a. *Weekly Update*
  - b. *Meetings*White Tail Crossing
  - a. *Street Acceptance*'35 Leominster Road
  - a. *Findings and Directives*Master Planning Surveys
  - a. *Concord*
  - b. *Westminster*Solar Farm, Chase Road
6. NOTICES & COMMUNICATIONS
7. MEETING SCHEDULE:  
April 8 – Board Meeting, Town Hall  
April 22 – Board Meeting, Ritter Building  
April 30 – Town Election, Elementary School, 7:00 AM  
May 4 – Town Meeting, High School, 9:00 AM
8. MEMBER ISSUES:  
Discussion for Options of Use for any Town Acquired Property- Member Request

9. BOARD COMMENT

10. PUBLIC COMMENT

11. EXECUTIVE SESSION: In accordance with M.G.L. Chapter 39, §23B(3) for the purpose of discussing strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the government's bargaining or litigation position.

12. ADJOURNMENT

Agenda/2013/03.25.13