

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Damon McQuaid, Chair
Matthew Allison, Vice Chair
Kenneth Chenis, Clerk
Gregory Bittner, Mbr.
David Prokowiew, Mbr.



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

Adam R. Burney
Land Use Director

Minutes
Public Hearing
March 28, 2016
274 Prospect Street (cont'd)

Meeting Posted: Yes

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

Time: 6:35 PM

Present: Damon McQuaid, Matthew Allison, Kenneth Chenis, Gregory Bittner, David Prokowiew, Adam R. Burney

Chair D. McQuaid opened the Public Hearing continuation with the reading of the statutory notice published in the Sentinel and Enterprise on August 10 and August 17, 2015. The Public Hearing was to hear and discuss an application for a special permit under Section 4.12. Lake Whalom Overlay District of the Protective Bylaw of the Town of Lunenburg for 22 townhouse units at 274 Prospect Street, Map 98, Parcel 10.

(At the applicant's request, the Hearing was continued from February 22, 2016 to allow preparation of multiple renderings by the Landscape Architect.)

Project Engineer Mark Piermarini, Whitman & Bingham Associates (WBA), represented the Applicant, Daniel Gardner, Greener Living Luxury Homes. A Layout and Materials Plan was provided revised to March 28, 2016 showing the addition of a sidewalk on Kimball Street. Sidewalks now run down both Kimball and Pond, but will not be located on Prospect. Renderings were provided to the Board- Kimball St looking north, Kimball looking south, Pond St looking east, Pond looking west, Prospect St looking east, Prospect looking west, and Prospect looking north. Existing trees were located on the renderings. Trees will be planted at the two ingress/egresses. Buildings will be earth-toned, e.g., tan. A Density Count was provided with a comparison of the proposed project, Emerald Place at Lake Whalom and houses on Kimball Street. Density was 5.1 units/acre, 10.6 units/acre, and 3.5 units/acre respectively. WBA noted that Kimball Street is not in the Lake Whalom Overlay District whereas the project site is.

K. Chenis stated that after viewing the renderings, he still feels the development continues to be too dense and does not meet the neighborhood character. The density needs to come closer to the Kimball Street density of 3.5 units/acre. He went on to note that none of the renderings caught what the low-profile units would look like. Board agreed that the low-profile buildings would probably have a larger footprint which would look less dense. It was suggested that the Applicant consider dropping two more buildings (four units). Fourteen low-profile units would drop the density to 3.9 units/acre which is closer to the 3.5 that exists in the area. D. McQuaid would like to have color variation added to the renderings.

Sharon Albert, 5 Pond Street- Would like to see low-profile units so the lake will be visible. She would also like to see the sidewalk go to Hollis.

G. Bittner inquired as to the possibility of a crosswalk to Lake Whalom.

A. Burney will speak to Town Counsel as to legality of directing units be owned and not rented.

Board requested applicant rework the plans looking at four units/acre, 14 low-profile units, and showing a color palette.

Motion, K. Chenis to continue Hearing to April 25, 2016, 6:35 PM, Second, G. Bittner, all aye.

Recessed 7:45 PM

Documents used at hearing:
Layout and Materials Plan revised to 3/28/16
Site Renderings
Density Count