

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

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



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Adam R. Burney
Land Use Director

Minutes
May 23, 2016

Meeting Posted: Yes

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

Time: 6:30 PM

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

BOARD REORGANIZATION:

Chair- G. Bittner made Motion for M. Allison, Second, D. Prokowiew, all aye.

Vice Chair- D. Prokowiew made Motion for D. McQuaid, Second, G. Bittner, all aye.

Clerk- D. Prokowiew made Motion for G. Bittner, Second, D. McQuaid, all aye.

MRPC Rep- G. Bittner made Motion for D. Prokowiew, Second, M. Allison, all aye.

MJTC Rep- G. Bittner made Motion for K. Chenis, Second, D. Prokowiew, all aye.

School Building Committee Rep- D. McQuaid made Motion for G. Bittner, Second, K. Chenis, all aye.

Building ReUse Committee- K. Chenis made Motion for D. McQuaid, Second, G. Bittner, all aye.

Capital Planning Committee- G. Bittner made Motion for D. McQuaid, Second, D. Prokowiew, all aye.

Open Space Committee- G. Bittner made Motion for D. Prokowiew, Second, K. Chenis, all aye.

Green Community Task Force Liaison/Member- K. Chenis made Motion for G. Bittner, Second, D. Prokowiew, all aye.

Stormwater Task Force Rep- D. Prokowiew made Motion for M. Allison, Second, K. Chenis, all aye.

Agricultural Commission- K. Chenis made Motion for M. Allison, G. Bittner, Second, all aye.

PUBLIC HEARINGS:

Highfield Village (cont'd)- Attorney Haverty, on behalf of the applicant, requested via email, a continuation to allow the applicant to file with the Zoning Board of Appeals (ZBA) for a special permit dimensional variation for open space. Project engineer Jamie Rheault, Whitman & Bingham Associates, was on hand to inform the Board that an application was dropped off with the ZBA Administrative Assistant this date. The ZBA Hearing is currently scheduled for July 13, 2016. There was Board discussion as to requesting the applicant to withdraw the application and reapply, the Board denying the request for extension, or the Board granting an extension. **D. McQuaid, Motion, to grant an extension to August 22, 2016, 6:35 PM, Second, D. Prokowiew, all aye.** The Board will discuss the project at its next meeting in order to provide comments to the Zoning Board of Appeals prior to the July 13th Hearing.

234 Summer Street- see separate minutes

175 Northfield Road- see separate minutes

MINUTES APPROVAL: All minutes signed.

5/9/16- Motion, D. McQuaid, Second, G. Bittner

233 Lancaster Avenue, 5/9/16- Motion, D. McQuaid, Second, D. Prokowiew

39 Massachusetts Avenue, 5/9/16- Motion, D. McQuaid, Second, D. Prokowiew

COMMITTEE REPORTS:

Building Reuse Committee- A. Burney noted scope of work has been put together.

Capital Planning Committee- no report

Agricultural Commission- Farmers' Market commences June 5th, front of Ritter Building.

Stormwater Task Force- Currently two vacancies

MJTC- Summer Street project expanded two years due to budget. Currently in 75% review. Right-of-way concerns with project.

MRPC- no report

Open Space Ad Hoc Committee- no report

School Building Committee- Construction 95% complete.

Green Community Task Force (GCTF)- Meeting May 31st to go over bids for four projects.

DEVELOPMENT STATUS REPORTS: Work beginning at storage facility at 270 Electric Avenue.

DIRECTOR'S ITEMS:

39 Massachusetts Avenue- Decision signed

233 Lancaster Avenue- Decision signed

Site Plan Approval/Special Permit/Rules and Regulations: Hearing will be scheduled for June 27, 2016, 6:35 PM. Draft will be circulated for feedback.

MEETING SCHEDULE:

June 13 – 234 Summer Street (cont'd)

June 27 – Hearing for Board Rules and Regulations for Special Permits and Site Plan Approval

A. Burney anticipates beginning work on definitions and use table

BOARD COMMENT/CONCERNS:

"Snowriders" doing improvements to "Lane Property"

Water District preparing to construct a new building on Route 2A; will have to apply to Board for site plan approval.

ADJOURNMENT: 8:50 PM

Documents used at meeting:

Minutes 05/09/16

Minutes 05/09/16, 233 Lancaster Avenue

Minutes 05/09/16, 39 Massachusetts Avenue

Decision, 39 Massachusetts Avenue

Decision, 233 Lancaster Avenue