

# **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  
Public Hearing  
May 23, 2016  
234 Summer Street

Meeting Posted: Yes

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

Time: 6:35 PM

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

The Clerk opened the Public Hearing with the reading of the statutory notice published in the Sentinel and Enterprise on May 9 and May 16, 2016. The Public Hearing was to hear and discuss a site plan approval under Section 8.4. of the Protective Bylaw of the Town of Lunenburg to replace the existing retail facility with a single family home at 234 Summer Street, Map 117, Parcel 0031.

Project engineer Gary Shepard, David E. Ross Associates (DER), represented the applicant Stanley Miller, 233 Summer Street. The submitted application was to demolish the existing retail facility and replace it with a single family home with the pavement office located on the side. (As a result of the Zoning Board of Appeals (ZBA) Public Hearing, the Applicant will be removing the office area.) As this is a pre-existing, non-conforming use, the applicant has received approval from the ZBA for a modification to the use and increase in nonconformity. No exterior lighting is proposed other than residential wall scones near the entry doors. The new building will have almost the same footprint. Infiltration will be improved with the compacted gravel area being converted to both a patio and lawn. D. Prokowiew inquired as to height of privacy fence requested by an abutter at the ZBA Hearing. DER was not sure if it had been specified by the ZBA. Some of the pavement will be removed to balance the new pavement for a circular driveway.

Jane & Dino Piermarini, 236 Summer Street- Letter of opposition read into record (on file in Planning Office). Major concerns were with the possibility of being the recipient of noise complaints from his commercial property, the effect on his liability insurance from possible damage to vehicles parked outside his garage (e.g., baseball from the residence damaging a vehicle), and prospective buyers being discouraged from purchasing his commercial property due to having a residence abutting his business.

There was discussion regarding fence height and location. A. Burney noted that at eight (8) feet it would require a permit, but at ten (10) feet it would be considered a structure. DER noted that as the driveway is only ten (10) feet wide, the fence would have to be on the lot line in order for the property owners to use the driveway. He also noted that the fence stops fifteen (15) feet from the property line to allow for sight lines. Board members felt it was acceptable to place an eight (8) foot fence on the property and would like to see fence detail on the plan to include the height and a solid privacy fence.

D. Piermarini- inquired if the fence could go all the way to the street by lowering it for the aforementioned fifteen (15) feet.

The fence will begin at the property line, not the street line.

**D. McQuaid, Motion to continue Hearing to June 13, 2016, 6:35 PM, to allow the Board an opportunity to familiarize themselves with the ZBA Decision, Second, K. Chenis; Discussion- clarification of proposed Conditions- Commencing at the property line, the first fifteen (15') foot section of fence will be at a height of thirty-six (36") inches, then eight (8') feet tall for the remainder of the property line and will be solid vinyl, all aye.**

Hearing recessed at 7:55 PM.

Documents used at hearing: Site Plan Approval Application, 234 Summer Street