

MAA

TOWN OF LUNENBURG
Office of the Planning Board

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Damon McQuaid, Vice Chair
Gregory Bittner, Clerk
Kenneth Chenis, Mbr.
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Adam R. Burney
Land Use Director

Minutes
June 13, 2016

Meeting Posted: Yes

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

Time: 6:30 PM

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

Absent: Kenneth Chenis

PUBLIC HEARING: 234 Summer Street- see separate minutes

MINUTES APPROVAL: All minutes signed.

5/23/16- Motion, D. McQuaid, Second, G. Bittner

234 Summer Street, 5/23/16- Motion, D. McQuaid, Second, D. Prokowiew

175 Northfield Road, 5/23/16- Motion, D. McQuaid, Second, G. Bittner

COMMITTEE REPORTS:

Stormwater Task Force- With Board of Selectmen approval, the Task Force is looking to reconfigure from a seven- to a five- member Task Force. The Task Force would like to work with the Planning Board on revising the Town's stormwater bylaws. A. Burney noted that the Task Force should spearhead the process and that these bylaws, which are presently zoning bylaws, should be general bylaws. He also noted that input from the Conservation Commission, Board of Health, Sewer Commission, and Department of Public Works would be beneficial. The Task Force has joined Central Mass Stormwater Coalition.

Agricultural Commission- Farmers' Market continues.

Building Reuse Committee- no report

Capital Planning Committee- no report

School Building Committee- New school complete and occupancy permit issued.

Green Community Task Force (GCTF)- no report

MJTC- no report

MRPC- no report

Open Space Ad Hoc Committee- no report

DEVELOPMENT STATUS REPORTS: 270 Electric Avenue-

Forms placed for the two front units. Detention pond inspected and signed off by Graves Engineering, Inc. for hydro seeding.

DIRECTOR'S ITEMS:

175 Northfield Road- Decision signed. Will be registered with the Town Clerk and enter into an appeal period.

Highfield Village-Board discussion ensued regarding content of a letter to the Zoning Board of Appeals (ZBA) prior to its July 13th Hearing. The Applicant is going before the ZBA for a Special Permit to vary the open space dimensional requirement in Section 5.6. of the Protective Bylaw of the Town of Lunenburg. Board members opined that the Applicant had long been aware of not complying with the open space requirements, yet in its ZBA submittal, the Applicant states he "*...has been operating under the presumption that this matter had been resolved...*" with the Board's Approval of the Preliminary Plan. Now the Applicant is pursuing the one remedy available by going to the ZBA. As part of its ZBA submittal, the Applicant included a new plan showing how the property could be subdivided into multiple conventional subdivisions each of twenty-five (25) acres or less in the event that the ZBA denies the Special Permit. A. Burney will prepare a draft letter for Board finalization at its June 27th meeting. Input will also be sought from the Conservation Commission, Open Space Committee, and Sewer Commission.

Site Plan Approval/Special Permit/Rules and Regulations- Noted Hearing date of June 27, 2016.

MEETING SCHEDULE:

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

July 11 – **Motion, G. Bittner, not to hold a meeting due to lack of member availability, Second, D. McQuaid, all aye.**

July 25

BOARD COMMENT/CONCERNS: G. Bittner would like the Board to compile a list of its top ten goals. He would also like to work towards better communication with other Boards/Commissions.

ADJOURNMENT: 8:30 PM

Documents used at meeting:

Minutes 05/23/16
234 Summer Street, Minutes 05/23/16
175 Northfield Road, Minutes 05/23/16
175 Northfield Road, Decision
234 Summer Street, Application
Highfield Village, Zoning Board of Appeals Application

RECEIVED & FILED

JUN 28 2016

**LUNENBURG TOWN
CLERK OFFICE**