

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
September 12, 2016

Meeting Posted: Yes

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

Time: 6:30 PM

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

PUBLIC COMMENT: G. Bittner noted monies for the Boys' and Girls' Club through the Stillman Fair and also thanked residents for attending the August 22, 2016 Special Town Meeting.

ANR PLANS: 205 Whalom Road, Whalom Road LLC- The Applicant was represented by Attorney Thomas Gustafson. As a result of a 40B project, the ANR Plan is to convey two parcels to the Town, one to the Water District and one to the Town and also a conservation easement. There are some drafting issues (missing lot lines identified by the Assessors' Office) that need to be corrected on the Plan. Applicant will redraft Mylar to correctly show parcels. As this is part of a comprehensive permit project the Applicant requested fee be waived. **D. McQuaid made Motion to waive the fee, Second D. Prokowiew, all aye.** Plan will be redrafted and dropped off with the Planning Office for Board signature.

PUBLIC HEARINGS:

8 Massachusetts Avenue- see separate minutes. **D. McQuaid made Motion to approve the Site Plan Approval with the Condition that the parking lot striping be completed as approved in the previous application, Second, D. Prokowiew, all aye.**

155 Reservoir Road, Lot 2- see separate minutes. **D. McQuaid made Motion to approve the stormwater management special permit as submitted with Conditions that the Applicant build to the Plan and abide by all local, state and federal permitting, Second, D. Prokowiew, all aye.**

274 Prospect Street- see separate minutes. Hearing continued to October 24, 2016.

MINUTES APPROVAL: All minutes signed

8/8/16- Motion D. McQuaid, Second, D. Prokowiew

8/22/16- Motion D. McQuaid, Second, D. Prokowiew

COMMITTEE REPORTS:

Stormwater Task Force- Task Force discussed whether or not to become involved in upcoming MS4 litigation by various communities. MRPC is developing an application to help facilitate data collection.

Town Manager Search Committee- Committee conducting interviews September 27th and 29th and hopes to recommend three names to the Board of Selectmen by October 3rd.

Agricultural Commission- Right to Farm signs are up. Hours of the Farmers' Market extended from 10-2. The Commission is hopeful that the Market will continue through the end of October.

Building Reuse Committee- \$10,000 was allocated for an appraisal of Town properties. The one bid that came in under \$10,000 was no longer available due to personnel changes on the part of the bidder. The Committee is going before the Board of Selectmen to discuss how to move forward. The Committee will recommend putting the Ritter Memorial Building and the old Primary School out for RFP.

Capital Planning Committee- no report

School Building Committee- A dedication ceremony will be held in conjunction with Homecoming.

Green Community Task Force (GCTF)- Have accepted bids for two projects.

MJTC- no report

MRPC- Meetings going quarterly in January for the general body and monthly for executive.

Open Space Ad Hoc Committee- no report

DIRECTOR'S ITEMS:

Board Goals- Board members brought forth various Goals they would like to see the Board accomplish. Some of them are as follows (in no particular order):

Re-writing of the Summer Street Revitalization Overlay District Bylaw

Creating a Lake Zoning District

Working on an Agricultural Commission Bylaw revision

Re-working the Solar Energy System Bylaw

Develop a communication plan to spotlight the Village Center District

Increasing communication between Boards/Commissions

Review the Master Plan and Housing Development

Get a Definition and Use Table in place

New Whalom Overlay- Board consensus is to put on hold and work on Definitions and Use Table. A. Burney will send A-C Definitions to the Board.

NOTICES & COMMUNICATIONS: none

MEETING SCHEDULE:

September 26

October 10 – no meeting, Columbus Day

October 24 – 274 Prospect Street (continuation)

BOARD COMMENT/CONCERNS:

G. Bittner noted a news article that stated a new law has been enacted to allow municipalities to lower speed in densely populated areas in commercial zones to 25 MPH without speed study. (He was thinking in terms of the Town beach.) Will supply information to A. Burney.

ADJOURNMENT: 10:10 PM

Documents used at meeting:
Minutes 8/8/16 and 8/22/16
ANR Plan, 250 Whalom Road
Board Goals – DRAFT