

TOWN OF LUNENBURG
Office of the Planning Board

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Adam R. Burney
Land Use Director

Minutes
Public Hearing
155 Reservoir Road
September 12, 2016

Meeting Posted: Yes

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

Time: 6:50 PM

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

The Clerk opened the Hearing with the reading of the statutory notice published in the Sentinel and Enterprise on August 25 and September 1, 2016. The Hearing is to hear and discuss a stormwater management special permit under Section 6.7. of the Protective Bylaw of the Town of Lunenburg for development of nine single family home lots and associated site work at 155 Reservoir Road, Lot 2, Map 102, Parcel 0002.

Brian Marchetti, PE, McCarty Engineering Inc., represented the Applicant Ron Koivu, Harbor Classic Homes, LLC. The Planning Board endorsed an ANR Plan in November 2015 for the creation of nine lots. The Applicant has received Board of Health approval for all nine septic systems and Orders of Conditions for all nine lots. The Applicant is buying those lots on a lot by lot basis; once he sells a lot, he will purchase another one, continuing in the same manner. The entire parcel consists of 41± acres with 18 acres being developed. The rear 22 acres are remaining undisturbed. An NOI (Notice of Intent) has been filed with the EPA (Environmental Protection Agency) for the construction general permit. Grading is being minimized as much as possible due to proximity to wetlands.

M. Allison inquired as to an enforcement order being in place when the Applicant first broke ground. B. Marchetti noted as the lots are being developed individually, the Applicant was not aware a stormwater permit was required. The Conservation Administrator informed the Applicant that he could not sign off on any building permits until a stormwater permit was in place. There will be a separate construction entrance for each lot.

Rhonda Lisio, 181 Reservoir Road- Her property abuts the southwest corner of the site and she is concerned with the street being kept clear of debris during construction. She went on to note that she was already getting street runoff prior to this development and after the tree cutting took place, with the vehicles entering and exiting the site, rain puddles were forming and draining towards her house. M. Allison noted the construction entrances should minimize the debris and street cleaning can be required. He recommended a swale to B. Marchetti who responded they will review on a lot by lot basis. B. Marchetti noted he had walked the site with R. Lisio and discussed a possible remedy of a catch basin and culvert under her drive going to the rear of the lot. This would come under the jurisdiction of the Conservation Commission. He considers this a worst case basis. A. Burney noted that the purpose of a stormwater permit is to keep the sedimentation runoff on site. The Building Official has a sign-off sheet which requires individual department sign-offs prior to issuance of a building permit. At time of sign-off, staff can ensure that a construction entrance is in place.

D. McQuaid made Motion to close the Hearing, Second, D. Prokowiew, all aye.

Hearing closed 7:15 PM

Documents used at meeting:
Special permit Application

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