

LUNENBURG PLANNING BOARD

TOWN OF LUNENBURG

Emerick R. Bakaysa, Chair
Joanna L. Bilotta, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
Robert J. Saiia, Mbr.
Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



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Lunenburg, MA 01462

Minutes
January 11, 2010

Meeting Posted: Yes
Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA. 01462
Time: 6:30 PM

ROLL CALL: Emerick R. Bakaysa, Joanna L. Bilotta, Thomas W. Bodkin Jr., Robert J. Saiia, Nathan J. Lockwood, Marion M. Benson, Planning Director

EXECUTIVE SESSION: Litigation, O'Brien Homes- See separate minutes. Chair requested Motion to go into Executive Session for the purpose of discussion of on-going litigation and return to general session. Motion, Ms. Bilotta, Second, Mr. Bodkin Jr., Roll Call Vote, Mr. Bakaysa, aye, Ms. Bilotta, aye, Mr. Bodkin Jr., aye, Mr. Saiia, aye, Mr. Lockwood, aye.

MINUTES – APPROVAL: Approved 12/14/09, Motion, Ms. Bilotta, Second, Mr. Saiia, Motion passed. Approved Executive 12/14/09, Motion, Ms. Bilotta, Second, Mr. Saiia, Motion passed. Approved 12/29/09, Motion, Mr. Saiia, Second, Mr. Bodkin Jr., Motion passed. (Board members failed to initial approved minutes. Minutes will go to 1/25/10 meeting for initialing.)

COMMITTEE REPORTS:

Capital Planning Committee- Director reported that Committee was interviewing Town departments regarding their Form B's.

CWMP- No report

MJTC- No report

MRPC- no report

PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:

Green Community Task Force- Meeting 1/12/2010. Consultant, per grant, will present to Task Force. The first home windmill has been permitted and constructed.

Other- Director will request Special Municipal Employee status from the Board of Selectmen for peer reviewer, 1/12/2010.

DEVELOPMENT STATUS REPORTS:

Emerald Place at Lake Whalom- Work is moving rapidly on the site. Developer will be seeking road opening permits from Department of Public Works (DPW) for drainage structures on Lakeview Avenue and on Whalom Road for the roundabout.

Stone Farm- Progress reports indicate continuing work on unfinished units.

Tri Town Landing- Applicant is still in the closing phase with Department of Housing and Community Development (DHCD). Issue arose concerning fire lane requested by Fire Chief. Clarification noted it was mitigation with Applicant preparing the roadway. It would not need an easement because it is now owned by the Town and will remain owned by the Town after the bettering. It will be gated and used only by the Fire, Police and DPW Departments. It will only require a construction license; however, since it is Phase 3 and the developer for Phase 3 is unknown, the appropriate time to apply would be at time of construction.

UNFINISHED BUSINESS:

See above Planning Director's Reports and Development Status Reports.

DATA INFORMATION: Presented Massachusetts Taxpayer Foundation and also noted Open Meeting by Attorney Dan Hill.

EXECUTIVE SESSION IF REQUIRED: See separate minutes

ADJOURNMENT: 9:00 PM, Motion, Mr. Bodkin Jr., Second, Mr. Saiia, Motion passed.

Minutes/2010/1-11-10