

# **LUNENBURG PLANNING BOARD TOWN OF LUNENBURG**

Joanna L. Bilotta-Simeone, Chair  
Nathan J. Lockwood, Vice-Chair  
Damon McQuaid, Clk.  
Kenneth Chenis, Mbr.  
Matthew Allison, Mbr.



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Adam R. Burney  
Land Use Director

Minutes  
October 27, 2014

Meeting Posted: Yes

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

Time: 6:30 PM

Present: Joanna L. Bilotta-Simeone, Nathan J. Lockwood, Damon McQuaid, Kenneth Chenis, Matthew Allison, Adam R. Burney

## **MINUTES APPROVAL:**

All minutes approved

10-6-14

9-22-14

9-22-14 Whites Woods Hearing

9-22-14 322 Flat Hill Solar Hearing

9-22-14 909 Mass Ave Hearing

10-14-14

10-14-14 322 Flat Hill Solar Hearing

## **COMMITTEE REPORTS:**

**MRPC, J. Bilotta-Simeone-** MRPC is making plans to move across the street from where they are currently located. Next scheduled meeting is October 28<sup>th</sup>.

**Capital Planning Committee, J. Bilotta-Simeone-** Meeting schedule has resumed for FY2016. Committee has met with the DPW Director.

**School Building Committee, N. Lockwood-** Ground breaking ceremony held. Citizens can follow construction progress on line. Meeting to be held week of 3 November regarding bond issues.

**Open Space Ad Hoc Committee, N. Lockwood-** No meeting held

**Building Reuse Committee, D. McQuaid-** No meeting held; next meeting scheduled for November 3<sup>rd</sup>.

**MJTC, K. Chenis-** No meeting held; next meeting in November.

**Agricultural Commission, M. Allison-** Meeting held October 16<sup>th</sup>. Mediated a neighbor dispute.

**PUBLIC HEARING (cont'd): 322 Flat Hill Community Solar-** See separate minutes. Motion to reopen Hearing, N. Lockwood, Second, D. McQuaid.

## **NEW BUSINESS/DEVELOPMENT STATUS REPORTS:**

**Whites Woods, Massachusetts Avenue-** A super majority was not available to endorse the Approval at the September 22, 2014 meeting. J. Bilotta-Simeone and K. Chenis completed a Mullin Rule form to provide the required super majority. Motion, N. Lockwood, to reconsider vote, Second, D. McQuaid, all aye. Motion, N. Lockwood, to endorse approval, Second, D. McQuaid, all aye.

**909 Massachusetts Avenue-** A super majority was not available to endorse the Approval at the September 22, 2014 meeting. J. Bilotta-Simeone completed a Mullin Rule form to provide the required super majority. K. Chenis was absent. Motion, N. Lockwood, to reconsider vote, Second, D. McQuaid, all aye. Motion, N. Lockwood, to endorse approval, Second, D. McQuaid, all aye.

**Definitive Subdivision, 50 Elmwood Road-** Updates provided.  
**Tri Town Landing-** no report  
**MS/HS Project-** Construction update noted.  
**Highfield Village-** Hearing scheduled for November 10, 2014, 6:35 PM, Town Hall.  
**Emerald Place at Lake Whalom-** no report  
**Force Corporation, 305 Leominster Shirley Road-** no report  
**651 Chase Road Solar-** no report  
**265 Pleasant Street Solar-** no report  
**White Tail Crossing-** no report

**ACTION FILE:**

**90 West Townsend Road, Notice of Intent to Sell-** As the site abuts the DPW Facility, there was Board discussion as to if the DPW would have any future interest in expanding their property. A. Burney to inform the Board of Selectmen that the Board will support the recommendations of both the Conservation Commission and the Open Space and Recreation Committee, but also recommends that the Board of Selectmen speak with the DPW Director. Memorandum to also note that the headwaters of Mulpus Brook are located on the north side of the DPW Facility.

**Scenic Road-** Input received from Historical Commission for both Flat Hill Road and Northfield Road. Citizen input also received for Flat Hill Road. Board inquired of process. A. Burney responded that a hearing would be required if a resident wanted to remove/move a stone wall or cut down trees larger than 2 ½ caliper inches. The scenic road bylaw, Section 15C, M.G.L., protects the character of a road. Process to have a road declared “scenic” is to place article on warrant; a public hearing is not required. J. Bilotta-Simeone recommended a hearing to inform concerned public. Citizen M. Ramstack noted the “black history” related to Flat Hill Road.

**Zoning Bylaw- Design Standards Discussion-** A. Burney to meet with Chantell Fleck, MRPC Planner.

**250 Whalom Road, Whalom Luxury Apartments-** No report

**Master Planning- Economic Development Element-** Board discussed process for updating the Master Plan. The Vision already exists, but needs updating. A. Burney noted that comments from the October 20<sup>th</sup> workshop were more applicable to the overall Master Plan and not specific to the Economic Development Element.

**40 Leominster Shirley Road-** no report

**NOTICES & COMMUNICATIONS:** Noted ZBA Hearing continuance date of November 12, 2014 for 790 Massachusetts Avenue.

**MEETING SCHEDULE:**

November 10, 6:30 PM, Town Hall

November 24, 6:30 PM, Town Hall

Moving forward, Planning Board meetings will be held at Town Hall whenever possible. Only the first meeting of the month (2<sup>nd</sup> Monday) will continue to be televised.

**BOARD COMMENT:** Members want to work on incorporating design standards into more sections of the Zoning Bylaw.

**ADJOURNED:** 9:45 PM

Documents used at meeting:

Minutes-

9-22-14

9-22-14 Whites Woods Hearing

9-22-14 322 Flat Hill Solar Hearing

9-22-14 909 Mass Ave Hearing

10-6-14

10-14-14

10-14-14 322 Flat Hill Solar Hearing

MS/HS Update

909 Mass Ave Approval

221 White Street Approval

50 Elmwood Road Progress Form

90 West Townsend Road, Intent to Sell