

# ***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  
March 9, 2015

Meeting Posted: Yes

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

Time: 6:30 PM

Present: Nathan J. Lockwood, Damon McQuaid, Kenneth Chenis, Matthew Allison, Adam R. Burney

Absent: Joanna L. Bilotta-Simeone

**ANR- Board Endorsement:** Vito & Virginia Piccirillo, 205 Sunset Lane. Plan endorsed by Board.

**PUBLIC HEARING: Board Warrant Articles-** See separate minutes.

Motion, D. McQuaid, to approve language of the VCD with amendments noted to Sections 4.17.8.c8 and 4.17.5.c1, Second, M. Allison, all aye.

Motion, D. McQuaid, to approve Article to amend the Zoning Bylaw by adding §§ 3.1.o) to § 3.1., Second, M. Allison, all aye.

Motion, D. McQuaid, to approve Article amending § 3.2.1., Second, M. Allison, all aye.

Motion, D. McQuaid, to approve Article amending § 4.16., Second, M. Allison, all aye.

Motion, D. McQuaid, to approve amending the Zoning Map, Second, M. Allison, all aye.

Joint discussion was held with the Historical Commission and Board members for a meeting for further work on the Architectural Preservation District (APD) Bylaw. A joint meeting will be posted for Thursday, March 19<sup>th</sup>, 7:00 PM, location TBD.

## **Minutes Approval:**

02/04/14 Executive- Not signed. Quorum of 02/04/14 Board meeting attendees not available.

02/23/15, D. McQuaid, Motion to approve, Second, M. Allison, minutes signed.

02/23/15 Highfield Hearing, D. McQuaid, Motion to approve, Second, M. Allison, minutes signed.

08/14/14 Charrette, D. McQuaid, Motion to approve, Second, M. Allison, Minutes signed.

03/02/15, D. McQuaid, Motion to approve, Second, M. Allison, minutes signed.

## **COMMITTEE REPORTS:**

**MRPC, J. Bilotta-Simeone-** absent – no report

**Capital Planning Committee, J. Bilotta-Simeone-** absent – no report

**School Building Committee, N. Lockwood-** Meeting March 10<sup>th</sup>.

**Open Space Ad Hoc Committee, N. Lockwood-** no report

**Building Reuse Committee, D. McQuaid-** Meeting March 18<sup>th</sup>.

**MJTC, K. Chenis-** Discussion of regional transportation plans- More Ch. 90 funds needed at state level, better way to define where complete street project make sense, requested DOT establish road preservation program.

**Agricultural Commission, M. Allison-** Next meeting March 19<sup>th</sup>.

**NEW BUSINESS/DEVELOPMENT STATUS REPORTS:**

**Town Caucus, March 16, 7 PM, THMS-** noted

**Town Meeting, May 2, 2015-** noted

**White Tail Crossing-** no report

**Definitive Subdivision, 50 Elmwood Road-** no report

**Whites Woods, Massachusetts Avenue-** no report

**Highfield Village-** no report

**Tri Town Landing-** no report

**MS/HS Project-** no report

**Emerald Place at Lake Whalom-** no report

**ACTION FILE:**

**250 Whalom Road, Whalom Luxury Apartments-** Zoning Board of Appeals Decision filed with Town Clerk.

**36 Summer Street-** Zoning Board of Appeals granted approval to construct addition to existing building and add an apartment on the second floor. If no appeal filed, will then come to the Planning Board for site plan review.

**Village Center District (VCD) Bylaw-** see Public Hearing minutes

**Architectural Preservation District (APD) Bylaw-** see above

**Scenic Road-** Will be in warrant submission. P. Bertram suggested a map being available for residents.

**Master Planning- Economic Development Element-** no report

**Housing Production Plan (HPP)-** no report

**MEETING SCHEDULE:**

March 10- w/BOS, 7:30 PM

March 19- 7:00 PM for discussion of the APD

March 23- Hearing for additional warrant articles

April 13- Highfield continuation followed by regular meeting

April 27

Saturday, May 2- Town Meeting

**MEMBER ISSUES:** M. Allison requested the Board meet weekly. He feels this will make the meetings shorter and also more productive. D. McQuaid responded that due to other commitments, he is unable to meet weekly. A. Burney noted that it will tax the office by requiring more time devoted to minutes and agendas; there are still other staff responsibilities. K. Chenis suggested a time limit being placed on meetings with agenda items in order of priority. He was also in favor of a 7:00 PM start time.

**ADJOURNED:** 10:10 PM

Documents used at meeting:

ANR Plan 205 Sunset Lane

02/23/15 Minutes

02/23/15 Highfield Hearing Minutes

08/14/14 Minutes

03/02/15 Minutes

Draft Village District Bylaw

Draft Architectural Preservation District Bylaw