

# **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  
April 13, 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

### **ANRs:**

**360/370 Sunny Hill Road-** Endorsed by Board.

**790-792 Massachusetts Avenue-** Presented by Frank Preston, Whitman & Bingham Associates. Property being divided into two lots. Plan will be sent out for department/commission/board review.

**Village Center District (VCD) Bylaw & Architectural Preservation District (APD) Bylaw: Discussion with Historical Commission-** Discussion centered around whether or not the two Articles should be linked for Town Meeting vote. Feedback received from the Building Reuse Committee and Board of Selectmen varied. The Building Reuse Committee voted 6-1 for the Articles to be independent of one another. The Board of Selectmen supports both Articles, but is divided on whether they should pass together or independently. Consensus is that almost everyone supports both of the Articles and would like to see both pass. K. Chenis, N. Lockwood, and M. Allison support linking the two Articles. D. McQuaid inquired what is the plan is neither passes. N. Lockwood responded that the Board will then revise the VCD Bylaw. If the APD Bylaw Article does not pass, N. Lockwood was in favor of the Board making the decision on Town Meeting floor whether or not to withdraw the VCD Bylaw Article. Motion, K. Chenis to create linkage between the two Articles and in the unlikely event the APD Bylaw Article does not pass, the Board request to withdraw the VCD Bylaw Article, Second, M. Allison, discussion; R. Lantry of the Historical Commission noted that there would not have been an APD Bylaw without the VCD Bylaw and that they are strongly linked. A. Phelps of the Historical Commission opined that both Articles would pass and thanked the Board for its support. Roll Call Vote- M. Allison, aye; K. Chenis, aye; D. McQuaid, nay; N. Lockwood, aye. Vote passed 3-1.

### **PUBLIC HEARINGS:**

**Warrant Article-**see separate minutes.

**Highfield Village (continuation)-** see separate minutes.

**Minutes Approval:** All minutes signed.

03/23/15, D. McQuaid, Motion to approve, Second, M. Allison

03/23/15 Warrant Article Hearing, D. McQuaid, Motion to approve, Second, M. Allison

### **COMMITTEE REPORTS:**

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

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

**School Building Committee, N. Lockwood-** Project going well. Behind due to winter weather, but does not jeopardize a successful opening. The “raising” ceremony is April 28<sup>th</sup>.

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

**Building Reuse Committee, D. McQuaid-** Met last week. Discussed the Passios property line. Will meet with the School Committee. Committee submitted two items for the Capital Plan; painting of Town Hall, which did not make the final cut, and a feasibility study of the municipal buildings.

**MJTC, K. Chenis-** Next meeting April 13<sup>th</sup>.

**Agricultural Commission, M. Allison-** Meeting April 16<sup>th</sup> for discussion of a farmers' market schedule and posting of regulations.

**NEW BUSINESS/DEVELOPMENT STATUS REPORTS:**

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

**Town Election, May 16, 2015-** Noted

**Definitive Subdivision, 50 Elmwood Road-** Progress reports note snow removal. Perc test planned for Lots 2 and 3 and installation of underground electric. Engineer review notes roadway subgrade and sub-base being installed. All utilities within the roadway appear to be in. Paving anticipated for April 14<sup>th</sup>.

**Highfield Village-** See above

**1249 Massachusetts Avenue-** No report

**White Tail Crossing-** No report

**Tri Town Landing-** No report

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

**ACTION FILE:**

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

**36 Summer Street-** no report

**Scenic Road-** Article on Warrant to accept Northfield Road and Flat Hill Road. D. McQuaid inquired if there are fees and/or penalties for violations. A. Burney to research.

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

**Housing Production Plan (HPP)-** Awaiting state approval.

**NOTICES & COMMUNICATIONS:** Noted

**MEETING SCHEDULE:**

**April 27-** Continuation of Warrant Article Hearing followed by regular meeting

**Saturday, May 2-** Town Meeting

**May 11-** Continuation of Highfield Village Hearing followed by regular meeting

**May 25-** NO MEETING- Memorial Day

**MEMBER ISSUES:**

N. Lockwood noted the VCD Bylaw needs minor amendments and questioned if those amendments should be made on Town Meeting floor. A. Burney will supply Board members with a document noting possible amendments and the Board will discuss at its April 27<sup>th</sup> meeting. A. Burney will also have a draft Town Meeting handout available for the April 27<sup>th</sup> meeting. N. Lockwood noted that he had been contacted by a resident who has a business in the center of Town and would like free-standing signage. D. McQuaid feels that Town Meeting floor is not the proper venue for this as this would be a major change to the VCD Bylaw.

**ADJOURNED:** 9:20 PM

Documents used at meeting:

03/23/15 Minutes

03/23/15 Warrant Article Hearing Minutes

ANR, 360/370 Sunny Hill Road

ANR, 790-792 Massachusetts Avenue

50 Elmwood Road Progress Reports

50 Elmwood Road Engineer Review