

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 Public Hearing (cont'd) Highfield Village April 13, 2015

Meeting Posted: Yes

Time: 7:50 PM

Place: Town Hall, 17 Main Street, Lunenburg, MA 01462

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

Absent: Joanna L. Bilotta-Simeone

Vice Chair N. Lockwood opened the Hearing continuation. Hearing is to hear and discuss a definitive plan per the Rules and Regulations Governing the Subdivision of Land and Section 5.6. Cluster Development of the Protective Bylaw of the Town of Lunenburg for construction of sixty-six (66) dwelling units off the south side of Northfield Road between Massachusetts Avenue (Map 057, Parcel 0031) and Northfield Road (Map 037, Parcel 0009).

Revised plans were submitted to Reviewing Engineer Rob Oliva, David E. Ross Associates during the week of February 16th. The Hearing was continued from February 23, 2015 to allow R. Oliva sufficient time to review the revisions. John Godfrey, applicant, noted the project engineer Kent Oldfield has been working on addressing the outstanding items noted in the April 6, 2015 review letter. If K. Oldfield is unable to satisfy the outstanding items by April 27th, J. Godfrey will engage an additional engineering firm for assistance; possibly Weston & Sampson. J. Godfrey requested the Board continue the Hearing to the first Board meeting in May. N. Lockwood is concerned with Board member turnover due to term expiration and a resignation. The Board will have only three members after May 16th elections. A. Burney noted that any new members coming onto the Board would be ineligible to participate in the project. The project could move forward if the remaining three members all vote in the affirmative. If the Board vacancies are filled, for the submittal to be heard by a full Board, it would have to be withdrawn and resubmitted. He cautioned J. Godfrey against using Weston & Sampson as they are the firm that reviewed the sewer plans. J. Godfrey responded that Weston & Sampson has brought another engineer on board that has not been on this project. K. Chenis was concerned with some of the material being from 2005, e.g. Traffic Study, and that the figures may be obsolete today. Could the Traffic Study be redone with current data? A. Burney noted that the EIR had been filed. J. Godfrey noted that one specific traffic issue was turning traffic lanes and that they have provided for dealing with increased traffic flow. There is a traffic study in the final EIR. A. Burney noted that the Board could request the applicant do an updated traffic study as part of the approval, but could be on shaky ground as this was performed in the past. M. Allison stated that he would not vote for this and hopes that the applicant withdraw and resubmit. N. Lockwood stated that this is currently in the hearing process and there are open issues that need to be resolved. J. Godfrey is concerned that a resubmission may not make use of the current EIR. He reiterated his request for a continuance to the first Board meeting in May stating that at that meeting he would be willing to withdraw and resubmit if the outstanding items haven't been satisfied. A. Burney noted that the EIR may need to be reviewed. M. Allison, Motion to continue hearing to May 11, 2015, 6:35 PM, Second, K. Chenis, all aye. D. McQuaid requested a comprehensive package from the applicant that the Board can understand.

Hearing recessed 8:50 PM.