

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 27, 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: 790-792 Massachusetts Avenue- Endorsed by Board.

PUBLIC HEARING: Warrant Article- see separate minutes. D. McQuaid, Motion to support the warrant article, Second, M. Allison, discussion ensued. N. Lockwood had no problem with the Article going for Town vote, but felt there were pluses and minuses to both sides. K. Chenis noted interested parties were in attendance at the last meeting stating they had challenges with selling the property due to the current commercial zoning restricting a dual use of the property. N. Lockwood opined that limited business zoning is "messier and less by-right" than commercial zoning. He also noted points previously raised by both the Board of Selectmen and the property owner noting hardship. Roll Call Vote- M. Allison, aye; K. Chenis, aye; D. McQuaid, aye; N. Lockwood, abstain.

Minutes Approval: All minutes signed.

04/13/15, Motion D. McQuaid, Second, K. Chenis

04/13/15 Warrant Article Hearing, Motion, D. McQuaid, Second, K. Chenis

04/13/15 Highfield Village Continuation, Motion, D. McQuaid, Second, K. Chenis

COMMITTEE REPORTS:

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

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

School Building Committee, N. Lockwood- no meeting

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

Building Reuse Committee, D. McQuaid- Meeting scheduled for April 30th with the School Committee.

MJTC, K. Chenis- TIP (Transportation Improvement Program) amendments reviewed. Summer Street project progressing well and is at 25% design. Hearing anticipated for May. K. Chenis noted that MassDOT will not recognize data more than three years old; the Highfield Village Traffic Study was in 2007. M. Allison inquired if the Town should pursue up to date traffic counts for Whalom Road and Youngs Road. Current funding program reviewed; one program included is a trail inter-connection study. K. Chenis inquired how to proceed regarding Highfield Village's Traffic Study. Adam Burney noted that the 2007 Study was included in the 2013 EIR. Possibly ask the developer to update the figures?

Agricultural Commission, M. Allison- Farmers' Market scheduled for a June 28th opening. Hours will be 10AM – 1PM. The Commission is actively seeking a market manager.

NEW BUSINESS/DEVELOPMENT STATUS REPORTS:

Town Meeting, May 2, 2015- Noted

Town Election, May 16, 2015- Noted

Definitive Subdivision, 50 Elmwood Road- Binder course pavement installed on April 14th. Adam Burney doesn't feel there will be any runoff issues. Developer preparing construction cost estimates for a bond. Anticipates requesting release of two lots based on work completed.

Highfield Village- no report

1249 Massachusetts Avenue- no report

White Tail Crossing- no report

Tri Town Landing- no report

Emerald Place at Lake Whalom- no report

ACTION FILE:

Stormwater Management- A. Burney gave a brief overview to the Board. Based on size, Lunenburg is a Phase II stormwater system (MS4). The Town is subject to a five-year permit and permit renewal is approaching. The Planning Board will work with the DPW to put forward a set of standards for systems to be properly maintained. The DPW may create a design handbook to accompany the Planning Board's rules and regulations for subdivisions. At an MRPC presentation there was discussion of creating a mobile application for maintenance logging.

Scenic Road- Noted Article on Warrant to accept Northfield Road and Flat Hill Road. A. Burney has some thoughts for a general bylaw which could put penalties and fines in place.

Master Planning- Economic Development Element- No report

Housing Production Plan (HPP)- No report

NOTICES & COMMUNICATIONS: Noted

MEETING SCHEDULE:

Saturday, May 2- Town Meeting, 9:00 AM. Board consensus was that a short meeting Saturday morning would not be necessary. Board inquired as to process for making Board Article amendments. A. Burney will note to the citizens that the handouts reflect any changes recommended by Town Counsel and any changes recommended by the Board. At that point, a Board member will make the amendment motion. A. Burney will provide K. Chenis the correct language to request amendments.

May 11- 270 Electric Avenue Hearing, Continuation of Highfield Village Hearing, regular meeting

May 25- NO MEETING- Memorial Day

MEMBER ISSUES:

D. McQuaid inquired if any decision had been reached on revising the ANR Plan process. A. Burney responded that he had received mixed feedback from the reviewing departments/commission/boards; they would still like to view the plans. The Board will continue to follow the current process until the Rules and Regulation Governing the Subdivision of Land is updated.

ADJOURNED: 8:00 PM

Documents used at meeting:

04/13/15 Minutes

04/13/15 Warrant Article Hearing Minutes

04/13/15 Highfield Village Hearing Minutes

ANR, 790-792 Massachusetts Avenue