

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 (continuation) Town Meeting Warrant Article April 27, 2015

Posted: Yes

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

Time: 6:58 PM

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 with the reading of the notice published in the Sentinel and Enterprise on March 9 and March 16, 2015. The Hearing was to amend the Zoning Map, Map 59, Parcel 8, 790-792 Massachusetts Avenue, owner Edward H. Riley Jr., 39 Pinnacle Road, Ellington, CT 06029, and Map 59, Parcel 9, 748 Massachusetts Avenue, owner Stone Farms Estates Condominium, 748 Massachusetts Avenue, Lunenburg, MA, 01462 from Commercial to Limited Business/Residential. Notices were sent to abutting towns, cities, agencies and Town departments.

Article _____ To see if the Town will vote to approve a zoning change from "Commercial" to "Limited Business/Residential" land described as parcels currently designated Parcel 8 on Assessor's Map 59, and Parcel 9 on Assessor's Map 59.

Hearing was continued from April 13, 2015 as the Board sought clarification from the Building/Zoning Commissioner regarding the use of properties in the Limited Business/Residential District as combined dwellings and commercial uses. A. Burney referred the Board to his April 14th email noting that two principle uses are permitted on a lot given that at least one of the uses is granted a Special Permit by either the Planning Board or Zoning Board of Appeals. The current Commercial zoning does not allow for such a combination. If Town Meeting vote passes the zoning change, it will be possible to use the existing building as combined business and residential dwelling or a combination of two or more businesses. A. Burney conveyed this information to the property owner prior to the Hearing, who offered no response either negative or positive to the proposed zoning change.

D. McQuaid opined that the zoning change seems like it will help the site and K. Chenis commented that this property should have been rezoned when the surrounding area was zoned Limited Business/Residential.

There was no comment from the public.

K. Chenis, Motion to close Hearing, Second, D. McQuaid, all aye. Hearing closed 7:08 PM.

Documents used at hearing:
Zoning Warrant Article