

# **LUNENBURG PLANNING BOARD TOWN OF LUNENBURG**

Damon McQuaid, Chair  
Matthew Allison, Vice Chair  
Kenneth Chenis, Clerk  
Gregory Bittner  
David Prokowiew



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Adam R. Burney  
Land Use Director

Minutes  
June 22, 2015

Meeting Posted: Yes

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

Time: 6:30 PM

Present: Damon McQuaid, Matthew Allison, Gregory Bittner, David Prokowiew, Adam R. Burney

Absent: Kenneth Chenis

## **ANRs:**

**302 West Street-** Plan endorsed by Board. Under Protective Bylaw of the Town of Lunenburg, §6.4. Driveways and Entrances, the Board had to make a determination on the driveway being in an acceptable location. Motion that driveway is in an acceptable location, D. Prokowiew, Second, G. Bittner, all aye.

**164 White Street-** Property owner Allan Foster presented Plan. Owns 75 acres in four lots. Two of the lots are located on New West Townsend Road and are not part of this ANR process. The two lots on White Street consist of approximately 60 acres and he wants to create three lots from the two. ANR Plan triggered by Lot 1 (14.25 acres) being under a P&S Agreement. The 14.25 acres is made up of the non-Chapter property at 164 White Street that contains 4.96 acres (where residence is located), and the Chapter Land that is the subject of a ROFR request containing 9.29 acres. Plan has undergone departmental review. A. Foster has provided the Town a Notice of Right of First Refusal for land currently holding a Chapter 61A designation at 150 and 164 White Street. The Town Manager has requested that the Board provide its recommendation by July 17<sup>th</sup> as to whether or not the Town should attempt to purchase the property. The Board endorsed the ANR Plan, but will hold onto it until the Town has made a decision whether or not to make an offer on the Chapter land.

**175 Northfield Road-** Plan presented by E. Boucher, PLS on behalf of the property owners. Property is located on the northerly side of Oak Avenue and the westerly side of Northfield Road. It will be divided into ten (10) lots. Plan accepted for departmental review. D. McQuaid noted that Northfield road was accepted as a scenic road at May 2015 Town Meeting and no clear cutting will be allowed at the street entrances.

## **PUBLIC HEARINGS:**

**270 Electric Avenue-** Due to the absence of K. Chenis, the Hearing was not opened. Motion M. Allison to continue the Hearing to Thursday, July 2, 2015, 7:00 PM, Town Hall, Second, D. Prokowiew, all aye. New members will be able to participate in discussion of Conditions.

## **Minutes Approval:**

5/11/15, not signed due to absence of K. Chenis

5/11/15 Highfield Hearing, not signed due to absence of K. Chenis

5/11/15, 270 Electric Avenue Hearing, not signed due to absence of K. Chenis

6/8/15, Motion M. Allison, Second, G. Bittner

6/8/15, 270 Electric Avenue Hearing, Motion M. Allison, second, G. Bittner

**COMMITTEE REPORTS:**

**MRPC-** Next meeting June 23<sup>rd</sup>.

**MJTC-** No report

**Capital Planning Committee-** No meeting scheduled

**School Building Committee-** Met June 10<sup>th</sup>. Project 33% complete. Currently working on HVAC. Next meeting scheduled for July 15<sup>th</sup>.

**Building Reuse Committee-** School Committee has drawn up and accepted new Passios property lines. Reuse Committee will go along with the plan as they feel things need to move forward. Currently working with the Town Manager on RFQ language for Town assessments.

**Open Space Ad Hoc Committee-** Meeting June 25<sup>th</sup> for discussion of 150 and 164 White Street Chapter Land.

**Agricultural Commission-** Met June 18<sup>th</sup>. Grant received for Right to Farm signs at Town line. Discussion of possible banner on Rt. 2A for Farmers' Market.

**Green Community Task Force (GCTF)-** Meeting June 30<sup>th</sup>, Lunenburg Library.

**DEVELOPMENT STATUS REPORTS:**

**Definitive Subdivision, 50 Elmwood Road-** Waiting for bond from the developer.

**Tri Town Landing-** Weekly construction update provided. Developer anticipating spring occupancy for the fourth building.

**DIRECTOR'S ITEMS:**

**150 and 164 White Street, Right of First Refusal (ROFR)-** See "ANR 164 White Street" above. Board will review packet and make its recommendation based on planning goals at its July 13<sup>th</sup> meeting. Plan is also being reviewed by the Conservation Commission and the Open Space Committee.

**Housing Production Plan (HPP)-** The State has approved Lunenburg's HPP. Once 20 or more units have been produced, e.g., once the fourth building (32 units) in Tri Town is occupied, the Town has the flexibility to reject 40B proposals.

**Bylaw Updates-** Board to review and discuss on July 13<sup>th</sup>.

**333 Massachusetts Avenue, Hannaford Supermarket-** Received Zoning Board of Appeals special permit.

**739, 747, 757, 777 Chase Road, North End Subaru/North End Mazda-** Received Zoning Board of Appeals special permit.

**NOTICES & COMMUNICATIONS:** Noted

**MEETING SCHEDULE:** July 2, 13, and 27

**BOARD COMMENT/CONCERNS:**

M. Allison noted an Open House sign for the Elmwood Road subdivision. (No houses yet constructed; sign probably for advertising purposes.)

D. Prokowiec asked for clarification on bylaw review; A. Burney noted structure, content, etc.

M. Allison suggested a use table be created based on the current bylaw to assist the Board in working through different sections. The use table would be adjusted as the sections are worked through.

**ADJOURNED:** 7:35 PM

Documents used at meeting:

06/08/15 Minutes

06/08/15 270 Electric Avenue Hearing Minutes

ANR, 302 West Street

ANR, 164 White Street

ANR, Oak Ave/Northfield Road

150 & 164 White Street, ROFR

Tri Town Landing Weekly Progress Report