

# **LUNENBURG PLANNING BOARD**

## **TOWN OF LUNENBURG**

Damon McQuaid, Chair  
Matthew Allison, Vice-Chair  
Kenneth Chenis, Clk.  
Gregory Bittner, Mbr.  
David Prokowiew, Mbr.



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Adam R. Burney  
Land Use Director

Minutes  
Informational Meeting  
10 Massachusetts Avenue  
July 13, 2015

Meeting Posted: Yes

Time: 6:35 PM

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

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

The Informational Meeting opened with the Chair reading the legal notice published in the Sentinel and Enterprise on July 6, 2015. The Meeting was to hear and discuss an application for development plan review under Section 8.4. of the Protective Bylaw of the Town of Lunenburg for a used car lot at 10 Massachusetts Avenue.

Applicant is Adnan Inayat, dba Premium Motors. A. Inayat's proposal is to sell eight (8) used cars at the front of the building located at 10 Massachusetts Avenue. He received a Special Permit from the Zoning Board of Appeals on July 8, 2015 for the storage and display of eight (8) motor vehicles. A. Inayat does not intend to stripe the spaces, but would do some landscaping. He also wants to keep one or two cars at the rear of the building so when one out front sells he can immediately replace it with another vehicle. Board members voiced concerns with the 20 foot setback and how the right-of-way was determined. A. Inayat responded that he had conferred with the Building/Zoning Official, Michael Sauvageau and was told from the edge of the road. There are two other businesses located on site and the Board members were concerned with the impact to customer parking. A. Inayat responded that he has seen only 1-2 vehicles there at a time. There are no pavement markings or handicapped spaces on site. Generally, the vehicles he purchases from auction will be individually driven to the business. If he purchases two or three vehicles, they would come on a small trailer; not an 18-wheeler. Vehicles would be delivered after normal business hours. D. McQuaid inquired if A. Inayat had an agreement with the owners of the medical building located across Massachusetts Avenue for unloading of vehicles. No. If A. Inayat cannot get a flatbed on site to unload, A. Burney is not comfortable recommending Board approval. K. Chenis requested a parking plan indicating how all parking will be shared with the three businesses. A. Inayat noted his customers would be by appointment only.

D. McQuaid asked for comments from the public.

Francis Dower, Merrill Street, Fitchburg- Owner of FunStuf Rentals- Rents two building located at 4 (warehouse) and 10 (storefront) Massachusetts Avenue. He is concerned with fire safety access due to the number of cars that will be displayed for sale at the front of the building and the one to two vehicles A. Inayat wishes to store at the rear. The attic business sometimes has five to six customer vehicles at a time, which fills up the parking area. If A. Inayat's clients park in front of the chain gates located to either side of the building, this will obstruct the FunStuf trucks from entering/exiting the rear of the building. He stores three (3) pickup trucks at the rear of the building. The tenants have no written agreement with the property owner as to parking spaces. He noted that even though A. Inayat said his customers would be by appointment only, it is common for drivers to spontaneously stop and check out vehicles that are for sale. A. Burney inquired if there would be the possibility of formalizing an agreement and also inquired if F. Dower felt there was the possibility of storing some of the eight (8) cars in addition to his trucks at the building rear. K. Chenis inquired if the parking was marked and he had access to the rear of building, would he be satisfied with his parking needs. Yes.

Nick Kendall, 535 South Street, Fitchburg- Owner of Barbara's Attic- He opined that A. Inayat was not truthful at the Zoning Board of Appeals hearing and disagreed with A. Inayat stating that the property owner said he could park cars there. N. Kendall has had the attic business there five to six years and at times there have been six (6) customer vehicles. He also needs access to the rear of the building for large pieces of furniture. K. Chenis inquired if the parking spaces were marked, and there were up to six (6) spaces available for his business, would that satisfy N. Kendall. Yes.

The Board would like to see a parking plan showing where the vehicles will be parked, and a signed agreement from the property owner endorsing the proposed parking. The plan should include employee parking for all businesses and also parking at the rear of the building to include a common area.

M. Allison requested to see the square footage of the retail floor area as parking spaces are based on same.

A. Burney will clarify how the setback was determined with the Building/Zoning Official.

Plan needs to be received in the Planning Office by July 23<sup>rd</sup>.

M. Allison, Motion to continue Informational Meeting to July 27, 2015, 6:30 PM, Second, D. Prokowiec, all aye.

Informational Meeting recessed 7:45 PM.