

# **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  
Information Meeting  
339 Electric Avenue  
September 14, 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

Chair D. McQuaid opened the Information Meeting with the reading of the statutory notice published in the Sentinel and Enterprise on September 7, 2015. The Information Meeting was to hear and discuss a site plan review under Section 8.4. of the Protective Bylaw of the Town of Lunenburg for a pet service facility at 339 Electric Avenue, Map 93, Parcel 55.

Presentation by project engineer Nicholas Pauling, Goldsmith, Prest & Ringwall, Inc. Applicant is 339 Electric Avenue Corp., represented by Kelly Pearson. The proposal is to demolish the existing monument company and construct a 6,400 square foot mixed-use commercial building containing both a pet service facility and the monument company. Ten parking spaces will be located at the front of the building. The Applicant was granted a use permit by the Zoning Board of Appeals on September 9, 2015.

Reviewing engineer Jeffrey Walsh, Graves Engineering, Inc. was unable to attend the meeting; his August 31, 2015 review letter was previously provided to the Board. N. Pauling had not yet responded to the review letter, as he is awaiting comments from other Boards/Commissions before revising the plans. J. Walsh is also doing the review for the Sewer Commission, which is currently in process.

M. Allison opined that the parking calculations of 5.1 for the retail (monuments, pet retail and grooming) and 3.9 for the pet care area should be rounded individually. G. Bittner inquired as to number of staff; five at full strength.

Jill Normandin, Central Mass Motorcycles, 321 Electric Avenue - concerned with pet waste disposal and noise. N. Pauling responded that pet waste will be gathered up and put into garbage cans and then into a dumpster. The dogs will be under direct supervision during the hours of operation. There will be a six-foot high chain link fence surrounding the pet play area. Slats are proposed for the fence. The play area will be pervious synthetic turf.

M. Allison questioned dog hair in drains; being addressed with the Sewer Commission.

The grade prohibits separate ingress and egress; therefore the Applicant is requesting a waiver from Regulations of the Planning Board of the Town of Lunenburg Governing the Design, Construction, and Maintenance of Off Street Parking and Loading Areas, Section 2.5.3. for the entrance drive to be graded at 3% within thirty (30) feet of the edge of pavement instead of the required fifty (50) feet. A portion of the existing curb cut will be reconfigured to provide a temporary stopping area for truck unloading and bring stones onto the site. Monument deliveries will be when the other uses are closed.

D. McQuaid suggested, and the applicant was amenable to, an eight-foot solid fence for the benefit of the abutters. He also requested consideration of articulated building façade to meet the character of the surrounding area as noted in Protective Bylaw of the Town of Lunenburg, Section 4.6.5.2. N. Pauling distributed a façade schematic to the Board. Proposed sidewalk overhang extends 4-5 feet. D. McQuaid would like to see lower overhangs for better sidewalk protection and more articulation e.g., covered entry way. Free-standing, internally lit sign will be located in the southwest corner of the site.

K. Chenis inquired as to snow storage; proposed in the southeast and northwest corners of the site.

The site meets the required 100 foot frontage, but does not meet the lot width of 150 feet due to its triangular shape. For this reason the side setbacks have been reduced six inches per substandard foot making the side setbacks 7 ½ feet instead of the required 20 feet.

The Applicant is requesting the following waivers from the Regulations of the Planning Board of the Town of Lunenburg Governing the Design, Construction, and Maintenance of off Street Parking and Loading Areas:

Section 2.1.2. – Setbacks; as an exterior loading bay is proposed between the side of the building and side yard setback due to lot shape.

Section 2.4.1.- Screening; reducing twenty-five (25) foot landscaping down to nine (9) feet for screening of the loading bay due to its location.

Section 2.5.3. – Driveway and/or Service Road; putting a maximum slope of 6% vs 3% due to existing grade of Electric Avenue.

Section 3.3.1. – Curbing, Wheelstops and Islands; to request landscaping bushes in lieu of curbing/wheelstops due to site grade.

M. Allison noted that Protective Bylaw of the Town of Lunenburg Section 4.6.5.2.j) requires parking to the rear or side of building(s). Applicant to request a waiver.

Motion to continue Information Meeting to September 28, 2015, 6:35 PM, Town Hall, M. Allison, Second, K. Chenis, all aye.

Recessed 7:35 PM