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LUNENBURG TOWN CLERK OFFICE

Commonwealth of Massachusetts
Town of Lunenburg
Zoning Board of Appeals

June 10, 2015

Certificate of Granting of Special Permit

A Special Permit was granted to Richard A. Bursch, Trustee, LTN Realty Trust, 308 Electric Avenue, Lunenburg, MA 01462 under the Lunenburg Protective Zoning By-Law Section 4.1.3.1.j.) The petitioner was seeking a Special Permit for the construction and operation of a "Self Storage Facility". It will consist of indoor units for rent to the general public for the purpose of storage; objects stored must be in compliance with all federal, state and town ordinances. In addition there will be a small office for the management and operations of the facility. The property which is the subject of this case is located at **270 Electric Avenue, Lunenburg, MA 01462.**

The Board of Appeals of the Town of Lunenburg hereby certifies that a Special Permit has been granted pursuant to the Protective Zoning By-Law of the Town of Lunenburg, Section 4.6.3.1.j).

Board Members present: Raymond E, Beal Chairman, Donald F. Bowen, Vice-Chairman, James Besarkarski, Alfred Gravelle, and James Besarkarski.

A Special Permit has been granted affecting the rights of the owner with respect to land and buildings at **270 Electric Avenue, Lunenburg, MA 01462**, Book 2511, Page 210, and dated January 6, 1994, as described in plans submitted with the petition. Assessors Map 93, Lot 72.

And the said Board of Appeals further certifies that the decision attached hereto is a true and correct copy of its decision granting said Special Permit, and that copies of said decision, and all plans referred to in the decision, have been filed with the Planning Board and the Town Clerk.

The Board of Appeals also calls to the attention of the owner or applicant that General Laws, Chapter 40A, Section 11 (last paragraph) provides that no variance or special permit, or any extension, modification or renewal thereof, shall take effect until a copy of the decision bearing the certification of the Town Clerk that twenty days have elapsed after the decision has been filed, that it has been dismissed or denied, is recorded in the Registry of Deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The owner or applicant shall pay the fee for such recording or registering.

DISCUSSION

Chairman Raymond Beal opened the public hearing and Lisa Normandin read the petition into the public record. The hearing was continued from a meeting held on May 13, 2015 at 7:00 p.m.

The applicant Richard Bursch was before the Board to change the use of the property at 270 Electric Avenue, currently the property is used to store bark mulch, loam, an outdoor growing facility, additional parking and there is a cell phone tower located there. He is seeking to amend the Special Permit to have an indoor storage facility and move the current use and operation to 308 Electric Avenue.

Mr. Burch explained the project in detail. The building will be climate controlled with an office space and the units will be a mix of 10x10 and 10x20 units 10x30 only accessible from one side of the structure. No access will be available from West Street and the property will be landscaped on the back boundary facing West Street and large evergreens will be planted to soften the view of the residential neighborhood. The buildings will be colored as to enhance their purpose with a flat finish so as not to emit glare and draw unwanted attention. Mr. Bursch went on to detail explain the style of the building and design which will be state of the art steel fabricated structures, single story, pitched roofs 10'.4 -12'.7. The facility will be built in accordance with all federal, state and local building codes. Two buildings will require interior sprinkler fire sprinkler systems and will have full HVAC, no electricity or spigots will be in the individual units, it will be used only for passive storage. The facility will be serviced by both municipal sewer and water. No maintenance will be allowed onsite; cars and boats can be stored but must be registered. No storage will be allowed out of doors. There will be a dumpster onsite but locked and out of public view. He explained where the snow removal areas would be located. The facility will be fenced around the perimeter and will have one keypad controlled entry point on Electric Avenue for the general public. The facility will be open from 7:00 A.M. to 9:00 P.M. daily and keypad access is allowed only during these hours. Access for emergency services and management will be allowed after hours. There will be a secondary emergency access for public safety access on West Street. There will be video surveillance both inside and outside the buildings to observe activity and a twenty-four hour monitored fire alarm system is to be installed. Donald Bowen asked if there would be fire extinguishers and Mr. Bursch replied that this will be addressed with the Fire Department during the Development plan review process. Mr. Bursch indicated that he has already met with the Planning Board and other Town officials regarding the project and is aware that he must go before the Planning Board for a development plan review. Mr. Bursch has spoken with Fire department with regard to hydrants and fire safety and indicated that there was a line of site study conducted by an engineer. The main entrance will be at the peak of Electric Avenue to provide the best view of traffic traveling in both directions. He indicated that the buildings will be motion sensor indoors and at the doorways and lighting will not shine on abutting properties.

Raymond Beal asked about the size of the access road within the project and Mr. Bursch indicated that there is sufficient room for a large ladder truck (fire) and or a tractor trailer. Mr. Bursch feels that the facility will have a very minimal effect on current traffic.

Raymond Beal said it is helpful to understand what is going on with the project but the main focus of the Zoning Board is to make sure the setback requirements are in place. The proposed building would be 60-65 feet from the blacktop; this is setback more than the existing greenhouses on the parcel remarked Mr. Bursch. Alfred Gravelle indicated that all the proper setbacks are maintained according to the submitted plan.

James Besarkarski asked how many employees would be onsite. Mr. Bursch said that he will only have one employee as he has done research and there was very little volume in this type if setting. The facility will be video monitored, clean and secure and safe, no dark spaces and pleasing to the eye. Mr. Bursch lives next door so he wants it to be tasteful. Alfred Gravelle asked how many units total within the project and Mr. Bursch replied that there are 350 units total. There was no public comment offered at the meeting.

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The vote was delayed until the May 27, 2015 meeting. Mr. Beal acknowledged a glitch in the abutter mailing so the vote was to be held on the next scheduled meeting which will be held on May 27, 2015. There was no public discussion at the next meeting and was held on schedule and the Board voted in favor of approving the project at that time.

MOTION
James Besarkarski made a motion to grant the Special Permit for a Self-Storage Facility as requested, Paul Doherty seconded the motion. The submitted plans are part of the decision and subsequently on file with the Zoning Board of Appeals.

FINDINGS
In granting a Special Permit, the Board of Appeals found that the proposed use:

a. Will not be injurious or dangerous to the public health, or unduly hazardous because of traffic congestion, danger of fire or explosion, or other reasons.

b. Will not have a material adverse effect on the value of land and buildings in the neighborhood or on the amenities of the neighborhood.

c. Will be operated with reasonable regard for order and sightliness, if an open use.

d. Will not produce noise, vibration, smoke, dust, odor, heat or glare observable at the lot lines in amounts clearly detrimental to the normal use of adjacent property.

The Special Authorization is granted with the contingency that Richard A. Bursch, Trustee, LTN Realty Trust comply with all licenses, regulations, statues and ordinances of any and all applicable state, local and federal board or agencies with jurisdiction over the premises.

The Special Permit is subject to a periodic review by the permit granting authority (Zoning Board) or the Enforcement Officer, to insure compliance with the enumerated conditions. Non-compliance to these conditions may result in revocation of this permit.

After closing the discussion, the Board acting in its capacity as the Special Permit Granting Authority, granted the Special Permit with the above members present and voting as follows with respect to the issuance of the Special Permit.

VOTE
Raymond E. Beal voted in favor of granting the Special Permit.
Donald F. Bowen voted in favor of granting the Special Permit.
James Besarkarski voted in favor of granting the Special Permit.
Alfred Gravelle voted in favor of granting the Special Permit.
Paul Doherty voted in favor of granting the Special Permit.

In making this determination, the Board specifically found that the granting of this Special Permit would not contravene the purpose of the Protective Bylaws or the provisions of Chapter 40A of the Massachusetts General Laws.

Voted and executed

Lunenburg Zoning Board of Appeals
Special Permit Granting Authority

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Raymond E. Beal 6/10/15

Raymond E. Beal, Chairman Date

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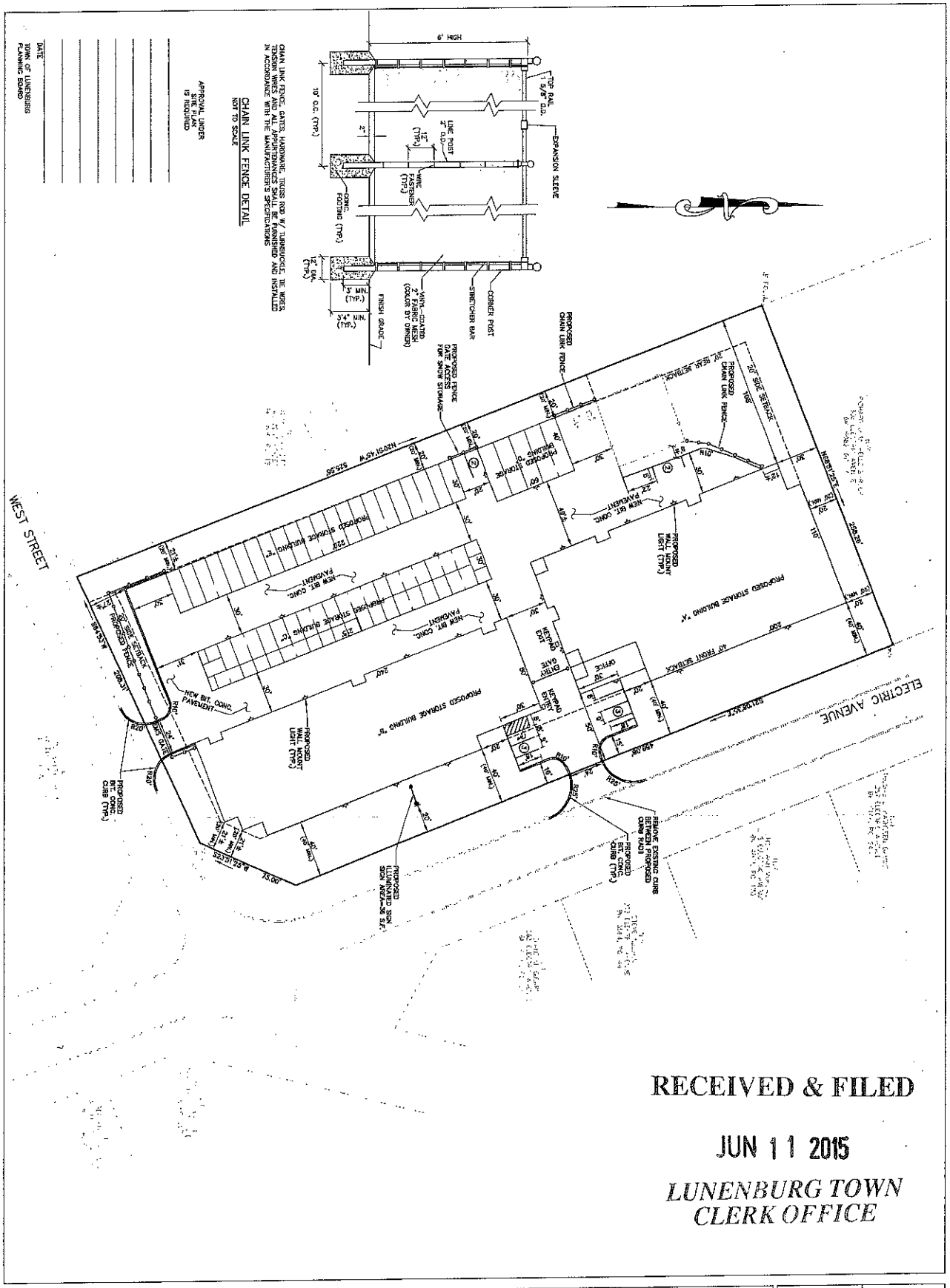

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WHITMAN & BINGHAM ASSOCIATES
REGISTERED ENGINEERS & LAND SURVEYORS

LAYOUT AND MATERIALS PLAN
AT
270 ELECTRIC AVENUE
IN
LUNENBURG, MA

PREPARED FOR:
LTN REALTY TRUST
308 ELECTRIC AVENUE
LUNENBURG, MA 01462

REVISIONS			
NO.	DESCRIPTION	DATE	BY

DRAWN BY: MFP	CHECKED BY: BFM
DATE: 4/27/15	SCALE: 1"=30'
SHEET NUMBER: 3 OF 8	JOB NUMBER: 13341
COMPS: 9739	PLAN NUMBER: 31-0-26
PLAN REF(S): BY OTHERS	FIELD BOOK REF(S):