

TOWN OF LUNENBURG

Office of the Planning Board

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Land Use Director

Annie M. Aubrey
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NOTICE OF MEETING

MONDAY, DECEMBER 11, 2023 – 6:00 P.M.

Town Hall, 17 Main Street, Lunenburg, MA

In accordance with the requirements of the Open Meeting Law, please be advised that this meeting is being recorded and broadcast live over the Lunenburg Public Access channel and on FacebookLive on the Public Access Facebook page (<https://www.facebook.com/Lunenburg-Public-Access-Cable-157427270975305/>) and will be able to be found on the LunenburgAccess YouTube channel within 24 hours after the meeting.

The following information is provided for members of the public that would like to participate in the meeting remotely: To Participate Remotely: From a computer, please use the link below to join the public meeting webinar: <https://us02web.zoom.us/j/88251881562> or from a telephone, dial the toll free number (888) 475-4499 and enter Webinar ID: 88251881562.

If you have not registered with Zoom you will be asked for your name and an e-mail address. **Note: No participant ID is needed, just press # when asked. Telephone users may dial *9 to request to speak after joining the meeting. Computer and app users may use the "raise hand" feature to request to speak.** This meeting/hearing will be held in-person at the location provided on this notice. Members of the public are welcome to attend this in-person meeting. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person vs. virtual attendance accordingly.

AGENDA

I. CALL TO ORDER

II. PUBLIC COMMENT

III. PUBLIC HEARING - CONTINUED

*171 Arbor Street – Definitive Subdivision Plan
and Stormwater Management Permit
255 Sunnyhill Road – Stormwater
Management Plan
360 Flat Hill Road – Scenic Road Application*

IV. DISCUSSION AND CONSIDERATION:

*Discussion – Site work at 711 Massachusetts
Ave
Consider requesting Building Commissioner to
issue a Stop/Limited Work Order at 711 Mass
Ave pursuant to Section 204-1N(1) and Section
204-1P(1) of the Code of Lunenburg.*

V. BOARD DISCUSSIONS:

*Potential future Bylaw updates
Stormwater Task Force
Massachusetts Farmland Action Plan*

VI. MINUTES APPROVAL:

*10/23/23
10/23/23 - 255 Sunnyhill Rd*

VII. COMMITTEE REPORTS: Master Plan

*Steering Committee, Open Space Ad Hoc
Committee, Lunenburg Municipal Building
Design Committee, Agricultural Commission,
Capital Planning Committee, Economic
Development Committee, Storm Water Task
Force, MRPC, MJTC*

VIII. MEETING SCHEDULE:

*6:00 p.m., All Board Meetings are held at
Town Hall unless otherwise indicated
December 11, January 8*

IX. ONGOING ITEMS:

- Master Plan
- Aquifer Protection District
- Zoning for MBTA Communities- Action Plan
- Lunenburg Municipal Buildings
- Town Environmental Support Policy
- Pond View Commons, LLC

X. PUBLIC COMMENT

XI. BOARD COMMENT/CONCERNS

XII. ADJOURNMENT