

TOWN OF LUNENBURG
Office of the Planning Board

Matthew Brenner, Chair
Timothy Willsmer, Vice Chair
Amanda Reid, Clerk
Matthew Allison, Member
Glenn McLeod, Member

Richard Harris – Interim Land Use Director
Logan O’Connell – Administrative Assistant



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PUBLIC HEARING
Minutes
Monday, July 22nd, 2024

Meeting Posted: Yes
Address: Town Hall, 17 Main Street, Lunenburg, MA
Time: 6:02 P.M.

Present: Glenn McLeod, Amanda Reid, Timothy Willsmer
Absent: Matthew Allison, Matthew Brenner

The hearing was to review an application for Site Plan Approval and a Stormwater Management Permit for 236, 240 & 244 Summer St (Assessor Map-Parcel Numbers 117-0028, 117-0029, and 117-030). Applicant is S&L Property Management, LLC, 236 Summer St. Owner is S&L Property Management, LLC, 236 Summer St, Lunenburg, MA 01460.

Bill Hannigan of Hannigan Engineering represented the applicant. S&L Property Management is owned by Stan and Lydia Miller of Miller’s Paving. There are no jurisdictional wetlands in or around the property. The project is situated on several parcels, a plan to merge them into one lot has already been recorded with the registry of deeds. The two structures on the property will be razed and replaced with a new building. The property’s driveway is wide enough for vehicles (i.e. dump trucks) to turn around. The side of the property facing residential buildings has a solid-wall fence which will be extended and continued to the front of the property, with proposed landscape screening on the left side.

Catch-basins on the property would be directed to a water quality unit which discharges to an underground storage system of chambers beneath the parking lot. This would include infiltration into the ground and peak-rate mitigation, which then dissipates into an existing ditch in the back of the property.

For the sewer system, a gas trap is located just to the west of the building which connects to a conventional sewer line. The building doesn’t need a fire protection line as it’s less than 7500 square feet.

The exterior will include night-sky compliant wall lighting for security purposes, as the building won’t be used at night.

B. Hannigan requested several waivers of certain requirements of the Planning Board's [Rules and Regulations for Site Plan Approval & Special Permits](#):

1. 4.1(f)(2) requires a scale of 1"=40' for plans. Hannigan Engineering provided 1"=20'.
2. 4.1(f)(22) requires a photometric map showing on-site footcandle information. Hannigan Engineering requests a waiver since the project would only include night-sky compliant wallpack lighting units above doors and around the office areas, rather than any pole-mounted lighting.

He noted that a comments #1 and #2 in Graves Engineering, Inc's 2024-07-18 letter were not applicable as they erroneously cited requirements of the Summer St Overlay District, which the project wasn't being submitted under. He outlined each of the upcoming changes to the plan which would address GEI's other comments.

T. Willsmer asked R. Harris whether the above described changes could be included as a condition of approval for a Building Permit. He confirmed that it was, but advised the Board to accept or decline the waivers before doing this.

T. Willsmer invited Public Comment.

Dave Rogers (82 Highland St) vouched for the principles of the company, citing Mr. Miller's choice to provide free gravel, loam, topfill and retrofitting for site modifications to the homes of two quadriplegic youths.

T. Willsmer invited Board Discussion on the waivers.

R. Harris reviewed the plan again with B. Hannigan and agreed that a waiver of 4.1(f)(22)'s photometric plan requirement was reasonable. G. McLeod confirmed with B. Hannigan that lighting inconsistent with the plan couldn't be inserted after the fact. R. Harris recommended including verbiage that "the lighting is consistent with what was described in the meeting" and that "details could not be on the street side" within that condition for clarity.

A. Reid moved to approve the waivers for Planning Board Rules & Regulations section 4.1(f)(2) (plan scale) and 4.1(f)(22) (photometric plan).

G. McLeod seconded.

Voice vote, waivers approved unanimously.

T. Willsmer again invited Public Comment.

Elizabeth Frey (217 Summer St) endorsed the Millers' character and their plans.

A. Reid moved to close the Public Hearing for 240 Summer St.

G. McLeod seconded.

Voice vote, passed unanimously.

R. Harris clarified that character references are appreciated but don't factor into Board decisions.
Hearing recessed 7:14 P.M.

Documents Referenced:

2024-06-14_ 240 Summer St_ Narrative

2024-07-18_ 240 Summer St_ GEI Review of 2024-07-16 visit