

TOWN OF LUNENBURG

Office of the Planning Board

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Damon McQuaid, Vice Chair
Gregory Bittner, Clerk
Kenneth Chenis, Mbr.
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Adam R. Burney
Land Use Director

Minutes February 27, 2017

Meeting Posted: Yes

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

Time: 6:30 PM

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

Absent: Kenneth Chenis

ANR PLAN: Martha McDonald, 221 Goodrich Street- Plan presented by David E. Ross Associates. It was recommended by the Board of Health Agent that the Title 5 inspection of the sewage disposal system serving the existing house be completed prior to Board endorsement of the division. A. Burney noted that Title 5 is a Board of Health issue and not specifically a Planning Board issue. A Title 5 inspection should not affect the Planning Board's endorsement of the plan. The Planning Board's endorsement is based on the lot meeting frontage and lot size requirements. ANR Plan endorsed by Board.

PUBLIC HEARINGS:

5 Electric Avenue (cont'd)- see separate minutes

274 Prospect Street (cont'd)- see separate minutes

691 Chase Road (cont'd)- see separate minutes

119 Massachusetts Avenue- see separate minutes. Motion made, D. McQuaid, to accept the plan as submitted, Second, D. Prokowiew, discussion- the Board discussed various wording to address the plantings in the Decision. Begin where the edge of the drive is even with the southern tip of the abutting neighbor's pool and shall consist of evergreen shrubs. Plantings will adhere to the parking bylaw to block light from the parking lot to the residence. Final consensus was that the plantings were to be between the two proposed Maple trees on the northwest side of the proposed parking area, be at least four (4') feet in height, and block light to the house. Horizontal datum will be included in Conditions. **D. McQuaid, Motion amended to include screening in compliance with the parking bylaw between the two proposed Maples on the northwest side of the parking lot and to provide the horizontal datum, D. Prokowiew, Second as amended, all aye.**

M. Allison accepted Public Comment out of order.

Jill Normandin, developer of 9 Pond Avenue- concerned with what residents feel is appropriate in the Lake Whalom Overlay District versus what potential developers feel is appropriate.

MINUTES APPROVAL:

01/09/17

01/09/17, Asian Imperial, 5 Electric Avenue

01/09/17, 691 Chase Road

All minutes accepted. Pen change made to 1/9/17 minutes.

COMMITTEE REPORTS:

Stormwater Task Force- Select Board has applied for membership to Governor's community compact program for technical assistance funding for three best practice areas.

Agricultural Commission- A grant was received from the Lunenburg Cultural Council to hire the "Vegetable Circus" for the Farmers' Market. (This is a group of individuals that use circus arts to teach children and adults ways to live healthy.)

Building Reuse Committee- RFPs are on the central registry for the Ritter Building, Town Hall, Brooks House, Passios, and old Primary School. RFPs will close on March 24th. The reviewing committee will be the Building Reuse Committee with the addition of one more Select Board member.

Capital Planning Committee- Presentation made to Finance Committee and Board of Selectmen.

School Building Committee- There are some issues of concern- possible future issue of water buildup in student parking area, problems with some of the touchscreen projectors in academic space, damage to roof due to solar panel placement.

Green Community Task Force (GCTF)- no report

MJTC- no report

MRPC- Meetings changed to first Thursdays.

Open Space Ad Hoc Committee- no report

DIRECTOR'S ITEMS: May 6, 2017 Annual Town Meeting- The common drive provision was accidentally deleted from the Zoning Bylaw and will be on the Warrant.

NOTICES & COMMUNICATIONS: Citizens Party Caucus, March 20, 2017- G. Bittner plans to seek reelection.

MEETING SCHEDULE:

March 13 – 274 Prospect Street and Town Counsel

March 27

April 10

April 24

PENDING ITEMS:

Definitions and Use Table – work in progress

Ownership Model Opinion – future discussion

Complete Streets – Board of Selectmen working on policy. The Board of Selectmen held a workshop on February 7th. D. McQuaid and G. Bittner were in attendance.

BOARD COMMENT/CONCERNS:

G. Bittner and D. Prokowiec opined there needs to be better communication between the office and the Board.

Upon adoption of complete street policies, the Board should consider including some of the language in the Rules and Regulations Governing the Subdivision of Land.

ADJOURNMENT: 9:05 PM

Documents used at meeting:

Minutes-

01.09.17

01.09.17, Asian Imperial, 5 Electric Avenue

01.09.17, 691 Chase Road

ANR Plan, 221 Goodrich Street