

TOWN OF LUNENBURG

Office of the Planning Board

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Adam R. Burney
Land Use Director

Minutes
Public Hearing
119 Massachusetts Avenue
February 27, 2017

Meeting Posted: Yes

Time: 7:36 PM

Place: Town Hall, 17 Main Street, Lunenburg, MA 01462

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

Absent: Kenneth Chenis

(The hearing scheduled for February 13th was postponed to this date due to inclement weather.)

D. Prokowiew disclosed to the Board that his family members are patients of Dr. Walker.

The Public Hearing was to hear and discuss an application for Site Plan Approval under Section 8.4. of the Protective Bylaw of the Town of Lunenburg for the creation of a sixteen-space parking lot at 119 Massachusetts Avenue (Map 076, Parcel 0047).

The Applicant John Walker DMD/Walker Orthodontics was represented by Gregory Roy, Ducharme & Dillis Civil Design Group, Inc. (DDCDG). There is an existing parking lot at the rear of the site (compliant with zoning) and the Applicant proposes to add an additional parking lot with 16 spaces at the front of the site due to internal traffic congestion. The front of the site is Commercial zoning and the rear is Residence A. The existing septic system has been decommissioned as a connection to public sewer was made in the fall of 2016. The existing Massachusetts Avenue curb cut will be utilized. The parking area will have a handicap space. There is good sand and gravel for an underground infiltration system for the parking lot drainage. Landscaping details comply with the Protective Bylaw. A revised site plan was submitted on February 8th in response to Graves Engineering, Inc. (GEI) review letter of February 3rd. Upon reviewing the February 8th submittal, GEI submitted a February 15th review letter. Outstanding matters noted by GEI are: 1) DDCDG needs to revise the site's screening along the southwest property line to comply with Section 6.4.3.d.)3. of the Protective Bylaw. DDCDG is requesting arborvitae instead of a board fence. There was Board discussion over screening the entire southwest property line or just that portion of the property line where the parking lot will be located. Board consensus was the Applicant screen the portion of the property line where the parking lot will be with non-deciduous plantings and, 2) the plans are to be prepared using both horizontal and vertical datum. G. Roy noted the plans were initially set up to correspond with the old septic plans so the Applicant is requesting the Board waive the requirement.

The following waivers from Board Rules and Regulations for Site Plan Approval & Special Permits were requested.

Section 4.1.f.2) – plan at a scale of 1"=40'

Section 4.1.f.2) – plan at North American Datum 1983 and North American Vertical Datum 1988

Section 4.1.h – Traffic, Transportation and Circulation Impact Report

Section 4.1.h – Public Services and Fiscal Impacts Report

Section 4.1.h – Environmental Impact Report

Section 4.1.h – Community Impact Report

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A full stormwater analysis was included in the application.

M. Allison noted that the horizontal datum is important for entering data into the GIS. G. Roy will set up.

Motion, D. McQuaid, that given the scale of the project, to accept the waivers, with the exception of the horizontal datum, Second, D. Prokowiew, discussion- none, all aye.

Jill Normandin, 321 Electric Avenue – concerned with removing vegetation in residential/commercial neighborhoods. Will the large trees on the side of the road be removed? No, those trees are in the Commonwealth's right-of-way.

Motion, G. Bittner to close the Hearing, Second, D. McQuaid, all aye.

Hearing closed 8:05 PM.

Documents used at Hearing:
Application for Site Plan Approval
GEI Review Letter dated February 15, 2017

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