

TOWN OF LUNENBURG

Office of the Planning Board

Matthew Allison, Chair
Tanner Cole, Vice Chair
Gregory Bittner, Clerk
Paula Bertram, Member
Marisa Thompson, Member



Tel: (978) 582-4147, ext 5
Fax: (978) 582-4353
960 Massachusetts Avenue
Lunenburg, MA 01462

Adam R. Burney
Land Use Director

Marjorie J. Boggio
Administrative Assistant

Minutes
October 28, 2019

Meeting Posted: Yes
Place: Town Hall, 17 Main Street, Lunenburg, MA
Time: 6:30 PM

Present: Matthew Allison, Tanner Cole, Paula Bertram, Marisa Thompson, Adam R. Burney
Absent: Gregory Bittner

ANR PLANS:

59 & 71 Wildwood Road- The Applicant was represented by Frank Preston, Whitman & Bingham Associates. The house at 59 Wildwood Road is encroaching onto the property at 71 Wildwood Road. As the current owner of 71 Wildwood Rd is selling her property, Parcel A of 4617 Sq. Ft. +/- is being created for the owner of 59 Wildwood Road to purchase to solve the encroachment problem. **P. Bertram made Motion to approve the ANR Plan for 71 Wildwood Road, T. Cole Seconded, all aye.**

99, 103 & 109 Youngs Road- The Applicant was represented by Larry Sabean, Hannigan Engineering. Two of the existing three lots will be altered. Four lots were created by an ANR Plan endorsed by the Board in 2016. Lot 4 has already been sold. This ANR Plan alters the property lines to better accommodate septic systems. **T. Cole made Motion to approve the ANR Plan for 99, 103 & 109 Youngs Road, P. Bertram Seconded, all aye.**

LAND ACQUISITION: Saliba Property, Board Recommendation- The Land Acquisition Committee would like support from the Board for the purchase of the property, consisting of 318 acres, as placed on the Special Town Meeting Warrant. The Town has received both grants sought for the purchase; the Town's cost will not exceed \$282,000. The land will be for both recreational use and nature preservation. T. Cole opined that the Board would be stepping outside its jurisdiction to offer an opinion on the purchase of the land. P. Bertram disagreed, noting that planning for the use/building within Town is contained within the Master Plan. She went on to note that there is a Planning Board member that sits on the Land Acquisition Committee. **P. Bertram made Motion that if asked, the Board voices its support for this land acquisition at Town Meeting, M. Thompson Seconded,** Discussion: A. Burney asked for clarification; is the Motion strictly for support of the acquisition? Is P. Bertram looking for a letter of support or is it sufficient for the Board to stand up at Town Meeting and voice its support? P. Bertram responded either of those options was agreeable. **M. Thompson, aye; P. Bertram, aye; T. Cole, nay; M. Allison, aye. Vote passed 3-1.**

ECONOMIC DEVELOPMENT/ECONOMIC DEVELOPMENT COMMITTEE: A final draft was presented to Board members. **P. Bertram made Motion that the Board adopt the Charge of the Lunenburg Economic Development Committee as drafted, M. Thompson Seconded, all aye.** Members-at-Large will need to fill out Talent Bank forms. The Conservation Commission, Open Space Committee, Select Board, and Agricultural Commission will be notified that the Charge was accepted and they will need to appoint representatives. A. Burney will reach out to the Lunenburg Business Association as a Lunenburg business owner also needs to be appointed to the Committee.

SOLAR BYLAW: A. Burney provided the Board with a summary of restrictions in use by other communities as well as a chart specifying other limits such as size, acreage, and power. He is researching as to whether solar can be restricted in residential zones. There was discussion regarding the type of plant material that could be used within the array itself to minimize the amount of mowing necessary. A. Burney is awaiting response from UNITIL as to connection requirements. T. Cole remarked that if the Board is looking at solar from a planning impact, being allowable only in industrial zoning may not be in the best interest of the Lunenburg for revenue impact, e.g., having a warehouse on an industrial parcel would be more financial advantageous. Deforestation, screening, and system size are specific concerns of the Board. Discussion will continue at the next Board meeting.

MASTER PLAN: Board members were in possession of the 2002 Master Plan. P. Bertram noted that the state conditionally approved the updated Open Space and Recreation Plan (OSRP). Based on the OSRP, Element V, Open Space and Recreation, Natural and Cultural, is completed. Information in the Housing Production Plan could be used towards Element III, Housing. A. Burney stressed Elements VI and VII, Community Facilities and Service, and Circulation, respectively, should be done by an outside consultant. There is currently \$50,000 available for master planning through Capital Planning; updating each Element will cost \$12,500 +/- . The need was stressed for public visioning sessions. Board members requested copies of the Vertex and Tappe buildings' studies. Prior to the next Board meeting, members will individually prioritize the Elements, provide that information to A. Burney, who will summarize for the next meeting.

MINUTES APPROVAL:

10.07.19- Tabled due to agenda mis-print.

COMMITTEE REPORTS:

Capital Planning Committee- Will meet on Tuesdays in November.

Storm Water Task Force- Public outreach was discussed at the last meeting.

Agricultural Commission- Farmers' Market concluded for the season with participation of over 30 vendors. Fees collected from the vendors will be used in some manner to promote agriculture in Lunenburg.

TCP Building Design Committee- Initial meeting held and Committee organized. Current Committee goal is to get a Request For Proposal. A Town Meeting vote authorized \$265,000 for upgrading of the building into Town offices.

Open Space Ad Hoc Committee- Committee members working on pulling together information requested by the state for final approval of the Plan. 250 Howard Street is being taken out of Chapter; the Committee will view the site to see if it has interest in acquisition by Lunenburg.

Land Acquisition Committee- no report

Green Community Task Force- no report

MRPC- no report

MJTC- No report; no Board representative at this time. Due to scheduling, P. Bertram, who is the representative to MRPC, expressed interest in taking on MJTC and stepping down from MRPC. No action taken at this time.

DIRECTOR'S ITEMS:

Butterfly Lane, Update- Will be on the Warrant for November Special Town Meeting for road acceptance.

Stone Farm, Update- Outstanding items have been completed by the developer. A Board vote for final Bond release will take place at the Board's November meeting, pending final review from Graves Engineering, Inc.

MJTC, Board Representative- on hold

Special Town Meeting/Board Warrant Article- Select Board voted to support Earth Removal Bylaw.

MEETING SCHEDULE:

November 12- Special Town Meeting, 7:00 PM, MS-HS preceded by 6:30 PM Board meeting

November 25- Continued discussion on Master Plan and Solar Bylaw.

ONGOING ITEMS:

Lunenburg Code, Section 250- 4.15., Solar Energy Systems- in process

Lunenburg Code, Section 250- 6.1., Off Street Parking & Loading Areas- on hold

MGL, Ch. 41, Section 81D, Master Plan- in process

Minutes 10.28.19

Page 3

BOARD COMMENTS: P. Bertram noted it was 361 Massachusetts Avenue and not 250 Howard Street (under Open Space Committee). The property owner reached out to the Committee to see if there was interest in the Town purchasing the property. The Committee Chair will go view the site.

ADJOURNMENT: T. Cole made Motion to adjourn, P. Bertram Seconded, all aye. Adjourned 9:00 PM.

Documents used at meeting:

ANR Plan 59 & 71 Wildwood Road

ANR Plan 99, 103, & 109 Youngs Road

Minutes 10.07.19

DRAFT Charge for Economic Development Committee

Solar Energy System Bylaw

Master Plan