

TOWN OF LUNENBURG

Office of the Planning Board

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Adam R. Burney
Land Use Director

Marjorie J. Boggio
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Minutes
February 10, 2020

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

PUBLIC COMMENT: T. Cole noted a conversation he had with an individual in the health and human services field regarding permitting of child care facilities. There is a vacant building on the Lunenburg/Fitchburg line, but a child care facility is unable to locate there due to the building's proximity to a retail marijuana facility.

ANR PLAN: 425 West Townsend Road & 100 Howard Street- T. Cole recused himself. Proposed Parcel A of 240 SF at 100 Howard Street will be combined with 425 West Townsend Road. The addition of the 240 SF will create a buildable lot of 30,000 SF, which is required for installation of a septic system to serve a three bedroom house. **P. Bertram made Motion to approve the ANR Plan for 425 West Townsend Road and 100 Howard Street, M. Thompson Seconded, all aye.**

PUBLIC HEARING: 1325 Massachusetts Avenue- see separate minutes.

EARTH REMOVAL BYLAW: There was discussion as to how the new bylaw will be presented at town meeting. P. Bertram inquired if the existing bylaw has an abutter notification requirement. If not, it should be included. Draft provided to the Board this evening has 1500 cubic yards triggering a permit application. Other changes were made to the bylaw covering requirements if a permit is not required. Draft Rules and Regulations were also reviewed with particular attention paid to soil testing.

Katey Adams, Select Board. She is questioning the Planning Board working on these details even though the Select Board is the permitting authority. She feels there is no purpose to the ongoing planning. She suggested that the permitting authority for earth removal be moved from the Select Board to the Planning Board at town meeting. A. Burney needs to confer with Town Counsel.

The draft will be supplied to both the Select Board and current permit holders for comments. A. Burney suggested public discussion be scheduled for the first Board meeting in March. There was discussion on standards for screening. Initial permits will be issued for one year, with renewal possible up to two years. Public hearings shall be required both for the initial permit and permit renewals.

A. Burney will make noted changes to the bylaw in preparation for public discussion at the Board's March 9th meeting. Board discussion of the rules and regulations will continue at the Board's February 24th meeting.

STORMWATER BYLAW: The Board wants to emphasize LID (Low Impact Development) planning and design if at all feasible, but make it a requirement in the vicinity of Type A and Type B soils. A. Burney noted that the Town's stormwater consultant has been providing input to this draft bylaw. He (A. Burney) would like to get this bylaw to May town meeting. It's in the consultant's contract for this year. Discussion to continue at the Board's February 24th meeting.

SOLAR ENERGY SYSTEMS BYLAW: On hold until after the Warrant closes in March.

MGL CH. 41, § 81D, MASTER PLAN: A. Burney awaiting a quote from UMass Donahue Institute.

MINUTES APPROVAL:

01.27.2020- P. Bertram made Motion to approve, T. Cole Seconded, all aye.

01.27.2020, 1325 Massachusetts Avenue- T. Cole made Motion to approve, P. Bertram Seconded, all aye.

COMMITTEE REPORTS:

Capital Planning Committee- Meetings completed for the FY 2021 Capital Plan.

Storm Water Task Force- no report

Agricultural Commission- no report

TCP Building Design Committee- DiGiorgio Associates selected for preliminary design cost estimates.

Open Space Ad Hoc Committee- no report

Land Acquisition Committee- no report

MRPC- no report

DIRECTOR'S ITEMS:

02/11 Select Board Hearing, ADA Right of Way Transition Plan- Board members reminded of Hearing. Transition Plan is posted on the Town's website.

Annual Town Meeting Warrant/Board Article(s)- see above discussions

322 Flat Hill Road, Right-of-First-Refusal- An application to withdraw from Chapter Land (61B) was submitted to the Town. Town Counsel determined that application was incomplete.

MEETING SCHEDULE:

February 24- Continuation of 1325 Massachusetts Avenue Public Hearing

March 9-

March 23-

ONGOING ITEMS:

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

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

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

PUBLIC COMMENT: Katey Adams, Peninsula Drive- Would like to see marijuana prohibition as an article for May Town meeting.

BOARD COMMENT: Board members stressed the importance of a joint meeting with the Select Board for a master planning discussion.

ADJOURNMENT: T. Cole made Motion to adjourn, P. Bertram Seconded, all aye. Adjourned 10:20 PM

Documents used at meeting:

ANR Plan 425 West Townsend Rd & 100 Howard St

Minutes:

01.20.2020

01.20.2020, 1325 Massachusetts Avenue

Earth Removal Bylaw & Rules and Regulations– DRAFT

Stormwater Bylaw – DRAFT