

TOWN OF LUNENBURG

Office of the Planning Board

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Paula Bertram, Clerk
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Minutes
Public Hearing
BrightFarms, 361 Massachusetts Avenue
November 23, 2020

Roll Call conducted by Adam Burney, Land Use Director: Matthew Allison, present; Tanner Cole, present; Paula Bertram, present; Matthew Brenner, present
Absent: Erik Torgersen
Meeting Posted: Yes
Time: 6:53 PM

The Hearing continuation, via Zoom video conference, was to hear and review applications for site plan approval and stormwater management permit under Ch. 250, Section 8.4. and Chapter 204 respectively of the Code of the Town of Lunenburg for construction of a greenhouse for commercial production of salad greens, associated parking and roadway at 361 Massachusetts Avenue (Map 057, Parcel 0031), Lunenburg, MA. Owner was 361 Mass Avenue LLC, 133 Leominster Shirley Road, Lunenburg, MA. Applicant was MA Greenhouse LLC, 1 Bridge Street, Suite 2-004, Irvington, NY.

Representing BrightFarms LLC (hereinafter BF) were Sean O'Neill and Chi Man. Reviewing engineer Jeffrey Walsh, Graves Engineering Inc. (hereinafter GEI) was unable to attend, but had noted his concern to A. Burney that stabilization of the spillway slope needed to be provided; preferably something more permanent than jute matting. GEI was unable to do complete hydrology calculations due to insufficient information on the watershed map. Chi Man, Hardy + Man Design Group, noted he had spoken with GEI in regards to the slope; BF would utilize a rip rap slope. The sub-catchment area on the watershed map would be made more distinguishable for GEI to complete calculations. Grading for access to Basin 2 was too steep; it needed to be regraded.

Board members were responsive to scheduling an additional meeting on December 7th specifically to finish up the BrightFarms Hearing. P. Bertram stated that she was not in favor of shrubbery in the basins as she felt it would make for difficult maintenance. Chi Man responded that the latest iteration replaced the shrubbery with a seed mix good for basins.

There was discussion concerning the draw-down devices in the infiltration basins. T. Cole noted that he had done basin maintenance in the past and felt that such a device was apt to freeze and break, being more of a liability than an asset. Chi Man responded that soil conditions were such that these basins would drain within 72 hours, but that draw-down devices were currently included in the design of the infiltration basins. **T. Cole made Motion that a waiver be granted for the draw-down device in the infiltration basins, P. Bertram Seconded, Roll Call Vote- T. Cole, aye; P. Bertram, aye; M. Brenner, aye; M. Allison, aye. Vote passed 4-0.**

Bertram made Motion to continue Hearing to December 7th, 6:35 PM, M. Brenner Seconded, Roll Call Vote- T. Cole, aye; P. Bertram, aye; M. Brenner, aye; M. Allison, aye. Vote passed 4-0.

Hearing recessed 7:32 PM

Document used at meeting:
GEI Review Letter dated November 13, 2020