

**TOWN OF LUNENBURG**  
**Office of the Planning Board**

Tanner Cole, Chair  
Matthew Allison, Vice Chair  
Paula Bertram, Clerk  
Matthew Brenner, Member  
Erik Torgersen, Member



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Adam R. Burney  
Land Use Director

Marjorie J. Boggio  
Administrative Assistant

Minutes  
July 26, 2021

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

**CALL TO ORDER:** Present: Matthew Allison, Matthew Brenner, Erik Torgersen, Adam R. Burney  
Absent: Tanner Cole, Paula Bertram

**PUBLIC HEARINGS:**

**711 Massachusetts Avenue-** The project engineer had been working with an abutter to secure a grading easement; as a result, the plans had not been updated showing the grading and easement. An extension to the Board's August 9<sup>th</sup> meeting was requested via electronic mail to A. Burney. **M. Brenner made Motion to continue the Hearing to August 9<sup>th</sup>, 6:30 p.m., E. Torgersen Seconded, all aye.**

**360 Flat Hill Road-** See separate minutes.

**101 Pleasant Street-** See separate minutes.

**MINUTES APPROVAL:** M. Brenner made Motion to approve minutes of 7/12/2021; 7/12/2021, 101 Pleasant Street, and 7/12/2021, 360 Flat Hill Road, E. Torgersen Seconded, all aye.

**07/12/2021-**

**07/12/2021, 101 Pleasant Street-**

**07/12/2021, 360 Flat Hill Road-**

**COMMITTEE REPORTS:**

**TCP Building Design Committee-** no report

**Agricultural Commission-** no report

**Storm Water Task Force-** no report

**Open Space Ad Hoc Committee-** no report

**Capital Planning Committee-** no report

**Economic Development Committee-** The Committee was working on a survey for distribution to Lunenburg business owners.

**MRPC-** no report

**MJTC-** Meeting focused on internal administrative matters.

**WORKSHOP: Pond View Commons, LLC-** A. Burney reminded the Board of the site walk with MassHousing on July 28<sup>th</sup>, 1:00 p.m., 400 Howard Street. A 40B workshop would be held August 3<sup>rd</sup>, 7:00 p.m., Middle/High School. It would be a posted meeting of the Select Board. Planning Board consensus was to also post an agenda. The Site Eligibility Application was submitted to MassHousing; MassHousing would determine the applicant's site eligibility. Lunenburg was currently in the comment period of that request and any project comments would be due to the Town Manager by August 9<sup>th</sup>. Board members would send their concerns to A. Burney for consolidation into one document for Board review and submittal to the Town Manager.

**MEETING SCHEDULE:** Meetings resumed at Town Hall with a hybrid model; both in-person and via Zoom.

**August 3-** 40B Workshop, MS/HS Auditorium, 7:00 p.m.

**August 9-**

Hearing, 711 Massachusetts Avenue

Hearing, 101 Pleasant Street

Hearing, 97 Cross St, 125 Cross St, 430 Mulpus, and 440 Mulpus Rd

Hearing, 1263 Reservoir Rd and 435 Leominster-Shirley Road

Continued Discussion of Stormwater Permit Process and Standard Conditions

Review 40B Comment Letter to the Town Manager

M. Brenner would be attending remotely.

**August 23-** Hearing, 360 Flat Hill Road (scenic road)

**ADJOURNMENT:** M. Brenner made Motion to adjourn, E. Torgersen Seconded, all aye. Adjourned 7:40 p.m.

Documents used at meeting:

Minutes:

07/12/2021

07/12/2021, 101 Pleasant Street

07/12/2021, 360 Flat Hill Road