

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
October 25, 2021

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

Present: Tanner Cole, Matthew Allison, Paula Bertram, Erik Torgersen, Adam Burney
Absent: Matthew Brenner

ANR PLAN: 159 & 165 Massachusetts Avenue: The property contained two primary dwellings on one lot; a residence and a retail business. Under Ch. 41, Section 81L, the Board was allowed to divide the single lot into two nonconforming lots from a dimensional perspective. Even though the single lot did not meet the lot requirement for the zoning district, the division would still make the two lots more conforming. It would place a single building on each lot versus the current two buildings on one lot. A division would also make it easier for the property owner to sell the two individual properties. Both buildings have municipal sewer. The applicant requested a waiver from the requirement for a topographical plan. **P. Bertram made Motion to approve the ANR for 159 Massachusetts Avenue, E. Torgersen Seconded, Vote passed 4-0.**

APPOINTMENT: 333 Massachusetts Avenue, Hannaford To Go: The applicant was seeking a De Minimis change to its 2016 Site Plan Approval for the parking lot layout for Hannaford To Go (HTG). The existing striping associated with the current drive-thru process would be removed and converted into parking spaces for HTG. This would restore the site to its original layout. **P. Bertram made Motion to approve the De Minimis change for Hannaford To Go, E. Torgersen Seconded, Vote passed 4-0.**

PUBLIC HEARINGS:

475 Leominster-Shirley Road (previously known as 1263 Reservoir Road & 435 Leominster-Shirley Road [aka 535 Leominster-Shirley +/-])- The applicant requested a continuance to the Board's November 8, 2021 meeting to allow time to address the review letter from MDM Transportation Consultants, Inc. **M. Allison made Motion to continue the hearing to November 8, 2021, 6:35 p.m., P. Bertram Seconded, vote passed 4-0.**

Below agenda items were taken out of order.

360 Flat Hill Road, Scenic Road- See separate minutes. **P. Bertram made Motion to approve the scenic road and cutting of public shade trees for 360 Flat Hill Road, M. Allison Seconded, vote passed 3-0.** (E. Torgersen was unable to vote due to absence from more than one hearing.)

360 Flat Hill Road, Stormwater Management Permit- See separate minutes. **P. Bertram made Motion to approve the Stormwater Management Permit Decision for 360 Flat Hill Road as revised this evening by the Board with Standard Conditions and the addition of four Special Conditions, M. Allison Seconded, vote passed 3-0.** (E. Torgersen was unable to vote due to absence from more than one hearing.)

101 Pleasant Street- The applicant requested a continuance to the Board's November 8, 2021 meeting. **P. Bertram made Motion to continue the hearing to November 8, 2021, 6:35 p.m., M. Allison Seconded, vote Passed 4-0.**

Board Warrant Articles, Special Town Meeting- See separate minutes. **P. Bertram made Motion that the Board recommend approval of all Planning Board warrant articles, M. Allison Seconded, vote passed 4-0.**

DECISIONS:

101 Pleasant Street Subdivision- See above Public Hearing.

360 Flat Hill Road, Scenic Road- See above Public Hearing.

360 Flat Hill Road, Stormwater Management Permit- See above Public Hearing.

MINUTES APPROVAL: P. Bertram made Motion to approve all minutes listed below, M. Allison Seconded, vote passed 4-0.

09/27/2021

09/27/2021, 1263 Reservoir Road & 435 Leominster-Shirley Road

09/27/2021, 360 Flat Hill Road, Scenic Road

09/27/2021, 360 Flat Hill Road, Stormwater Management Permit

09/27/2021, 101 Pleasant Street

COMMITTEE REPORTS:

TCP Building Design Committee- The Committee would be placing three articles on the Town Warrant.

Agricultural Commission- No report

Storm Water Task Force- No report. Meeting scheduled for November 4, 2021.

Open Space Ad Hoc Committee- No report

Capital Planning Committee- The Committee is in the process of reviewing departmental capital requests and would be meeting weekly through the end of November.

Economic Development Committee- No report. Meeting scheduled for October 28, 2021.

MRPC- No report

MJTC- No report

DIRECTOR'S ITEMS:

Bylaw Review Committee- The newly created Committee requested all town boards, committees and commissions to review bylaws under their jurisdiction and respond back to the Committee with comments/suggestions. Outside of the zoning bylaws, the stormwater bylaw (a general bylaw) would be the only one under the Board's purview. The Board recently updated the stormwater bylaw.

Traffic Counts- Leominster-Shirley Road and Howard Street- Leominster-Shirley Road was counted in MRPC's 4-year cycle. A. Burney approached the Select Board with a count request for Howard Street, which was approved. Requests would be forwarded to MRPC.

UMA Flowers, Community Outreach Meeting- The September meeting was recorded and was available for viewing via the Town's YouTube page.

Master Plan Update- A request was filed with the Capital Planning Committee. A. Burney would present at the Committee's October 26, 2021 meeting.

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

November 8

November 16, Special Town Meeting- 7:00 p.m.

November 22

ONGOING ITEMS: Pond View Commons, LLC- No report

ADJOURNMENT: P. Bertram made Motion to adjourn, M. Allison Seconded, vote passed 4-0. Adjourned 7:52 p.m.

Documents used at meeting:

ANR Plan 159 & 165 Massachusetts Avenue

Hannaford To Go, Request for De Minimis Change

Minutes

09/27/2021

09/27/2021, 1263 Reservoir Road & 435 Leominster-Shirley Road

09/27/2021, 360 Flat Hill Road, Scenic Road

09/27/2021, 360 Flat Hill Road, Stormwater Management Permit

09/27/2021, 101 Pleasant Street

DRAFT Decisions

360 Flat Hill Road, Scenic Road

360 Flat Hill Road, Stormwater Management Permit