

TOWN OF LUNENBURG

Office of the Planning Board

Tanner Cole, Chair
Matthew Allison, Vice Chair
Paula Bertram, Clerk
Matthew Brenner, Member
Erik Torgersen, 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
January 24, 2022

Meeting Posted: Yes
Place: Town Hall, 17 Main Street, Lunenburg, MA
Time: 6:00 p.m.

Present: Adam Burney

Matthew Allison, Paula Bertram, and Erik Torgersen participated remotely under the Act relative to extending certain COVID-19 measures adopted during the state of emergency.

Absent: Tanner Cole, Matthew Brenner

ANR PLAN: 64 Arbor Street- The property owner requested a continuance to the February 28th Board meeting. He was extending his statutory time limit of 21 days to address the issues presented by the Board of Health and its Agent.

MINUTES APPROVAL: P. Bertram made Motion to approve minutes listed below, E. Torgersen Seconded. Roll call vote- P. Bertram, aye; E. Torgersen, aye; M. Allison, aye. Passed unanimously.

1/10/22

1/10/22, 97 Cross Street, 125 Cross Street, 430 Mulpus Road & 440 Mulpus Road

COMMITTEE REPORTS:

Lunenburg Municipal Building Design Committee- A meeting was scheduled for January 26th.

Agricultural Commission- No report

Storm Water Task Force- A meeting was held January 20th. The Task Force hoped to expand its members from three (3) to five (5). The Task Force would be meeting more frequently; the third Thursday of each month. Various discussions were held concerning updating of the website and the formation of a stormwater utility/enterprise fund.

Open Space Ad Hoc Committee- The Committee was continuing to investigate, and attempting to locate, a title for a parcel (at Stump Cove) on Lake Shirley that had been given to the Town. The Conservation Commission installed six informational kiosks. BrightFarms had gifted \$10,000 to open space; the Committee would investigate how best to utilize those funds.

Capital Planning Committee- No meeting held.

Economic Development Committee- A meeting was scheduled for January 27th.

MRPC- No report

MJTC- No report

DIRECTOR'S ITEMS:

§250-4.9. Water Supply Protection District- While reviewing both the Town's bylaw and DEP's Wellhead Protection Review, it became apparent to A. Burney that the bylaw citations being used by DEP did not coincide with the numbering and lettering of the town's bylaw. Once A. Burney makes the amendments, the District Superintendent of the Water District will be invited to attend a Board meeting for discussion purposes.

Update- §250-4.15. Non-Medical Marijuana Bylaw- At the Board's December 13, 2021 meeting, an applicant met with the Board for discussion of filing a special permit application without having to obtain further licensing from the Cannabis Control Commission (CCC). The applicant's attorney was of the opinion that a provisional license from the CCC, as required in the Zoning Bylaw, would not be required for submission of a special permit application. A. Burney requested an opinion from Town Counsel. Town Counsel's interpretation was that the Board could require a provisional license. In the meantime Town Counsel was working on language for that portion of the bylaw called into question by the applicant's attorney.

Warrant Open for Annual Town Meeting- Noted

MEETING SCHEDULE: Until further notice, the Board would meet remotely, and not hybrid. As a quorum would not be available on February 14th, the only February meeting would be the 28th.

ONGOING ITEMS:

**Pond View Commons, LLC
Master Plan**

BOARD COMMENT: M. Allison felt a public market would be a benefit to the Town. He believed that the Planning Board should present the MGL, allowing for a public market, for adoption at annual town meeting. More discussion would take place at the Board's February 28th meeting.

ADJOURNMENT: P. Bertram made Motion to adjourn, E. Torgersen Seconded. Roll call vote- P. Bertram, aye; E. Torgersen, aye; M. Allison, aye. Passed unanimously. Adjourned 6:33 p.m.

Documents used at meeting:

Minutes, 1/10/22

Minutes, 1/10/22, 97 Cross Street, 125 Cross Street, 430 Mulpus Road & 440 Mulpus Road