

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
March 14, 2022

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

Present: Tanner Cole (arrived 6:08 p.m.), Matthew Allison, Adam Burney
Paula Bertram and Erik Torgersen participated remotely under the Act relative to extending certain COVID-19 measures adopted during the state of emergency.
Absent: Matthew Brenner

ANR PLAN: 790 / 792 Massachusetts Avenue- The Plan was for the site of the former Stone Farm Package Store and would divide the site into three lots. **P. Bertram made Motion to approve the ANR Plan, E. Torgersen Seconded, Roll Call Vote- P. Bertram, aye; E. Torgersen, aye; M. Allison, aye. Passed unanimously.**

APPOINTMENTS TO THE ECONOMIC DEVELOPMENT COMMITTEE: Committee member Jaclynn (aka JC) Nicoll was moving out of Lunenburg which would prohibit her from continuing to serve as an at-large member. She offered her resignation, but requested to continue as the Ex-Officio Business Member. The Board was in receipt of a Talent Bank Form from Joeci Gilchrest to serve on the Committee as an at-large member. This would fill an additional open seat on the Committee, leaving only one vacancy; that of a designee appointed by the Open Space Committee. **P. Bertram made Motion to accept the resignation of JC Nicoll from her position as at-large member, E. Torgersen Seconded, Roll Call Vote- P. Bertram, aye; E. Torgersen, aye; M. Allison, aye. Passed unanimously. P. Bertram made Motion to appoint JC Nicoll to Ex-Officio Business Member, E. Torgersen Seconded, Roll Call Vote- P. Bertram, aye; E. Torgersen, aye; M. Allison, aye. Passed unanimously. P. Bertram made Motion to appoint Joeci Gilchrest to at-large member, E. Torgersen Seconded, Roll Call Vote- P. Bertram, aye; E. Torgersen, aye; M. Allison, aye. Passed unanimously.**

PUBLIC HEARINGS:

225 & 259 Leominster Shirley Road- See separate minutes. Hearing continued to March 28, 2022.

780 Northfield Road- See separate minutes. Hearing continued to March 28, 2022.

1255 Lancaster Avenue- See separate minutes. Hearing closed. **M. Allison made Motion to approve the Scenic Road Hearing for 1255 Lancaster Avenue, as presented, P. Bertram Seconded, Roll Call Vote- P. Bertram, aye; E. Torgersen, aye; M. Allison, aye; T. Cole, aye. Passed unanimously.** A Decision would be prepared for review at the next Board meeting.

Leominster Road, Unutil Reliability Project- See separate minutes. Hearing closed. Unutil's mitigation would be a one for one replacement, which would be included in the Decision. P. Bertram requested a condition that trees that are taken down are removed from the site. **M. Allison Made Motion to approve the Scenic Road tree removals as detailed by Unutil's Reliability Project and conditioned as P. Bertram requested, P. Bertram Seconded, Roll Call Vote- P. Bertram, aye; E. Torgersen aye; M. Allison, aye; T. Cole, aye. Passed unanimously.** A Decision would be prepared for Board review at the next Board meeting.

NORTH END SUBARU, CHASE ROAD: Final review was received from Graves Engineering, Inc. Final Plan was endorsed by Board members.

MINUTES APPROVAL:

1/24/22- P. Bertram made Motion to approve the minutes, M. Allison Seconded, Roll Call Vote- P. Bertram, aye; E. Torgersen, aye; M. Allison, aye; T. Cole, aye. Passed unanimously.

COMMITTEE REPORTS:

Lunenburg Municipal Building Design Committee- The Committee reorganized. The Committee would be focusing on the use and disposition of Town Hall and Ritter Memorial Building. Past members of the Building Committee would be invited to a meeting for discussion purposes.

Agricultural Commission- The Commission's focus was on the upcoming seasonal Farmers' Market.

Storm Water Task Force- No report

Open Space Ad Hoc Committee- The Committee reorganized. It reviewed the tax lien sale list. The Committee recommended to the Select Board removal of 56 Carr Avenue, 250 Hollis Road, 356 Hollis Road and 101 Pleasant Street. This would allow for a review of further options on these properties. The Committee continued discussion of Stump Cove, Lake Shirley. It anticipated seeking approval from the Select Board for a title search. The donation from BrightFarms would be used to cover the costs.

Capital Planning Committee- No report

Economic Development Committee- Kevin Kuros, Regional Director, Massachusetts Office of Business Development was in attendance. There was discussion of possible ways he could assist economic development within the community.

MRPC- No report

MJTC- No report

DIRECTOR'S ITEMS:

§250-4.15. Non-Medical Marijuana Bylaw- This revised bylaw addressed the issue of whether or not someone needed a provisional license to apply to the Board. It would be submitted as an article for May 2022 annual town meeting.

§250-4.9. Water Supply Protection District- This revised bylaw modified the Water Supply Protection District, modified the district delineation portion of the bylaw, and modified the Zoning Map. It would be submitted as an article for May 2022 annual town meeting.

Warrant Articles for Annual Town Meeting- See Director's Items above. The public hearing would be scheduled for the Board's April 11, 2022 meeting.

MEETING SCHEDULE:

March 28- Hearing continuations for 225 & 259 Leominster Shirley Road and 780 Northfield Road.

April 11- Hearing for Board Warrant Articles.

ONGOING ITEMS:

Pond View Commons, LLC No update.

Master Plan The Board was waiting for Town Meeting action for funding.

BOARD COMMENT: M. Allison inquired into modifying the Zoning Map to take areas on Chase Road that were zoned Residential and rezone them Commercial in an effort to use a potential sewer system expansion for commercial businesses which are beneficial tax-wise versus residential uses.

ADJOURNMENT: 8:41 p.m.

Documents used at meeting:

ANR Plan, 790 / 792 Massachusetts Avenue

North End Subaru-

Site Plan

GEI Review Letter

Minutes, 1/24/22

Talent Bank Form, Joeci Gilchrest