

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
April 25, 2022

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

Present: Tanner Cole, Matthew Allison, Paula Bertram, Matthew Brenner, Adam Burney
Erik Torgersen (arrived 6:05 p.m.) participated remotely under the Act relative to extending certain COVID-19 measures adopted during the state of emergency.

ANR PLAN: 939 Northfield Road- Plan presented by Stan Dillis, Dillis & Roy. Plan provided for the zoning requirement of 175 feet through the building from side lot line to side lot line. Parcel A would convey to Lot 3B and Parcel B would convey to Lot 2B. **P. Bertram made Motion to approve the ANR Plan, M. Allison Seconded. The Motion passed.**

PUBLIC HEARING: Board Warrant Articles- See separate minutes.

P. Bertram made Motion to approve Article 26 Non-medical marijuana establishments, M. Allison Seconded, Roll Call Vote- M. Brenner-aye; P. Bertram-aye; M. Allison-aye; E. Torgersen-aye; T. Cole-aye. The Motion passed.

M. Allison made Motion to approve Article 27, Water Supply Protection District, M. Brenner Seconded, Roll Call Vote- E. Torgersen-aye; M. Brenner-aye; P. Bertram-aye; M. Allison-aye; T. Cole-aye. The Motion passed.

M. Allison made Motion to approve Article 28, Zoning Map changes, M. Brenner Seconded, Roll Call Vote- E. Torgersen-aye; M. Brenner-aye; P. Bertram-aye; M. Allison-aye; T. Cole-aye. The Motion passed.

DECISIONS: Review and Board Endorsement-

780 Northfield Road- Decision reviewed and endorsed by Board.

225 & 259 Leominster Shirley Road- P. Bertram made Motion to approve the Stormwater Permit and Site Plan Approval for Powell Stone & Gravel, 133 Leominster Shirley Road, M. Allison Seconded, Roll Call Vote- E. Torgersen-aye; M. Brenner-abstain; P. Bertram-aye; M. Allison-aye; T. Cole-aye. The Motion passed.

MINUTES APPROVAL: P. Bertram made Motion to approve minutes listed below, M. Allison Seconded, Roll Call Vote- E. Torgersen-aye; M. Brenner-aye; P. Bertram-aye; M. Allison-aye; T. Cole-aye. The Motion passed.

3/28/22

3/28/22, 225 & 259 Leominster Shirley Road

3/28/22, 780 Northfield Road

COMMITTEE REPORTS:

Lunenburg Municipal Building Design Committee- No report

Agricultural Commission- The Commission met with the Storm Water Task Force to hear a presentation from a conservation lawyer on land protection.

Storm Water Task Force- The Task Force received a progress update from the CEI Consultant.

Open Space Ad Hoc Committee- No report

Capital Planning Committee- No report

Economic Development Committee- A survey was uploaded to the Committee's website. Press releases were also published in the Lunenburg Ledger.

MRPC- No report

MJTC- No report

DIRECTOR'S ITEMS:

Warrant Articles for Annual Town Meeting- See public hearing minutes dated 4/25/22.

Zoning for MBTA Communities- The compliance paperwork was in process. In the meantime, the town would explore the financial impact if it chose not to comply.

Pond View Commons LLC, Howard Street- The State issued site eligibility to the applicant. This would allow the applicant to submit a comprehensive permit to the Zoning Board of Appeals. The Board requested A. Burney reach out to various boards, commissions and town officials for a group workshop to discuss the potential project.

MEETING SCHEDULE: E. Torgersen noted he would not be available for a few weeks due to a family situation.

May 7- Town meeting, 9 a.m., Middle/High School

May 9

May 23- Two public hearings are scheduled.

ONGOING ITEMS:

Zoning, Infrastructure and Master Plan

Pond View Commons, LLC

ADJOURNMENT: P. Bertram made Motion to adjourn, M. Brenner Seconded, Roll Call Vote- E. Torgersen-aye; M. Brenner-aye; P. Bertram-aye; M. Allison-aye; T. Cole-aye. The Motion passed. Meeting adjourned 7:46 p.m.

Documents used at meeting:

ANR Plan 939 Northfield Road

Decision, 780 Northfield Road

Decision, 225 & 259 Leominster Shirley Road

Minutes:

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3/28/22, 780 Northfield Road