

TOWN OF LUNENBURG

Office of the Planning Board

Tanner Cole, Chair
Matthew Allison, Vice Chair
Matthew Brenner, Clerk
Erik Torgersen, Member
Amanda Reid, 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
May 23, 2022

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

Present: Tanner Cole, Matthew Allison, Amanda Reid, Matthew Brenner Adam Burney
Adam Burney participated remotely under the Act relative to extending certain COVID-19 measures adopted during the state of emergency
Absent: Erik Torgersen

BOARD REORGANIZATION/COMMITTEE REASSIGNMENTS:

Chair- M. Allison made Motion to nominate Tanner Cole, M. Brenner Seconded, Motion passed.

Vice Chair- T. Cole made Motion to nominate Matthew Allison, M. Brenner Seconded, Motion passed.

Clerk- M. Allison made Motion to nominate Matthew Brenner, T. Cole Seconded, Motion passed.

MRPC- M. Allison made Motion to nominate Amanda Reid, M. Brenner Seconded, Motion passed.

MJTC- M. Allison made Motion to nominate Amanda Reid, M. Brenner Seconded, Motion passed.

Capital Planning Committee (three year appointment – individual would fill year 3 of P. Bertram)- M. Allison made Motion to nominate Matthew Brenner, A. Reid Seconded, Motion passed.

Open Space Ad Hoc Committee- M. Allison made Motion to nominate Tanner Cole, M. Brenner Seconded, Motion passed.

Stormwater Task Force- M. Allison made Motion to nominate Amanda Reid, M. Brenner Seconded, Motion passed.

Municipal Building Design Committee- M. Brenner made motion to nominate Matthew Allison, A. Reid Seconded, Motion passed.

Economic Development Committee- M. Allison made Motion to nominate Matthew Brenner, A. Reid Seconded, Motion passed.

T. Cole announced that the public hearing for 43 Summer Street, scheduled for this evening, was postponed to June 13th at the request of the applicant.

ANR PLAN: 1 Crocker Avenue- Plan presented by Chris Anderson, Hannigan Engineering. The property was located in both Leominster and Lunenburg and being split into two lots. The front lot was compliant with zoning and the second backland lot met the criteria of zoning for Lunenburg. The Leominster Planning Board had already approved the Plan. **M. Allison made Motion to approve the ANR Plan, M. Brenner Seconded, Motion passed.**

PUBLIC HEARINGS:

Northfield Road & Holman Street- See separate minutes.

260 Falulah Road- See separate minutes.

43 Summer Street- The applicant requested continuance to June 13, 2022. **M. Brenner made Motion to continue the hearing to June 13, 2022, 6:05 p.m., M. Allison Seconded, Motion passed.**

MINUTES APPROVAL: 5/9/22- M. Allison made Motion to approve, M. Brenner Seconded, Motion passed.

COMMITTEE REPORTS:

Lunenburg Municipal Building Design Committee- The Committee met with the School Committee for discussion of current school activities that were held at TC Passios and what would happen if those activities had to be curtailed.

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- No report

MRPC- No report

MJTC- No report

DIRECTOR'S ITEMS:

Pond View Commons LLC, Howard Street- A. Burney was working with Town Counsel on the preparation of a 40B workshop.

Scenic Road Construction at 360 Flat Hill Road- Susan Whalen, an abutter to the site, contacted A. Burney and informed him that the applicant started reconstructing the ends of the stone walls. It was her opinion that the stone wall had not met the expectations of the Board's Scenic Road Decision and that the wall was too constructed/planned as compared to the typical stone walls in Lunenburg. She also voiced concern as to the driveway width. A. Burney was to confirm that the width was appropriate. M. Allison informed the Board that he was an abutter and it was also his opinion that the wall did not fit the character of a stone wall. He went on to state that the opening was in excess of thirty (30) feet. The Scenic Road Plan indicated twenty-four (24).

Susan Whalen, 377 Flat Hill Road- Agreed with M. Allison that the reconstruction did not reflect the existing style of the wall. If there were extra stones left over, she inquired as to how they would be used.

It was also noted that Unitil had a pole petition in front of the Select Board to locate a new pole in front of Lot 2; that petition was withdrawn. A. Burney expected the applicant would return to the Board to realign the lot lines to use the existing pole for electricity to Lots 2 and 3.

S. Whalen inquired as to the drainage on Lot 4. A. Burney spoke to the builder; none of the Cultec Chambers had been installed. She also noted that the applicant was violating the construction hours. A. Burney would view the site and follow up on the abutter's concerns.

MEETING SCHEDULE:

June 13- Hearings-
494 Electric Avenue

June 27

ONGOING ITEMS:

Zoning for MBTA Communities

Zoning, Infrastructure and Master Plan

Pond View Commons, LLC

BOARD COMMENT: M. Allison- Opined that there was a lack of communication/information distribution between various boards/commissions. He brought this forth as a result of the Planning Board not being made aware of the pole petition on a scenic road.

ADJOURNMENT: M. Brenner made Motion to adjourn, M. Allison Seconded, Motion passed. Adjourned 8:33 p.m.

Documents used at meeting:

Minutes: 5/9/22

ANR Plan: 1 Crocker Avenue

Scenic Road Plan, 360 Flat Hill Road