

TOWN OF LUNENBURG

Office of the Planning Board

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



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Adam R. Burney
Land Use Director

Marjorie J. Boggio
Administrative Assistant

Minutes
June 13, 2022

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

Present: Matthew Allison, Amanda Reid, Matthew Brenner, Adam Burney
Absent: Tanner Cole, Erik Torgersen

REQUEST FOR EXTENSION: North End Subaru, Chase Road- The owner was represented by James Almonte, Land Design Collaborative. A one-year extension was requested to the Site Plan Approval that was filed with the Town Clerk on July 13, 2021. Construction had not begun due to escalating costs, shortage of skilled laborers and shortage of vehicle inventory. **M. Brenner made Motion to extend the expiration date of the Site Plan Approval to July 23, 2023, A. Reid Seconded, passed unanimously.**

REQUEST FOR DE MINIMIS CHANGE: Lunenburg Central, Leominster-Shirley Road- The owner was represented by Chris Anderson, Hannigan Engineering. Two de minimis changes were requested. One to the underground storage system, which originally was an arch chamber system for stormwater detention, but due to materials delay a product modification was proposed. A concrete galley system was proposed for a replacement. The second requested change was relative to the installation of a curtain drain. During construction the site experienced significant groundwater influx from the abutting wash ponds on the Keating property. During preliminary testing, groundwater was not encountered at levels the applicant was currently seeing. Unbeknownst to the applicant there was a ditch that flowed through the property that was used as more of a relief drain. As a result of leveling of the site, the level of water in the pond started to rise. This negatively impacted the groundwater in the area. For long-term viability of the stormwater system, the applicant proposed to install a curtain drain that would run along the westerly property line to intercept any high groundwater that occurred. The sub drain would be set 3-4 feet lower than the underground storage system. Any groundwater that was captured would be transmitted under the building to the opposite side of the site and follow the same general path as the original ditch. Both requested changes were reviewed and approved by Jeffrey Walsh, Graves Engineering, Inc. **M. Brenner made Motion to approve the requested De Minimis changes for Lunenburg Central, Leominster Shirley Road, A. Reid Seconded, passed unanimously.**

Below Agenda items taken out of order.

PUBLIC HEARINGS:
494 Electric Avenue, Il Forno- See separate minutes.

Northfield Road & Holman Street (aka 245 Holman Street)- At the applicant's request, **M. Brenner made Motion to continue the Northfield Road and Holman Street hearing to June 27, 6:05 p.m., A. Reid Seconded, passed unanimously.**

43 Summer Street, Uma Flowers- As there were only three Board members in attendance, Attorney Valerio Romano, on behalf of Uma Flowers, requested that the hearing for Uma Flowers not be opened this evening, but be continued to June 27th. **M. Brenner made Motion to continue the hearing to June 27th, 6:05 p.m., A. Reid Seconded, passed unanimously.**

MINUTES APPROVAL: M. Brenner made Motion to approve all minutes listed below, A. Reid Seconded, passed unanimously.

5/23/22

5/23/22, 245 Holman Street

5/23/22, 260 Falulah Road

COMMITTEE REPORTS:

Open Space Ad Hoc Committee- No report.

Lunenburg Municipal Building Design Committee- No report.

Agricultural Commission- No report.

Capital Planning Committee- No report.

Economic Development Committee- No report.

Storm Water Task Force- No report.

MRPC- No major information that would affect Lunenburg.

MJTC- No major information that would affect Lunenburg.

DIRECTOR'S ITEMS:

Economic Development Committee, Open Space Representative- A. Burney made Board members aware that the Open Space Committee was possibly in the process of recommending a representative to the Economic Development Committee.

Pond View Commons LLC, Howard Street- No report.

MEETING SCHEDULE:

June 27

July 11- Hearing continuation for 260 Falulah Road

July 25

ONGOING ITEMS:

Zoning for MBTA Communities- The town has applied for the zoning grant through MRPC.

Zoning, Infrastructure and Master Plan

Pond View Commons, LLC

BOARD COMMENT: M. Allison believed that Emerald Place at Lake Whalom was under new ownership. A remaining large vacant parcel was not purchased, and he had concerns that the remaining vacant parcel could possibly be subdivided.

ADJOURNMENT: M. Brenner made Motion to adjourn, A. Reid Seconded, passed unanimously. 7:52 p.m.

Documents used at meeting:

Minutes:

5/23/22

5/23/22, 245 Holman Street

5/23/22, 260 Falulah Road

Request for Extension, North End Subaru

Request for De Minimis Change, Lunenburg Central