

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 27, 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: Erik Torgersen

Tanner Cole participated remotely under the Act relative to extending certain COVID-19 measures adopted during the state of emergency

PUBLIC HEARINGS:

494 Electric Avenue, Il Forno- See separate minutes. The Board reviewed the draft Decision. Standard stormwater conditions were not included as that did not pertain to this application. Special Conditions were added to include a silt sack in the first catch basin in Electric Avenue, that lighting be Dark Sky Compliant, that a solid fence be installed adjacent to the rear of 15 Kirby Avenue, and that seating capacity not exceed 134.

M. Brenner made Motion to approve the Site Plan Approval for 494 Electric Avenue with Standard and Special Conditions as listed, A. Reid Seconded, Roll Call Vote- A. Reid, aye; M. Brenner, aye; T. Cole, aye; M. Allison, aye. **Vote passed 4-0.**

Northfield Road & Holman Street (aka 245 Holman Street)- See separate minutes.

43 Summer Street, Uma Flowers- See separate minutes.

MINUTES APPROVAL: M. Brenner made Motion to approve all minutes listed below, A. Reid Seconded, Roll Call Vote- A. Reid, aye; M. Brenner, aye; T. Cole, aye; M. Allison, aye. **Vote passed 4-0.**

6/13/22

6/13/22, 494 Electric Avenue

COMMITTEE REPORTS:

Open Space Ad Hoc Committee- The Committee would be working with the Town Manager regarding title work for "Stump Cove".

Lunenburg Municipal Building Design Committee- No report

Agricultural Commission- The Farmers' Market was active for the season. Hours are 10 a.m. to 12 p.m.

Capital Planning Committee- No report

Economic Development Committee- No report

Storm Water Task Force- No report

MRPC- No report

MJTC- No report

DIRECTOR'S ITEMS:

Economic Development Committee (EDC), Open Space Representative- The Open Space Committee recommended Ana Lockwood to fill the vacant position on the EDC. **T. Cole made Motion to approve the appointment of Ana Lockwood to the EDC as the Open Space representative, M. Brenner Seconded, Roll Call Vote- A. Reid, aye; M. Brenner, aye; T. Cole, aye; M. Allison, aye. Vote passed 4-0.**

Pond View Commons LLC, Howard Street- A. Burney had reached out to various boards, committees, commissions to propose a joint discussion.

MEETING SCHEDULE:

July 11- Hearing continuations for 260 Falulah Road, 43 Summer Street, and 245 Holman Street.

July 25

ONGOING ITEMS:

Zoning for MBTA Communities- The town received a planning assistance grant through MRPC. MRPC was finalizing its paperwork with the state in order to begin its work with the Planning Board.

Zoning, Infrastructure and Master Plan

Pond View Commons, LLC

BOARD COMMENT:

M. Brenner noted improvement was needed for the bylaw wording surrounding common driveways. A. Burney would check with surrounding communities for examples for Board perusal. This would be a July 25th agenda item.

M. Allison noted the new chair of the Select Board has added a new item to its agenda allowing various Boards' comments.

ADJOURNMENT: M. Brenner made Motion to adjourn, A. Reid Seconded, Roll Call Vote- A. Reid, aye; M. Brenner, aye; T. Cole, aye; M. Allison, aye. Vote passed 4-0. Meeting adjourned 8:30 p.m.

Documents used at meeting:

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