

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
Public Hearing
43 Summer Street
June 27, 2022

Meeting Posted: Yes
Place: Town Hall, 17 Main Street, Lunenburg, MA
Time: 6:49 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

The Hearing was to hear and review applications for site plan approval and permits under Chapter 250 Sections 8.4., 4.15. and 4.8. respectively of the Code of the Town of Lunenburg for an adult-use marijuana facility.

The applicant, Uma Flowers, was represented by Attorney Valerio Romano. Also in attendance were co-founders of Uma Flowers, Priyanka Patel and Tejal Patel; project engineer Ian Ainslie, Meisner Brem Corporation (MBC); and various Uma Flowers representatives on-line. The proposal was for an adult-use marijuana retail facility. MBC revised the plans to address any issues per the June 24th peer review letter from Graves Engineering, Inc. (GEI). The principal building was approximately 4,200 sf and in use as a restaurant/tavern. A secondary accessory building on site was used as a residence. In order for the project to be approved, the use of the residential building would be discontinued. There were two existing curb cuts on Summer Street and one on Youngs Road. All curb cuts would be two-way. Portions of the existing parking and principal building encroached onto the Summer Street Right of Way. Approximately 9,000 sf of on-site pavement would be removed. This would remove the encroachment on Summer Street and improve traffic circulation. A perennial stream was located on the east side of the site. MBC would create more of a buffer to the existing brook through plantings. The majority of the paved area drained east towards the stream. The grade rose to create a ridge before dropping off to the stream; therefore, the end result was runoff becoming trapped and ponding near the eastern edge of pavement. In addition to reducing pavement an infiltration trench would be constructed in the area where the ponding occurred. Uma Flowers planned to abandon the use of the accessory building. If they chose to utilize the building in the future, they would return to the Board. A security plan was submitted to the Police Chief for review. Hours of operation would be 10:00 a.m. to 9:00 p.m. Monday through Thursday, 10:00 a.m. to 10:00 p.m. Friday and Saturday, and 10:00 a.m. to 6:00 p.m. on Sunday. Uma Flowers met with the Fire Chief who requested a Knox Box. Both the Fire and Police Chiefs would have keys for access to the facility. T. Cole asked if the Board needed to approve any signage. There was an existing sign along Summer Street which would be refaced for the new business. Product delivery would be made to the side door of the facility. The delivery individual would be escorted to the receiving vault by an Uma Flowers employee. Once the delivery was accounted for, the driver would be escorted back to the exit door. The dispensary would occupy approximately 2,900 of the 4,200 sf building. The remainder of the building would be vacant. Parking calculations were based

on the 2,900 sf of usage. The Board had concerns with not knowing the possible future use of the remaining square footage in the principal building and the vacant residential structure. The applicant was applying for three permits: a Special Permit for the use, a Special Permit for work within the Floodplain Overlay District, and Site Plan Approval. The Board could condition that future development return for permitting as the approval would be restricted to the cannabis retail establishment only, and A. Burney was of the opinion that it could also be noted the establishment was permitted under the Commercial District and that would provide future information to Boards assessing future applications that they be made under that same zoning district.

Linda Morin, 151 Youngs Road- She voiced concern with an unknown potential future commercial use of the two vacant spaces.

Attorney Romano requested a continuance to the Board's July 11th meeting. **M. Brenner made Motion to continue the hearing for 43 Summer Street to July 11, 2022, 6:05 p.m., A. Reid Seconded, Roll Call Vote- A. Reid, aye; M. Brenner, aye; T. Cole, aye; M. Allison, aye. Vote passed 4-0.** Hearing recessed 8:09 p.m.

Documents used at meeting:
Applications for Site Plan Approval & Special Permits dtd May 2, 2022