

TOWN OF LUNENBURG

Office of the Planning Board

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



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Adam R. Burney
Land Use Director

Marjorie J. Boggio
Administrative Assistant

Minutes
August 22, 2022

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

Present: Matthew Allison, Matthew Brenner, Amanda Reid, Adam Burney
Erik Torgersen participated remotely under the OML Simple Extension Legislation (departed 6:40 p.m.)

Agenda items below were taken out of order

BOARD VACANCY:

Reorganization-

Chair- **M. Brenner made Motion to nominate M. Allison as Chair, A. Reid Seconded, Roll Call Vote- A. Reid, aye; M. Brenner, aye; E. Torgersen, aye; M. Allison, aye. Vote passed 4-0.**

Vice Chair- **A. Reid made Motion to nominate M. Brenner as Vice Chair, E. Torgersen Seconded, Roll Call Vote- E. Torgersen, aye; A. Reid, aye; M. Brenner, aye; M. Allison, aye. Vote passed 4-0.**

Clerk- **M. Brenner made Motion to nominate A. Reid as Clerk, E. Torgersen Seconded, Roll Call Vote- E. Torgersen, aye; M. Brenner, aye; A. Reid, aye; M. Allison, aye. Vote passed 4-0.**

Open Space Ad Hoc Committee- Due to the Board representative vacancy left by the previous Board Chair, **M. Brenner made Motion to nominate M. Allison to the Committee, A. Reid Seconded, Roll Call Vote- E. Torgersen, aye; M. Brenner, aye; A. Reid, aye; M. Allison, aye. Vote passed 4-0.**

PUBLIC HEARINGS:

43 Summer Street- See separate minutes.

Review of Decision and Endorsement- The Board reviewed the draft Decision. Construction hours were set of 7 a.m. to 5 p.m. Monday through Friday and 8 a.m. to 3 p.m. Saturday. **M. Brenner made Motion that the Board approve the Site Plan Approval, Special Permit Floodplain alteration, and Special Permit for non-medical marijuana retail establishment for 43 Summer Street to include Conditions as read, A. Reid Seconded, Roll Call Vote- E. Torgersen, aye; M. Brenner, aye; A. Reid, aye; M. Allison, aye. Vote passed 4-0.**

260 Falulah Road- The applicant, via electronic communication, requested a continuance to September 26, 2022. The continuance was requested as the applicant was awaiting completion of the Fitchburg Planning Board's peer review. **M. Brenner made Motion to continue the hearing for 260 Falulah Road to September 26, 2022, 6:05 p.m., A. Reid Seconded, Roll Call Vote- E. Torgersen, aye; M. Brenner, aye; A. Reid, aye; M. Allison, aye. Vote passed 4-0.**

BOARD DISCUSSION: Section 250-6.4., Driveways & Entrances- Board members were in possession of materials for review. A. Burney noted in the Use Table that motels were by right in the Commercial District and he believed the Board would prefer motels to be by special permit. The subject would be added to the next Board agenda. Common driveways were by right in Lunenburg if it met the stated criteria. As A. Burney researched surrounding communities, he found many required special permits for common driveways. The Board needed to find a balance of what it felt was reasonable. If it chose to continue with the by right, it could incorporate more specificity into the construction. Over the past few years, common driveways in Lunenburg caused more trepidation than benefit. Would the Board be open to more than two lots on a common driveway? A. Burney pointed out that a fee could be set for common driveways. Discussion would continue at future Board meetings.

MINUTES APPROVAL: M. Brenner made Motion to approve minutes of 7/25/22 and 7/25/22, 245 Holman Street, A. Reid Seconded, passed unanimously.

7/25/22-

7/25/22, 245 Holman Street-

COMMITTEE REPORTS:

Open Space Ad Hoc Committee- No report.

Lunenburg Municipal Building Design Committee- Nothing major to report.

Agricultural Commission- The Commission hoped to work with the Conservation Commission on the holding of land.

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:

Zoning Infrastructure Committee Meeting- No report.

Special Town Meeting- November 15, 2022- The Warrant opens August 23.

MEETING SCHEDULE:

September 12-

September 26-

ONGOING ITEMS:

Zoning for MBTA Communities- Karen Chapman from MRPC will speak to the Board at its September 12th meeting to help the Board move through the process.

Zoning, Infrastructure and Master Plan- No report.

Pond View Commons, LLC- The application was filed with the Town on August 18th.

BOARD COMMENT/CONCERNS: M. Brenner commented on the outstanding quality of the new trail signs.

ADJOURNMENT: M. Brenner made Motion to adjourn, A. Reid Seconded, passed unanimously. Adjourned 7:33 p.m.

Documents used at meeting:

Minutes:

7/25/22

7/25/22, 245 Holman Street