

TOWN OF LUNENBURG

Office of the Planning Board

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



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Adam R. Burney
Land Use Director

Marjorie J. Boggio
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Minutes
December 12, 2022

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

Present: Matthew Brenner, Timothy Willsmer, Adam Burney
Matthew Allison and Amanda Reid participated remotely under the OML Simple Extension Legislation.
Absent: Erik Torgersen

PUBLIC COMMENT: Lynne Man, Burrage Street- She was interested in knowing the Board's viewpoint on land clearing for solar development within Lunenburg. She noted the three solar locations, allowed by right, listed in the solar energy systems bylaw. One of those was the capped landfill, but the other two locations were, in her opinion, in forested lands. She also wanted a better understanding of the permitting process for solar fields. She noted there was a housing project being developed down the street from her and felt that would be a perfect opportunity for the town to promote heat pumps, rooftop solar, i.e., clean energy. She mentioned her involvement with the Sierra Club which advocated clean energy. Board consensus was to place the item on the January 23rd agenda for discussion.

ANR PLAN: Parcel 3, 255 Sunny Hill Road- Ed McSweeney, represented the buyer MN 122 Main, LLC. The property owners had put the property up for sale. According to the assessor's maps, it was 31.23 acres. In doing due diligence for the purchase, it was determined the property was 29.89 acres; Parcel 1 being 4.30 acres, Parcel 2- 24.25 acres, and Parcel 3- 1.34 acres. This was 1.30 acres short of the assessors' identification of 31.23 acres. That needed to be corrected for MN 122 Main, LLC, to take ownership of the land. 25.59 acres were classified Chapter 61B (Parcels 2 and 3), with 4.30 acres (Parcel 1) excluded from Chapter 61B. 1.34 acres (Parcel 3) needed to come out of Chapter 61B and be combined with the non-chapter land of 4.30 acres (Parcel 1); this would provide enough acreage for three buildable lots. Once the ANR Plan was endorsed at this meeting, MN 122 Main LLC would appear before the Select Board at its December 13th meeting. The right-of-first-refusal process was required to adjust the lien for the 25.29 acres, classified as Chapter 61B. Once that was accomplished, MN 122 Main LLC would come back before the Planning Board with an ANR Plan for the three buildable lots. **M. Allison made Motion to approve the ANR Plan for 255 Sunny Hill Road, T. Willsmer Seconded, roll call vote- M. Allison, aye; A. Reid, aye; T. Willsmer, aye; M. Brenner, aye. Passed unanimously.**

REQUEST FOR DE MINIMIS CHANGE: Lunenburg Central, 475 Leominster Shirley Road- Presentation made by Bill Hannigan, Hannigan Engineering. Three items were submitted for de minimis change.

1. Excess Fill Materials- During construction, fill materials were discovered at deeper elevations than anticipated. This resulted in an excess of fill materials on the property. Instead of hauling the excess material off site, the truck storage area at the site rear was reconfigured and the berm extended to accept the majority of the fill material.
2. Accessible Spaces- Originally there was parking at both the north and south ends of the building. Three accessible spaces were added to the east side of the building. These were added in the event there were multiple entrances to the building.

3. Northeast Parking Reconfiguration- There was some grading adjustment in the northeast corner of the building. As the footing was designed with a thicker section, this brought the top of the footing close to existing grade. This resulted in issues with the layout and grading of the sidewalks and parking to be able to provide frost protection. The parking and sidewalks in that area were reconfigured and grading raised ~10 inches.

The requested changes were provided to peer reviewer, Jeff Walsh, Graves Engineering, Inc. His 12/12/22 review letter indicated he had no issues with the changes. **M. Allison made Motion to accept the request for de minimis changes for Lunenburg Central, 475 Leominster Shirley Road, T. Willsmer Seconded, roll call vote- M. Allison, aye; A. Reid, aye; T. Willsmer, aye; M. Brenner, aye. Passed unanimously.**

DECISIONS & PLANS:

680 Reservoir Road- Review & Endorsement- Board reviewed and endorsed.

319 Highland Street- Review & Endorsement- Board reviewed and endorsed.

COMPREHENSIVE PERMIT APPLICATION: Pond View Commons, LLC, Howard Street- Next Zoning Board of Appeals continuation set for December 14th.

BOARD DISCUSSIONS:

Master Plan RFP- The changes discussed at the last Board meeting were incorporated and forwarded on to the Assistant Town Manager. It was anticipated that bids would be returned by early January.

Section 250- 6.4., Driveways & Entrances- Tabled

MINUTES APPROVAL: M. Allison made Motion to approve the minutes of 11/28/22; 11/28/22, 680 Reservoir Road; and 11/28/22, 319 Highland Street; A. Reid Seconded, roll call vote- M. Allison, aye; A. Reid, aye; T. Willsmer, aye; M. Brenner, aye. Passed unanimously.

COMMITTEE REPORTS:

Open Space Ad Hoc Committee- No report.

Lunenburg Municipal Building Design Committee- No report.

Agricultural Commission- No report.

Capital Planning Committee- The Committee continued to work through the process to get final numbers to the Town Manager.

Economic Development Committee- No report.

Storm Water Task Force- No report.

MRPC- The Commission talked about grants for surrounding communities.

MJTC- No report.

DIRECTOR'S ITEM: None

MEETING SCHEDULE:

December 26 – NO MEETING

January 9

January 23

ONGOING ITEMS:

Lunenburg Municipal Buildings

Town Environmental Support Policy

Zoning Changes to Manage Growth

Zoning for MBTA Communities

Zoning, Infrastructure and Master Plan

Pond View Commons, LLC

Northfield Road, Parks Commission Property- A tech review meeting was held this date with Lufa Farms, an agricultural company that planned on building an indoor cultivation facility behind Hannaford off Massachusetts Avenue. The Parks Commission hoped that Lufa Farms would allow an access easement to town property located on Northfield Road. A. Burney stated that was an ongoing discussion.

BOARD COMMENT/CONCERNS: M. Allison noted that the area surrounding drop-off bins at WalMart had been cleaned up. A. Burney responded that cameras had been installed.

ADJOURNMENT: M. Allison made Motion to adjourn, A. Reid Seconded, roll call vote- M. Allison, aye; A. Reid, aye; T. Willsmer, aye; M. Brenner, aye, Passed unanimously.

Meeting adjourned 7:00 p.m.

Documents used at meeting:
ANR Plan, 255 Sunny Hill Road

Decisions:
319 Highland Street
680 Reservoir Road

Minutes:
11/28/22
11/28/22, 680 Reservoir Road
11/28/22, 319 Highland Street

Master Plan RFP, Draft
475 Leominster Shirley Road, Request for De Minimis Change