

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
January 9, 2023

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

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

ANR PLAN: 68 Laurel Lane- Plan presented by Kevin Conover, David Ross Associates, on behalf of owner Schwowens Properties, LLC. Two structures were situated on one property prior to the establishment of subdivision control in Lunenburg. Having two primary uses on a single lot was a larger nonconformity than dimensional nonconformities. The current driveway on the proposed Lot 2 would contain a driveway access easement onto Lot 1. **M. Brenner made Motion to endorse the ANR Plan for 68 Laurel Lane, T. Willsmer Seconded, Roll Call Vote- M. Reid, aye; M. Brenner, aye; T. Willsmer, aye; M. Allison, aye. Passed unanimously.**

Below agenda items taken out of order.

PUBLIC HEARINGS:

Lunenburg Central, 475 Leominster Shirley Road- See separate minutes. **M. Brenner made Motion to approve the modification to site plan approval for Lunenburg Central, 475 Leominster Shirley Road, with current existing conditions and no new conditions added, T. Willsmer Seconded, Roll Call Vote- A. Reid, aye; T. Willsmer, aye; M. Brenner, aye; M. Allison, aye. Passed unanimously.**

1325 Massachusetts Avenue- See separate minutes.

COMPREHENSIVE PERMIT APPLICATION: Pond View Commons, LLC, Howard Street- Hearing ongoing with the Zoning Board of Appeals.

BOARD DISCUSSIONS:

Master Plan RFP- Awaiting responses to the RFP.

Section 250- 6.4., Driveways & Entrances- In-depth discussion would take place at the January 23 meeting.

MINUTES APPROVAL: M. Allison made Motion to approve the minutes of 12/06/22 and 12/12/22, 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- Meeting scheduled for January 12th.

Lunenburg Municipal Building Design Committee- See below Lunenburg Municipal Buildings.

Agricultural Commission- Meeting scheduled for January 19th.

Capital Planning Committee- The Committee continued with its ranking.

Economic Development Committee- No report.

Storm Water Task Force- No report.

MRPC- See below **DLTA Call for Proposals**.

MJTC- Meeting scheduled for January 11th.

DIRECTOR'S ITEM: DLTA Call for Proposals- Board members were in receipt of a Call for Proposals from MRPC for free planning services. The five categories available were- 1. MBTA Communities technical assistance, 2. Planning Ahead for Housing, 3. Planning Ahead for Growth, 4. Supporting the Community Compact, including regionalization, and 5. Supporting the Housing Choice Initiative. Round #1 proposals were due to MRPC by February 7th. A more in-depth discussion could take place at the next Board members in the event any members felt the Board needed to move forward with a proposal application.

MEETING SCHEDULE:

January 23-

- Hearing continuation for 1325 Massachusetts Avenue.
- Continued discussion surrounding municipal buildings.
- In-depth discussion of driveways and entrances.

February 13

February 27

ONGOING ITEMS:

Lunenburg Municipal Buildings- Michael-Ray Jeffreys, Chair of both the Select Board the Municipal Building Committee was available for Board discussion. He gave a brief history of the Committee and its exploration of uses of TC Passios. The Committee had been looking at how to re-purpose TC Passios, Town Hall, Brooks House, 30 School Street, and Ritter Building. The focus was on the Hybrid Concept. TC Passios would be used as a transition space while the other buildings were being rehabilitated, with TC Passios' final disposition being as a community center. Town Hall would be turned into a meeting house. The Ritter Building, with an addition, would become school administrative offices and the new town hall. 30 School Street would be demolished in spring of 2023. An outcome for the Brooks House had not been determined. Board members wanted to take some time to absorb the information provided. M. Jeffreys would return to the January 23rd meeting for additional discussion.

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

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

Meeting adjourned 8:20 p.m.

Documents used at meeting:

ANR Plan, 68 Laurel Lane

Minutes:

12/06/22

12/12/22

MRPC DLTA Call for Proposals