

TOWN OF LUNENBURG

Office of the Planning Board

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



Tel: (978) 582-4147, ext 5
Fax: (978) 582-4353
960 Massachusetts Avenue
Lunenburg, MA 01462

Adam R. Burney
Land Use Director

Annie M. Aubrey
Administrative Assistant

Minutes
June 26, 2023

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

Present: Matthew Brenner, Matthew Allison, Amanda Reid, Adam Burney, Timothy Willsmer
Absent: Erik Torgersen

PUBLIC HEARING – Lot A 524 Northfield Road - See Separate Minutes. M. Allison made motion to approve modifications to Site Plan Approval and Stormwater Permit, A. Reid Seconded, passed unanimously.

RIGHT OF FIRST REFUSAL - Parcel 4, Leominster Rd. – Continued

Classified recreational land (M.G.L.61B) intended to be converted to Residential. Discussed open space acquisition criteria, procuring an appraiser and resources involved in proceeding with the Town's acquisition of land. Per M. Allison, considering steep slopes, guard rails inhibiting access points, limited buildable space, parcel 4 does not meet all criteria for acquisition. A. Reid noted Parcel 4's geography does not give viable opportunity for recreation. Though land is protected wetlands, and some criteria is met, Board agreed to table discussion to hear recommendation from Open Space Committee prior to giving recommendation to Select Board. **Allison made Motion to table discussion dependent on Open Space Committee's recommendation, Seconded by A. T. Willsmer, all aye.**

APPOINTMENTS – 757 Chase Road

Request for 1-year Site Plan Approval and Stormwater Permit extension for a car dealership. No modifications to original site plans or conditions. **M. Allison made a Motion to approve extension request for the Site Plan Approval and Stormwater Permit. Seconded by A. Reid, all aye.**

BOARD DISCUSSIONS:

Master Plan – Public Forum took place June 15th. Consultants are developing a public engagement plan. Waiting for 2 more Committees to appoint representatives for the Steering Committee.

Solar Bylaw- Discussed potentiality of addressing concerns about bylaws disallowing residential-use ground-mounted solar. Discussed adapting bylaws to incorporate the use of raised parking lot solar.

Section 250-6.4., Driveway & Entrances- A. Burney sent draft to Board members and commissioner.

MINUTES APPROVAL: M. Allison made Motion to approve minutes listed below, A. Reid Seconded, Roll call Vote- T. Willsmer, aye; M. Brenner, aye; A. Reid, aye; M. Allison, aye. Passed unanimously.
6/12/23

COMMITTEE REPORTS:

Open Space Ad Hoc Committee- No report.

Lunenburg Municipal Building Design Committee- No report.

Agricultural Commission- Met 6/15 to approve recipient for donations for Farmer's Market bags to donate sales of bags to 4-H

Capital Planning Committee- No report.

Economic Development Committee- No report.

Storm Water Task Force- No report.

MRPC- No report.

MJTC- Met 6/14. Discussed ongoing bridge projects. Discussed need for multimodal transportation uses in different communities.

DIRECTOR'S ITEMS:

360 Flat Hill Rd – Scenic Roads - Homeowner hired private contractors to cut approximately 5 trees along the road. Letter and application have been mailed to retroactively file. In mitigation homeowners agreed to plant trees. Discussed Scenic Road bylaw to incorporate possible recourse for violations against scenic road bylaws. The Director will draft proposed modifications to the bylaw for further discussion.

MEETING SCHEDULE:

July 10

July 24

ONGOING ITEMS:

Master Plan

Aquifer Protection District – Draft to be submitted to Building Commissioner

BOARD COMMENTS- M. Allison mentioned bylaws state that Lunenburg is a “right to farm” town and new residents should be informed.

ADJOURNMENT: M. Allison made Motion to adjourn, A. Reid Seconded, Roll call Vote- T. Willsmer, aye; M. Brenner, aye; A. Reid, aye; M. Allison, aye. Passed unanimously. Adjourned 7:35 p.m.

Documents used at meeting:

Minutes:

6/12/23

NOI to Convert to Residential Use – Parcel 4, Leominster Rd

255 Sunny Hill Rd Chapter 61B Exhibit

Lot A 524 Northfield Rd:

Public Hearing Notice

Letter of modifications to Stormwater Permit

Revised layout plans

WQV Calculations