

TOWN OF LUNENBURG

Office of the Planning Board

Matthew Brenner *Chair*
Timothy Willsmer *Vice Chair*
Amanda Reid *Clerk*
Matthew Allison *Member*
Glenn McLeod *Member*



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Christopher Reilly – Land Use Director
Logan O'Connell – Admin Asst.

MINUTES

2025-02-19 (Public Site Visit at 494 Electric Ave)

MEETING POSTED: Yes
ADDRESS: 494 Electric Ave, Lunenburg, MA 01462
TIME: 5:00 P.M.
PRESENT: Matthew Brenner (Chair), Timothy Willsmer (Vice Chair), Amanda Reid (Clerk), Matthew Allison, Glenn McLeod.
ABSENT: None

CALL TO ORDER

Mathew Brenner called the meeting to order at 5:00 P.M. Mike Mohamed, Chris Anderson, and Atty. Jeff Avini were also present for the applicant.

The general plan was to discuss concerns from the 02-10 meeting (i.e. traffic controls) and enhance the Board's understanding of existing and proposed conditions in the context of the area.

SITE VISIT

Chris Anderson (Hannigan Engineering) reviewed the connection between the restaurant site and location of the proposed parking lot (situated at present-day 10 Lakeview Dr), which crosses Pierce Ave. The existing entrance to Pierce Ave is broad and has no curb line. The roadway isn't well visible, and the existing crosswalk isn't frequently used in practice.

The restaurant's current storefront parking is completely exposed to Electric Ave. Landscaping is proposed to cut off this wide-open access, prevent unauthorized turns & control traffic flow to defined locations.

The location of the crosswalk and pedestrian visibility were discussed. **G. McLeod** emphasized the importance of planning around anticipated pedestrian behavior to avoid another unused crosswalk. **C. Anderson** suggested using additional road-side signage to indicate the crosswalk.

M. Brenner asked where plowed snow would be located. **C. Anderson** explained it would be located outside of parking areas once the landscaping along Electric Ave was implemented. Drivers' sightlines for pedestrians would be maintained by removal of accumulated snow over time.

The Board moved to the proposed parking site. The current truck trailer and dumpsters on the side of Pierce Ave would be moved. The looped road configuration would feed through here. An existing opening to Electric Ave would be closed.

M. Allison opined the Board's pedestrian safety concerns would be fixed by using the existing opening into the proposed parking lot site rather than using Pierce Ave (which would have a perpendicular crossing of driver and pedestrian paths). He emphasized the danger that inattentive pedestrians would be in.

C. Anderson opined that moving the crosswalk behind queuing traffic would create an unsafe condition, to which **C. Reilly** disagreed.

The trees along Pierce Ave were discussed. The majority would remain intact, one or two would be removed for utility connections.

A. Reid moved to adjourn.

T. Willsmer seconded.

Voice vote, passed unanimously. Adjourned 5:20 P.M.

Minutes by Logan O'Connell, Admin Asst.