

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
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AGENDA

2025-02-24 – 6:00 P.M. | Town Hall (17 Main St, Lunenburg MA)

This meeting is being **recorded and broadcast live by Lunenburg Public Access** via Channel 8 and their FacebookLive (<https://www.facebook.com/LunenburgPublic-Access-Cable-157427270975305/>), and will be available **on their YouTube channel within 24 hours**. The agenda lists topics reasonably anticipated by the Chair. Votes may be taken from these discussions. **Not all items may be discussed, and other items may be raised to the extent permitted by Open Meeting Law. REMOTE PARTICIPATION:** Join via computer at <https://us02web.zoom.us/j/88251881562> or by phone at (888) 475-4499, entering Webinar ID **882 5188 1562**. **To request to speak, phone users may dial *9 and computer/app users may use the "raise hand" feature. Note: No participant ID is needed, just press # when asked.** This meeting/hearing will be held virtually and in-person at the above-noted location, but **technical issues will not halt the meeting unless required by law**. Members of the public are welcome to attend; any with particular interest in any specific item on this agenda should plan for in-person vs. virtual attendance accordingly.

1. **CALL TO ORDER / PLEDGE**
2. **PUBLIC COMMENT**
3. **CHAIR / DIRECTOR'S REPORT**
4. **APPROVAL NOT REQUIRED (ANR) PLANS**
 - a. 589 Flat Hill Rd
5. **ZONING WORKSHOP**
 - a. Accessory Dwelling Units
 - b. Flood Plain Map Updates
6. **PUBLIC HEARINGS**
 - a. 494 Electric Ave – Site Plan Approval (SPA), Stormwater Management Permit (SMP)
 - b. 801 Northfield Rd – SPA
 - c. 994 Northfield Rd – SPA
 - d. 110 Pleasant St – SPA
7. **DECISIONS**
 - a. 558 & 560 Goodrich St – Special Permit (SP), SMP
 - b. 255 Sunny Hill Rd – SMP
8. **BOARD DISCUSSIONS**
 - a. MRPC GIS Contribution to Conversation Commission (Trail Mapping)
 - b. Citizens' Caucus Overlap (March 10th 7PM)
- c. Review of Standard Operating Procedures.
9. **ABUTTING COMMUNITY NOTICES**
10. **COMMITTEE REPORTS**
 - a. Master Plan Steering Committee
 - b. Open Space Committee
 - c. Municipal Bldg. Design Committee
 - d. Capital Planning Committee
 - e. Economic Development Committee
 - f. Storm Water Task Force
 - g. Montachusett Regional Planning Commission
 - h. Montachusett Joint Transportation Committee
11. **MINUTES APPROVAL**
 - a. 2025-02-10
12. **MEETING SCHEDULE**

(6:00 P.M. at Town Hall or stated otherwise)
03-10, 03-24
13. **PUBLIC COMMENT**
14. **BOARD COMMENT / CONCERNS**
15. **ADJOURNMENT**