

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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REVISED AGENDA

2025-03-10 – 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/81092673745?pwd=bG2lewayYjipyeXyrdsh4SP34S5KWQ.1> or by phone at **(888) 475-4499**, entering Webinar ID **810 9267 3745**. **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. APPOINTMENTS

- a. Anthony Sculimbrene – volunteering for Master Plan Steering Committee

5. APPROVAL NOT REQUIRED (ANR) PLANS

- a. 255 Sunny Hill Rd

6. DE MINIMIS CHANGE

- a. 494 Electric Ave – Site Plan Approval (SPA)
- b. 711 Mass Ave – SPA

7. PUBLIC HEARINGS

- a. 494 Electric Ave – SPA, Stormwater Management Permit (SMP)
- b. 994 Northfield Rd – SPA
- c. 213 Electric Ave – SMP

8. DECISIONS

- a. 558 & 560 Goodrich St – SMP
- b. 255 Sunny Hill Rd – SMP
- c. 801 Northfield Rd – SPA
- d. 110 Pleasant St – SPA

9. BOARD DISCUSSIONS

- a. 100 Townsend Harbor Rd – Right of First Refusal

- b. **Review of Standard Operating Procedures**

10. ZONING WORKSHOP

- a. Accessory Dwelling Units

- b. Floodplain Map Updates

11. ABUTTING COMMUNITY NOTICES

12. 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

13. MINUTES APPROVAL

- a. 2025-02-19 (494 Electric Ave Site Visit)
- b. **2025-02-24**

14. MEETING SCHEDULE

(6:00 P.M. at Town Hall or stated otherwise)
03-24, **04-14**

15. PUBLIC COMMENT

16. BOARD COMMENT / CONCERNS

17. ADJOURNMENT