

# TOWN OF LUNENBURG

## Office of the Planning Board

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Christopher Reilly – Land Use Director  
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### **REVISED AGENDA**

### **MEETING: March 24, 2025 – 5:30 p.m. | 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 **88251881562**. 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. EXECUTIVE SESSION**

Motion to Enter into Executive Session and to re-enter into Open Session pursuant to MGL c. 30 § 21 (a)(3) to discuss strategy with respect to deliberation in a public hearing if an open meeting may have detrimental effect.

#### **2. CALL TO ORDER / PLEDGE**

#### **3. PUBLIC COMMENT**

#### **4. ANR**

- a. 171 Arbor Road

#### **5. PUBLIC HEARINGS**

##### **a. 494 Electric Avenue SPR, SMP**

Public hearing on **continued** application

##### **b. 213 Electric Avenue SMP**

Public hearing on **continued** application

##### **c. 711 Mass Avenue SPR De Minimis**

Hearing on **continued** application

##### **d. 994 Northfield Rd SPR**

Public hearing on **continued** application

##### **e. 485 Leominster-Shirley Rd SPR**

New construction of an Energy Storage System under Section 6.6.7 of the Protective Bylaw

##### **f. 1523 Massachusetts Ave. Common Driveway SP**

Application for additional lot on an existing common driveway

#### **6. DECISIONS**

- a. 213 Electric Ave SMP
- b. 558 – 560 Goodrich St CD/SMP
- c. 494 Electric Ave SPR/SMP;
- d. 255 Sunny Hill Rd – SMP;

#### **7. CERTIFICATES OF COMPLETION**

#### **8. BOARD DISCUSSIONS**

- a. Zoning Workshop – ADU and Floodplain Bylaws
- b. 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. March 10, 2025

#### **12. MEETING SCHEDULE**

(6:00 P.M. at Town Hall or stated otherwise)  
April 14, April 28

#### **13. PUBLIC COMMENT**

#### **14. BOARD COMMENT / CONCERNS**

#### **15. ADJOURNMENT**