

TOWN OF LUNENBURG

Office of the Planning Board

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



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Jasmin Farinacci – Land Use Director
Logan O’Connell – Admin Asst.

MINUTES

2025-06-09

MEETING POSTED: Yes
ADDRESS: Town Hall – 17 Main St, Lunenburg, MA 01462
TIME: 6:00 P.M.
PRESENT:
ABSENT:

CALL TO ORDER / PLEDGE

Chair M. Brenner called the meeting to order at 6:00 P.M. The pledge of allegiance was led by **M. Allison**.

PUBLIC COMMENT

Kim Duffy (1479 Mass Ave, member of Master Plan Steering Committee) discussed problems with the MPSC making quorum. Noted difficulty having successful discussions about what the currently proposed master plan is. Noted that certain groups aren’t on the committee despite the plan having content relating to them (i.e. Open Space, Agricultural Commission). Recommended retaining current composition while decreasing quorum of *voting* members to 5 & designating the remaining 8 members as alternates.

M. Brenner and **T. Willsmer** briefly discussed the board’s ability to re-define a quorum of a subcommittee. Opted for further discussion after public hearings.

CHAIR / DIRECTOR’S REPORT

Per Chair M. Brenner: Jasmin Farinacci has joined as Interim Planning Dir, providing technical planning services for the town. Position of “Land Use Director” not posted yet, role is potentially being restructured.

Board will hold two “public information sessions” on MBTA Communities Act compliance options at the Eagle House. Will outline the pros and cons of each choice (including non-compliance) and then invite public discussion. Dates are 2025-06-11 at 9:30 A.M and 2025-06-16 at 6:00 P.M.

(Out of order): On 06-23 the Board will vote on which option to implement. Over the summer, the consultant (Community Scale) will draft that choice into bylaw and review it with the State for “pre-approval”.

APPOINTMENTS

Board Reorganization

Chair M. Brenner asked for informal preferences before formal nominations. **M. Brenner, A. Reid and T. Willsmer** willing to retain current positions. **T. Willsmer** offered to replace Glenn McLeod's vacancy as Open Space Committee rep.

M. Allison running for Chair. Opined there was a disconnect with previous Town Management during his tenure, and that the Board's responsibilities under State law weren't being completely fulfilled. Complimented M. Brenner's leadership throughout difficult staff turnover, but emphasized need for technical expertise and accuracy. Also willing to stay on Municipal Building Design Committee.

(Out of order): **M. Brenner** also running for Chair. Noted 2 consecutive years in the role & the high number of "irons in the fire" he'd like to continue handling. Agreed that Board needed to be actively planning, i.e. pursuing 40B and 40R districts or using Planned Urban Developments for mixed use.

The Board briefly discussed the nomination process. They opted to formally nominate *all* positions and then vote on each after all nominations were made.

Motion: T. Willsmer, to nominate M. Brenner as Chair.

Second: A. Reid

Vote: Failed 2-2-0. (M. Allison and A. Reid Nay).

Motion: A. Reid, to nominate M. Allison as Chair.

Second: M. Brenner

Vote: Failed 2-2-0. (M. Brenner & T. Willsmer Nay).

Motion: A. Reid, to nominate T. Willsmer as Vice Chair.

Second: M. Brenner

Vote: Voice vote, passed unanimously.

Motion: M. Allison, to nominate A. Reid as Clerk.

Second: T. Willsmer

Vote: Voice vote, passed unanimously.

Motion: T. Willsmer, to nominate A. Reid as Rep to Montachusett Regional Planning Commission.

Second: M. Brenner

Vote: Voice vote, passed unanimously.

Motion: T. Willsmer, to nominate A. Reid as Rep to Montachusett Joint Transportation Committee.

Second: M. Allison

Vote: Voice vote, passed unanimously.

Motion: T. Willsmer, to nominate M. Brenner as Rep to Capital Planning Committee.

Second: A. Reid

Vote: Voice vote, passed unanimously.

Motion: A. Reid, to nominate T. Willsmer as Rep to Open Space Committee.

Second: M. Brenner

Vote: Voice vote, passed unanimously.

Motion: A. Reid, to nominate T. Willsmer as Rep to Stormwater Task Force.

Second: M. Brenner

Vote: Voice vote, passed unanimously.

Motion: T. Willsmer, to nominate M. Brenner as Rep to Economic Development Committee.

Second: A. Reid

Vote: Voice vote, passed unanimously.

Motion: A. Reid, to nominate T. Willsmer as Rep to Master Plan Steering Committee

Second: M. Brenner

Vote: Voice vote, passed unanimously.

The Board discussed how to resolve a split vote for Chair. **Chair M. Brenner** believes the position remains as-is without a successful majority vote, but will keep put it on the agenda indefinitely until it's resolved. Will try to get procedural clarification before next meeting.

Open Space Committee – Discussion of Chapter 61A Procedures

Michael Toohill called the meeting of the Open Space Committee to order.

PUBLIC HEARINGS

123 Main St – Site Plan Approval (OPENGOV ID)

CLERK_NAME read the public hearing notice. The public hearing was opened at OPEN_TIME P.M.

Motion: member_Name, to Motion_Content

Second: SECOND_NAME.

Voice vote, passed unanimously.

456 Any Rd – Special Permit, Stormwater Management Permit (OPENGOV ID)

(Out of order). The Board received a prior request for continuance from the applicant. **Chair M. Brenner** and L. O'Connell discussed whether to formally open the hearing and continue it or defer opening to the next meeting to avoid Mullin Rule quorum issues. The Board never officially opened the hearing for these. Continued to 2025-06-09 at 6:05 P.M.

Motion: T. Willsmer, to continue the public hearings for 1083 Northfield Rd Special Permit & Stormwater Management Permits to 2025-06-09 at 6:05 P.M.

Second: A. Reid

Vote: Voice vote, passed unanimously.

BOARD DISCUSSIONS

Discussion Item 1

Lorem Ipsum Foo

COMMITTEE REPORTS

Master Plan Steering Committee

Per **Vice Chair T. Willsmer** –

Open Space Committee

Per **G. McLeod** –

Municipal Bldg. Design Committee

Per **M. Allison** –

Capital Planning Committee

Per **Chair M. Brenner** –

Economic Development Committee

Per **G. McLeod** –

Storm Water Task Force

Per **Vice Chair T. Willsmer** –

Montachusett Regional Planning Commission

Per **Clerk A. Reid** –

Montachusett Joint Transportation Committee

Per **Clerk A. Reid** –

MINUTES APPROVAL

Lorem Ipsum Foo

Motion: **M_NAME, to MOTION_CONTNET**

Second: **SECOND_NAME**

Vote: **Passed 0-0**

MEETING SCHEDULE

Upcoming meetings are **MTG_ONE** and **MTG_TWO** at 6:00 P.M.

PUBLIC COMMENT

None at this time.

BOARD COMMENT / CONCERNS

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ADJOURNMENT

Motion: **M_NAME, to adjourn.**

Second: **SECOND_NAME**

Vote: **Voice vote, passed unanimously.**

Meeting adjourned 8:29 P.M.

Minutes by Logan O'Connell, Admin Asst.

DOCUMENTS REFERENCED

Doc1

Doc2