

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 2025-06-23

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

None at this time.

CHAIR / DIRECTOR’S REPORT

Per Chair M. Brenner: L. O’Connell is leaving the Town to work for OpenGov. The two public information sessions for MBTA Zoning Compliance options were successful. The Board *does* have the ability to manually adjust quorum.

(Out of order): J. Farinacci report.

APPOINTMENTS

Board Reorganization

The only outstanding role is Chair.

M. Brenner nominated as Chair.

APPROVAL NOT REQUIRED (ANR) PLANS

558 / 560 Goodrich St – ANR-25-8

C. Anderson presented on behalf of applicants Easterbrook Nominee Trust & ER Realty Trust 2022. Noted comment from Board of Health about requiring Title V inspection, replied there is ample space to replace a septic system if this one fails.

Lot 1A is an existing garage / barn on the property at 560 Goodrich St. It’s utilized by owners of 558 Goodrich St.

J. Farinacci found no issues with the application.

Motion: T. Willsmer, to endorse the ANR for 558 and 560 Goodrich St as per plan of record.

Second: A. Reid

Vote: A. Reid – Aye, T. Willsmer – Aye, M. Brenner – Aye

60 Cross Rd – ANR-25-9

C. Anderson presented on behalf of applicant Timothy Gendron. Designating Lot 12A as a new additional lot. Has over 100 ft of frontage. Lot 12B is the existing house, just under 3 acres. Has applicable front & side-yard setbacks.

J. Farinacci found no issues with the application.

Motion: T. Willsmer, to endorse the ANR for 60 Cross Rd as per the plan of record.

Second: A. Reid

Vote: A. Reid – Aye, T. Willsmer – Aye, M. Brenner – Aye

DECISIONS

(Out of order): 443 West Townsend Rd 8:08 P.M.

Decision not available – wasn't sent and Jasmin doesn't have computer. Delayed to next meeting.

PUBLIC HEARINGS

100 Townsend-Harbor Rd – Stormwater Management Permit (PBSW-25-2)

Mikael Lassila (Tauper Land Survey) presented for applicant DCJS, LLC.

M. Brenner invited public comment.

Carl Strathmeyer question. **M. Brenner** response.

J. Farinacci weighed in. If major deviations from the approved decision are found and documented (i.e. massive increases in contamination) you could bring that to file an enforcement order. In this case the runoff exists as-is. The construction of this isn't going to add significant amounts of water.

M. Lassila read his reply to Carl Strathmeyer.

Motion: MEMBER_NAME, to close the public hearing for 100 Townsend-Harbor Rd.

Second: SECOND_NAME.

Vote: A. Reid – Aye, T. Willsmer – Aye, M. Brenner – Aye

T. Willsmer is dissatisfied with the current Stormwater Bylaw (§ 204 of the Town Code). **M. Brenner** discussed the history of the Stormwater Bylaw, noting it's stricter than the state's requirements and is more involved to update.

J. Farinacci discussed motion language with the Board. The possibility of conditioning applicant responsibility to remedy condition contaminant-based remedies since there's no established baseline for the watershed. **T. Willsmer** sees merit of

Motion: T. Willsmer, to approve the Stormwater Management Permit for 100 Townsend-Harbor Rd with all standard conditions.

Second: A. Reid.

Vote: A. Reid – Aye, T. Willsmer – Aye, M. Brenner – Aye

J. Farinacci will send draft decision to applicants.

260 Falulah Rd – Special Permit, Stormwater Management Permit (PMOD-25-2)

C. Anderson presented for applicant Fitchburg Land Redevelopment Authority.

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.

The Board discussed and would like to have peer review given the changes to the Stormwater system.

C. Anderson noted the City of Fitchburg.

Board moved to require peer review not to exceed \$2,000.

M. Brenner invited public comment.

Dave Rogers (82 Highland St) asked about the “unsuitable” substance being left on-site. Wanted to know what the substance is, who put it there, and what responsibilities would be tied in perpetuity to the property. Per **C. Anderson** the materials were discovered during the geo-technical review. Upon discovery, the project stopped and a Licensed Site Professional was hired. DEP was notified and is involved in cleanup. The Fitchburg Redevelopment Authority is retaining control of the unsuitable portion of the property, while Fitchburg Landowners (?) Inc controls the rest. The current understanding is that as long as the material doesn’t get touched it will not spread. **J. Farinacci** confirmed the Planning Board didn’t have a role in the contamination aspect—that is overseen by DEP.

Insert M. Brenner explanation 7:25

Long discussion about contamination and inter-board coordination.

D. Roger – I was a water commissioner for 40 years. During that time some dumping happened on Townsend Harbor Rd. I was one of three that negotiated the removal & remediation of the dumped materials. In addition, we negotiated a condition for the paper companies to go in and extend the mains so that the water servicing that area of Town would be potable.

I think it’s important for **someone** in the Town of Lunenburg to be the point-person for concerns about the site *in total*, so that the adjacent property is not confused and everybody knows what the situation is.

M. Brenner – the *Board* can do virtually nothing about what you’ve discussed. *However*, I’m happy to personally ask around to get some answers to those questions and report back at our next meeting.

D. Rogers – How is the site accessed?

C. Anderson – There are two paved driveways. 7:40 answer.

D. Rogers – Pushed for deed restriction on the Fitchburg Redevelopment Authority portion of the parcel due to the contaminants.

Motion: T. Willsmer, to continue the public hearing for 260 Falulah Rd Modification to Site Plan Approval and Stormwater Management Permit to 2025-07-14 at 6:05 P.M.

Second: A. Reid.

Vote: A. Reid – Aye, T. Willsmer – Aye, M. Brenner – Aye

BOARD DISCUSSIONS

MBTA Communities Act – Choosing Option for Consultant’s Work

Chair M. Brenner outlined the results of the public info session: Attendants were heavily in favor of paper compliance (using the existing 40R District at 37 Youngs Rd, a.k.a “Tri-Town”).

The Board briefly discussed & then agreed this was most practical.

D. Rogers – I attended the public info session. Thank you for hosting that. There are provisions in the legislation that Lunenburg could use to be in compliance with. Notwithstanding the political aspects, I agree with this option.

T. Willsmer moved to instruct Community Scale to draft the bylaw implementing Option B. A. Reid seconded. Vote: A. Reid – Aye, T. Willsmer – Aye, M. Brenner – Aye

Master Plan Steering Committee – Adjusting Quorum

M. Brenner read email from Town Manager. 8:03 P.M.

For an *advisory committee*, the Planning Board can directly define quorum.

M. Brenner

T. Willsmer moved to amend the charter of the master plan steering committee to set the quorum to 5 individuals.

A. Reid – Aye, T. Willsmer – Aye, M. Brenner – Aye

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 M_Content

Second: S_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

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

TLS Reply to Carl Strathmeyer Comments