

TOWN OF LUNENBURG

Office of the Planning Board

Matthew Brenner *Chair*
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Amanda Reid *Clerk*
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Jasmin Farinacci – Land Use Director
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AGENDA

Mon, 2025-07-14 – 6:00 P.M. | Town Hall (17 Main St, Lunenburg MA)

(1) CONTENT: 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. **(2) RECORDING:** 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**. Please be advised that the Town of Lunenburg utilizes Zoom platform has host for its hybrid and remote meetings; that the Zoom platform utilizes AI technology, known as “AI Companion,” to create audio transcriptions of meetings to aid in the subsequent preparation of meeting minutes; and that AI Companion is activated immediately upon launching the Zoom application. You are hereby notified that this AI technology may capture audio prior to the start of the meeting and/or following the conclusion of the meeting. **(3) REMOTE PARTICIPATION:** Join via computer at <https://us02web.zoom.us/j/81092673745> 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

5. APPROVAL NOT REQUIRED (ANR) PLANS

6. DE MINIMIS CHANGE

7. PUBLIC HEARINGS

- a. 1083 Northfield Rd – Special Permit (SP) for Common Driveway / Stormwater Management Permit (SMP) [PBSW-25-1](#)
(Cont. from 06-09)
- b. 260 Falulah Road –Modification to Site Plan Approval and Stormwater Management Permit [PMOD-25-2](#)
(cont. From 06-23)

8. DECISIONS

- a. 443 West Townsend Rd – SP for Common Driveway [PBSP-25-3](#) (cont. From 06-23)

9. BOARD DISCUSSIONS

10. ABUTTING COMMUNITY NOTICES

- a. Fitchburg Planning Board hearing notice 6/10/25
- b. Lancaster Planning Board hearing notice 7/14/25
- c. Townsend Planning Board hearing notice 6/18/25
- d. Ashby Planning Board Decision notice Old Northfield Rod 6/30/25

11. 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

12. MINUTES APPROVAL

- a. 2025-06-23

MEETING SCHEDULE

(6:00 P.M. at Town Hall or stated otherwise)
07-28, 08-08

13. PUBLIC COMMENT

14. BOARD COMMENT / CONCERNS

15. ADJOURNMENT