

TOWN OF LUNENBURG

Office of the Planning Board

Matthew Brenner *Chair*
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Jasmine Farnacci – Land Use Director
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Revised AGENDA

2025-09-08 – 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> or by phone at **(888) 475-4499**, entering Meeting 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. **APPROVAL NOT REQUIRED (ANR) PLANS**
 - a. 830 Mass Ave- ANR (continued from 8-25)
5. **PUBLIC HEARINGS**
 - a. 1083 Northfield Road -Special Permit,
Stormwater Management Permit-(Refiled
Last discussed 8-25)
6. **DECISIONS**
 - a. 499 Northfield Road
7. **BOARD DISCUSSIONS**
 - a. Master Plan steering committee
presentation at Special Town Meeting
 - b. First Right of Refusal- 222 West Townsend
Rd
 - c. **Review Draft MBTA Communities bylaw**
 - d. **Answer questions from Master Plan
Steering Committee**
8. **ABUTTING COMMUNITY NOTICES**
9. **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
10. **MINUTES APPROVAL**
 - a. 8/25
11. **MEETING SCHEDULE**
(6:00 P.M. at Town Hall or stated otherwise)
9/22, 10/27, 11/10
12. **PUBLIC COMMENT**
13. **BOARD COMMENT / CONCERNS**
14. **ADJOURNMENT**