

TOWN OF LUNENBURG

Office of the Planning Board

Matthew Brenner *Chair*
Timothy Willsmer *Vice Chair*
Amanda Reid *Clerk*
Adam Burney *Member*



Tel: (978) 582-4146, opt. 5
Fax: (978) 582-4353
960 Massachusetts Ave
Lunenburg, MA 01462

Jasmin Farinacci – Land Use Director
Jennifer Daigle – Admin Asst.

MINUTES 2025-09-22

Meeting posted: Yes

Address: Town Hall –17 Main St. Lunenburg, MA 01462

Time: 6:00 PM

Present: T. Willsmer, A. Reid, A. Burney, M. Brenner

Absent: none

CALL TO ORDER / PLEDGE

M.Brenner called the meeting to order at 6:00 P.M.

PUBLIC COMMENT

None at this time. No public parties in person or in online waiting room.

CHAIR / DIRECTOR'S REPORT

Per Chair M.Brenner no updates at this time

APPOINTMENTS

None

DECISIONS

PUBLIC HEARINGS

390 Goodrich Street

A.Burney would like fencing to protect solar and animals. A. Burney asks will batteries be required. K.Gebo none will be sought.

Request records to add to file

A. Burney is there conduit under the ground. There is conduit under the solar array to get to the house but will not affect pavement or street.

A.Burney would like the following conditions:

- Utility interconnection agreement
- 3 phase wiring plan
- Special condition added for fence in different location, bylaw requires the array to be fenced. Back of electrical will be screened for safety.
- Proper erosion control on both sides of trench for stabilizing will serviced and open.
- Gebo reports 24" deep. Would like on site plan, which trench would be open.
- Financial surety for decommissioned by way of bond equal to 125% of removal upon activation of the system
 - peer review for cost of removal by the applicant for the bond

Chair asks Amanda if she concurs. She does.

Discussion about the conditions. Chair asks the applicant if they are ok with the conditions.

Motion: A. Burney motion, to close the public hearings for 390 Stormwater Management Permits to 2025-07-28 at 6:05 P.M.

Second: A.Burney

Vote: A. Reid – Aye, T.Willsmer -Aye, A. Burney -Aye, .

Motion: A. Burney motion, to close the public hearings for 390 Goodrich Street for Special Permit Permits to 2025-07-28 at 6:05 P.M.

Second: T. Willsmer seconded

Vote: A. Reid – Aye, T.Willsmer -Aye, A. Burney -Aye, M.Brenner -Aye 4-0 passed

Motion: A. Burney motion, to close the public hearings for 390 Stormwater Management Permits to 2025-07-28 at 6:05 P.M.

Second: T. Willsmer seconded

Vote: A. Reid – Aye, T.Willsmer -Aye, A. Burney -Aye, M.Brenner -Aye 4-0 passed

BOARD DISCUSSIONS

MBTA bylaw- nothing yet from them. Will do that a public hearing. Language will be submitted for the warrant.

Master Plan Steering committee – wait to hear from them

Community Abutter Notices- none of note

Master Plan Steering Committee

Per **Vice Chair T. Willsmer** – unable to attend , no meeting

Open Space Committee

Per **T. Willsmer** – has not met since last meeting

Municipal Bldg. Design Committee

Per M. Brenner– has met with initial chat and feedback. Plans for Ritter. Plans going forward for TCP.

Capital Planning Committee

Per **M. Brenner** has not met

Economic Development Committee

Per **M. Brenner** has not met but will meet on 10-14

10/02 Town official meet and greet at Smokestack Roasters

Storm Water Task Force

Per **Vice Chair T. Willsmer** – meeting scheduled changed to this Thursday

Montachusett Regional Planning Commission

Per **Clerk A. Reid** – not met since last meeting. 10/09 at 7:00pm and will send over info

Montachusett Joint Transportation Committee

Per **Clerk A. Reid** –has not met since last meeting

MINUTES APPROVAL

Changes needed to the vote to include

MEETING SCHEDULE

The upcoming meeting is 07-28-2025 at 6:00 P.M.

PUBLIC COMMENT

None at this time.

BOARD COMMENT / CONCERNS

ADJOURNMENT

Motion: **A. Burney, to adjourn.**

Second: **T. Reid seconded**

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

Meeting adjourned.

Minutes by Jennifer Daigle, Admin Asst.

DOCUMENTS REFERENCED