

TOWN OF LUNENBURG

Office of the Planning Board

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



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Richard Harris – Land Use Director

REVISED AGENDA

2025-10-27 – 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

2. CHAIR / DIRECTOR’S REPORT

3. APPOINTMENTS

4. APPROVAL NOT REQUIRED (ANR) PLANS

- 930 Massachusetts Avenue

5. PUBLIC HEARINGS

- 255 Sunny Hill Road PBSW-25-4 Stormwater Permit
- MBTA Community Public Hearing to conform with the MBTA Communities Compliance Zoning Amendment § 250-4.19 Multi-Family Overlay District M.G.L. c. 40A. § 3A.
- Change to language in Bylaw Code of the Town of Lunenburg, MA, § 250-6.4C(7)(c)(6) by “Removing Bituminous Concrete” Requirement from Common Driveways.

6. DECISIONS

7. BOARD DISCUSSIONS

- ~~Upcoming Warrant Article – APDC/Historical Commission merger~~

- Meeting on 12/22?
- CERTIFICATE OF VOTE AUTHORIZING SIGNATURES PURSUANT TO M.G.L. c.110G

8. ABUTTING COMMUNITY NOTICES

9. COMMITTEE REPORTS

- Master Plan Steering Committee
- Open Space Committee
- Municipal Bldg. Design Committee
- Capital Planning Committee
- Economic Development Committee
- Storm Water Task Force
- Montachusett Regional Planning Commission
- Montachusett Joint Transportation Committee

10. MINUTES APPROVAL

- 9/8

11. MEETING SCHEDULE

(6:00 P.M. at Town Hall or stated otherwise)
11/10, 11/24, 12/8

12. BOARD COMMENT / CONCERNS

13. ADJOURNMENT