

TOWN OF LUNENBURG

Office of the Planning Board

Matthew Brenner
Timothy Willsmer
Amanda Reid
Adam Burney

Chair
Vice Chair
Clerk
Member



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Richard Harris – Land Use Director

MINUTES

2025-10-27 – 6:00 P.M. | Town Hall (17 Main St, Lunenburg MA)

ROLL CALL: M Brenner, A REID, A BURNEY

ABSENT: T WILLSMER

1. CALL TO ORDER

6:02PM

2. CHAIR / DIRECTOR'S REPORT

Removing designated Public Comment section from agenda. Will continue to ask for Public Comment as each topic is discussed.

3. APPOINTMENTS

4. APPROVAL NOT REQUIRED (ANR) PLANS

930 Massachusetts Avenue ANR-25-11

- *Michael Dahlberg (TFMoran, Inc) representing customer. Sold 3.95 acres, retaining 2.98 acres. BOH title V to happen 10/31/25.*
- **A. Burney moved to approve, A. Reid**
Second
- **Rollcall Vote: Passed**
- *M Brenner, AYE*
- *A Reid, AYE*
- *A Burney, AYE*

5. PUBLIC HEARINGS

***255 Sunny Hill Road PBSW-25-4 Stormwater Permit**

- *Patrick McCarty (McCarty Engineering, Inc) representing customer. Added drainage narrative. A. Burney brought up unpaid taxes. After public comments and board discussion A. Burney moved to continue until next meeting 11/10/25, A. Reid second*
- **Rollcall Vote: Passed**
- *M Brenner, AYE*
- *A Reid, AYE*
- *A Burney, AYE*

***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.**

- *M Brenner explained this is a state requirement as an adjacent community to those with train stations. Town was proactive with the 40R "Smart Growth District" and can use that district as the required zone. Town has recognized the Tri-Town section as the appropriate area to designate as it only has to be bumped by 4 units per acre going from 22 to 26. There is very little risk of near-term redevelopment, structures are good until end of life (30years or so). After public and board discussions A Burney moved to add the zoning amendment and bring to Special Town Meeting, A. Reid second*
- **Rollcall Vote: Passed**
- *M Brenner, AYE*
- *A Reid, AYE*
- *A Burney, AYE*
- ***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.**
- *A Burney explained by removing this wording, we are allowing for other*

acceptable materials to possibly be used (gravel). A Burney moved to Amend wording and bring to Special Town Meeting, A Reid second.

- **Rollcall Vote: Passed**
- *M Brenner, AYE*
- *A Reid, AYE*
- *A Burney, AYE*

6. DECISIONS

7. BOARD DISCUSSIONS

- **Meeting on 12/22?**

Only one Dec meeting on 12/15/25

- **CERTIFICATE OF VOTE AUTHORIZING SIGNATURES**

PURSUANT TO M.G.L. c.110G

This is to allow electronic signatures as well as live ink signatures on legal documents. A Burney moved to accept, A Reid second

- **Rollcall Vote: Passed**
- *M Brenner, AYE*
- *A Reid, AYE*
- *A Burney, AYE*

8. ABUTTING COMMUNITY NOTICES

9. COMMITTEE REPORTS

- Master Plan Steering Committee
last week was the final public information forum, 16 members of the community attended
- Open Space Committee
will be presenting at 11/10/25 meeting
- Municipal Bldg. Design Committee
Continue to meet, touring town buildings next week, accessibility at top of lists (no more chair lifts, get elevators)
- Capital Planning Committee
- Economic Development Committee
Jossie Gilcrest, Chair held a very successful meet & greet last week where the school and police dept made it a point to have a presence there. Businesses in town enjoy and have provided positive feedback
- Storm Water Task Force
- Montachusett Regional Planning Commission

Has two meetings left for the year

- Montachusett Joint Transportation Committee

George retired from MART

10. MINUTES APPROVAL

11. MEETING SCHEDULE

*(6:00 P.M. at Town Hall or stated otherwise)
11/10, 11/24, 12/15*

12. BOARD COMMENT / CONCERNS

- *A Burney: bylaws do need to be revamped, possibly hire consultant to put something together to vote on at next Special Town Meeting.*
- *M Brenner: Richard Harris is the new Interim Land Use Director.*
- *A Reid, may not be able to attend 11/24/25 meeting*

13. ADJOURNMENT

- Motion moved by A Burney, second by A Reid
- Closed 8:41pm