

TOWN OF LUNENBURG

Office of the Planning Board



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Richard Harris – Land Use Director
Leigh Bain – Administrative Assistant

1/12/26 Minutes

Roll Call: M. Brenner, T. Willsmer, A. Reid (*remote*), A. Burney

1. **CALL TO ORDER**

M.Brenner @ 6:02pm

2. **CHAIR / DIRECTOR'S REPORT**

- *New Planner/ Director of Planning and Economic Development, Stephen Wallace will be starting Monday Feb. 2, 2026*

3. **APPROVAL NOT REQUIRED (ANR) PLANS**

- **10 Parmenter Rd (ANR-25-13)**

*Greg Roy(Dillis & Roy)presented on behalf of applicant Mitchell Lorden, 35 lots, 40,000sq ft, 10 lots access on Fire Rd 15, cul-de-sac on Ruth St. M Brenner & A. Burney expressed concerns with Fire Rd 15 accessibility and conditions as they both attempted to drive on it. A. Burney stated creating a right of way will be a sub-division not an ANR. R Harris read law for ANR/ Sub-divisions to have on record. Based on road adequacy, the ANR will be denied. A. Burney suggested fix road and reapply. Ali Lorden asked for a contingent approval, R Harris explained not allowed. Discussed the cul-de-sac to be constructed on Ruth St. **A. Burney made motion:** to adopt the Findings stated herein and to **DENY Endorsement** of the proposed ANR Plan based on the determination that Fire Road 15 is NOT, in its current state, of sufficient width, suitable grades and adequate construction to provide for the needs of vehicular traffic which would utilize said "roadway" as proposed by the subject ANR Plan. And if the land included in the aforementioned plan is reconfigured and **resubmitted to the Planning Board within 6 months the Planning Board will waive any required ANR fees. T. Willsmer., Second. Roll Call Vote: A Burney, Aye; T Willsmer, Aye; A Reid, Aye; and M Brenner, Aye (4/0)** Abutter Rich Pearson made concerns known about cul-de-sac. M Brenner explained ANR laws/rules and what the Board is allowed to deny for, which is very specific.*

4. **PUBLIC HEARINGS**

- **Continued from 11/24/25: 30 Summer St. Stormwater Permit, (PBSW-25-6), Site Plan Approval, (PBSA-25-8)(Peer Review results); Special Permit (PBSP-25-9)**

*Greg Roy (Dillis & Roy) has not had a chance to review the Peer Review for PBSW-25-6 and PBSA-25-8 as it just came in. Does not see need to open Special Permit PBSP-25-9 as of yet and requested a continuance. **T Willsmer motioned to continue to 1/26/26 meeting. A Burney, Second.***

Roll Call Vote: A Burney, Aye; T Willsmer, Aye; A Reid, Aye; M Brenner, Aye (4/0)

- **Continued from 12/15/25: 0 Reservoir Rd Stormwater Permit, (PSW-25-5)** (sent for Peer Review) at start of meeting M Brenner announced applicant requested a continuance and will not be on agenda. A Burney made motion to continue to 1/26/26. T Willsmer, Second.
Roll Call Vote: A Burney, Aye; T Willsmer, Aye; A Reid, Aye; M Brenner, Aye (4/0)
- **1083 Northfield Rd. Scenic Roads, PSR-25-2**
Greg Roy(Dillis&Roy)presented on behalf of the owner Tanner Cole, discovered there is the need to remove 2 White Pine trees 30" diameter as they are growing in the wall. M Brenner stated we will need to hear from the Tree Warden. R Harris stated there will need to be a joint hearing with the Tree Warden. A Burney asked if there is a remediation or replication plan dealing with the 40 feet of removal. Discussion of reusing stones to rebuild wall. New Plan to show reuse and the trees. A Burney moved to continue to 1/26/26. T Willsmer, Second.
Roll Call Vote: A Burney, Aye; T Willsmer, Aye; A Reid, Aye; M Brenner, Aye (4/0)

5. **DECISIONS and BUSINESS**

- **485 Leominster Shirley Rd, Extension of time to commence construction (PSA-25-1)**
Ryan McGlothlin (Silo Electric) representing applicant explained tariffs have caused the delay. They plan to break ground in August and completed by end of October. T Willsmer moved good cause for extension. A Burney, Second
Roll Call Vote: A Burney, Aye; T Willsmer, Aye; A Reid, Aye; M Brenner, Aye (4/0)

6. **BOARD DISCUSSIONS**

- **Master Plan**
A first draft has been sent to Over-Under for review.

7. **COMMITTEE REPORTS**

- **Master Plan Steering Committee**
leave until fully disbanded
- **Open Space Committee**
No meeting since our last meeting
- **Municipal Bldg. Design Committee**
No meetings scheduled
- **Capital Planning Committee**
Submitted plan rankings, with understanding we have no idea where the budget will land, will meet once Town Manager says can
- **Economic Development Committee**
Meets tomorrow
- **Storm Water Task Force**
Wes and Sampson on board, had an official meeting to get everybody on the same page. Have a bit of activity coming up ... Meeting at end of January, with FinCom and then the Select board on 2/10/26. We meet again 3/5/26 for public info session.
- **Montachusett Regional Planning Commission**
Met last Thursday, had Kurt Gartner, Assistant Secretary for policy at the Mass Executive Office of Energy and Environmental Affairs. He talked about Mass Integrated Land Use Strategy. It was a good informational session about what the state is doing. Basically creating a dashboard to help provide towns with options for scaled growth in terms of land use. An informational tool.
- **Montachusett Joint Transportation Committee**
has not met yet, meet Wednesday

8. **MEETING SCHEDULE**

(6:00 P.M. at Town Hall or stated otherwise)

1/26/26, 2/9/26, 2/23/26

9. **BOARD COMMENT**

Richard and Matt will be meeting with Stephen on 2/2/26 for onboarding handoff

10. **ADJOURNMENT**

T Willsmer motioned to adjourn. A Burney, Second.

Roll Call Vote: A Burney, AYE; T Willsmer, AYE; A Reid, AYE; M Brenner, AYE

adjourned 7:43pm