

TOWN OF LUNENBURG

Office of the Planning Board

Matthew Brenner *Chair*
Timothy Willsmer *Vice Chair*
Amanda Reid *Clerk*
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Richard Harris – Land Use Director
Leigh Bain – Administrative Assistant

AGENDA

2026-01-26 – 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. BOARD COMMENT

3. CHAIR / DIRECTOR’S REPORT

4. APPOINTMENTS

5. APPROVAL NOT REQUIRED (ANR) PLANS

6. PUBLIC HEARINGS

- 301 Mass Ave. Site Plan Approval, PBSA-25-9
- *Continued from 12/15/25: 0 Reservoir Rd Stormwater Permit, PBSW-25-5 (sent for Peer Review)*
- *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*
- *Continued from 1/12/26: 1083 Northfield Rd. Scenic Roads, PBSR-25-2 (email to continue to 2/9/26 for joint hearing received 1/13/26)*

7. DECISIONS and BUSINESS

- 925 Mass Ave – RFP, Group Member
- 485 Leominster Shirley Rd – Sign Decision from 1/12/26 vote
- 1083 Northfield Rd. – Notice of Intent (*remove from Forestry to sell residential*)

8. BOARD DISCUSSIONS

- Master Plan

9. ABUTTING COMMUNITY NOTICES

10. 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

11. MINUTES APPROVAL

12. MEETING SCHEDULE

(6:00 P.M. at Town Hall or stated otherwise)
2/9/26, 2/23/26, 3/9/26, & 3/23/26

13. BOARD COMMENT

14. ADJOURNMENT