

TOWN OF LUNENBURG

Office of the Planning Board

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Stephen Wallace – Director of Planning
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Leigh Bain – Administrative Assistant

AGENDA - **REVISED**

2026-02-09 – 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

- 1083 Northfield Rd., (ANR-26-1)

6. PUBLIC HEARINGS

- 7.**
- 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)
 - 0 Reservoir Rd. Special Permit, (PBSP-25-10) (Common Driveway)
 - 1083 Northfield Rd. Scenic Roads, (PBSR-25-2) (joint with Tree Warden)
 - 1 Main St. Site Plan Approval, PBSA-25-10

8. 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)

- 1083 Northfield Rd. Sign decisions for **PBSW-25-8** & PBSW-25-3

9. BOARD DISCUSSIONS

- Master Plan Draft - review and feedback: Next steps

10. ABUTTING COMMUNITY NOTICES

11. 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

12. MINUTES APPROVAL

- 6/9/25, 7/14/25, 7/28/25, 8/25/25, 9/8/25, & 9/22/25

13. MEETING SCHEDULE

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

14. BOARD COMMENT

15. ADJOURNMENT