

TOWN OF LUNENBURG

Office of the Planning Board

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Stephen Wallace – *Director of
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Development

Leigh Bain – *Administrative
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04/27/26 Minutes

Roll Call: M. Brenner, T. Willsmer, A. Reid, A. Burney

1. **CALL TO ORDER**

- M. Brenner @ 6:00pm

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

- S. Wallace explained he has started gathering examples of bylaws from surrounding communities for the by-laws we are looking to update; Senior Housing, Cluster Housing, Inclusionary Zoning, and Minor Site Plan Review. He wants feedback from the board by the end of June so that he can have a draft out by July. He wants to know what is liked and what is not. If anyone has a community they want reviewed, let him know. To not inundate the board, he will send them out on a schedule. This week, Senior Housing, next week, Cluster Housing and the following week, Inclusionary Zoning and Minor Site Plan Review.

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

- **Continued from 2/23/26 (Applicant Request): 0 Reservoir Rd. (ANR-26-2)**
J. LeClair (McCarty Engineering) on behalf of the applicant. This was discussed and voted on as part of the Stormwater PBSW-25-5 and Special Permit PBSP-25-10 Hearings. (See below) **Continued to May 11, 2026.**

4. **PUBLIC HEARINGS**

- **Continued from 12/15/25: 0 Reservoir Rd. Storm Water Permit, (PBSW-25-5(Peer Review))**

J. LeClair (McCarty Engineering) on behalf of the applicant. There have been three changes made; drainage/culvert has been pulled from right of way, added the stone depressions to the detail sheet and the applicant's attorney has provided verbiage for the easement to go with each deed and also a Maintenance Association Agreement. S. Wallace asked how much drainage would be handled by the front lot. J. LeClair indicated very little. A. Burney confirmed open channels containing trap rock. M. Brenner confirmed that the homeowner would affect their own property before others if

maintenance were not completed. S. Wallace informed the board they have 2 options: Easement outlined in each property deed or a Maintenance Association Agreement. M. Brenner stated that either would work, asked the board for their thoughts. A. Burney believes the Maintenance Association Agreement is the better option as it includes the fiduciary requirement. M. Brenner agreed. A. Burney moved to Close the Hearing. A. Reid, Second.

Verbal Vote: AYE (4/0).

A. Burney moved to approve standard conditions and to have legal counsel review. A. Reid, Second.

Verbal Vote: AYE (4/0)

- **Continued from 2/9/26: 0 Reservoir Rd., Special Permit, (PBSP-25-10)**

J. Leclair (McCarty Engineering) stated with the Stormwater Approval he would like to withdraw this application. The board stated they would sign the ANR. L. Bain reminded J. LeClair he needs to provide the updated mylar since it changed. A. Burney moved to withdraw the application of PBSP-25-10 and to Continue ANR-26-2 until May 11, 2026. A. Reid, Second

Verbal Vote: AYE (4/0)

- **60 Cross Rd., Stormwater Permit (PBSW-26-11)**

Chris Anderson (Hannigan Engineering) on behalf of the applicant, Timothy Gendron, trustee of the 60 Cross Street Realty Trust 2012 and Timothy K. Gendron 2008 Revocable Trust. Stated they were before Conservation about two years ago, and the plans did not trigger stormwater then. Applicant has since changed the plans and by doing so triggered stormwater. Wanted to mention/ have on record because work has been done on the properties. This project consists of 2 single family homes, a duplex and an addition on an existing single-family home. 30 Pine Grove Rd is going to be a single-family with a single access driveway. Crushed stone to absorb. A roof drain/ drywell system at the back of the lot, not sharing with other lots. Will be on municipal services for sewer and water. There is a new Conservation Commission Hearing on 5/6/2026. 68 Cross Rd is going to be a duplex. There is an order of conditions of field change. This will be private water. There will be 2 drywell systems added. Will be a domestic sewer system. 64 Cross Rd. will be a single-family home. It will have a single drywell system. There will be a new well. This will be on public sewer. 60 Cross Rd is an existing structure that will be adding on an addition and new driveway access. This lot has an extensive backyard area, they will construct an infiltration basin system (a berm and outlet). C. Anderson stated he received the peer review results this morning and has started addressing the concerns mentioned. They do want additional soil samples. S. Wallace asked if the addition is adding additional living space and was told no, just a big room. M. Brenner confirmed needing time to review the peer review results that came in this morning. John Paula 63 Laurel Ln stated he is concerned with water running off onto his small strip of land. A. Burney and M. Brenner explained the purpose of the stormwater bylaw and why we issue permits. S. Wallace mentioned that the bylaw went into effect in 2018. C. Anderson explained the water actually runs off of J. Paula's land onto these properties. A. Reid mentioned to J. Paula that she has found the engineers are usually kind and easy to work with to help the neighbors. C. Anderson confirmed they will talk with him and address his concerns. A. Burney asked if the sewer commission had been petitioned, was informed yes and had already started prior. A. Burney asked if the property owner is the contractor. C. Anderson stated that the

property owner will be developing. A. Burney recommends the construction be done in phases so that properties don't get held up with selling because the other properties are still under construction. C. Anderson will discuss it with the client. **A. Burney moved to continue until May 11th at 6:05pm. T. Willsmer, Second**
Verbal Vote: AYE (4/0)

- **Continued from 4/13/26: 222 West Townsend Rd. Stormwater Permits (PBSW-26-2, PBSW-26-3, PBSW-26-4, & PBSW-26-5)**

C. Stoddard (Stoddard Engineering) on behalf of the applicant. Stated they went out last week and test pitting, completed and forwarded the Solar Reports. They got clarification on lot 4 and the trench opening on town right of way, the DPW did not have an issue. The plans were updated to include planting counts. S. Wallace stated that Graves Engineering is still working on the review. **A. Burney moved to continue to 5/11/26 at 6:05pm. A. Reid, Second**

Verbal Vote: AYE (4/0)

- **Continued from 3/16/26: 860 New West Townsend Rd., Site Plan Review, (PBSA-26-1); Stormwater Permit, (PBSW-26-1); Special Permit, (PBSP-26-1)**

A letter requesting continuance to May 11th was received prior to the meeting. A.

Burney moved to continue to May 11, 2026 at 6:05pm. A. Reid, Second

Verbal Vote: AYE (4/0)

5. **DECISIONS and BUSINESS**

- **711 Massachusetts Ave., (1220) Bond for Stormwater work extension**

S. Wallace stated he walked the property with Jeff from Graves Engineering along with the applicant's engineer. The stormwater controls are in place and well kept. There is still some loam and seeding to be done and grass that needs to take hold. Applicant recommended \$14500 for a bond. Jeff recommends \$18,500.00, which would include a 30% escalator. Dan Sheehan (Haley Ward) stated he can answer any questions for the board. Nick Merlino 711 Mass Ave #3, himself and other members of the HOA have some concerns regarding the hydro seeding and seeding. Stating the hydroseeding was done prior to winter and did not establish. They had spoken with the company that did the original work and were told they have no plans to re-hydro seed. A. Burney explained the purpose of this bond is to ensure the hydro seeding and seeding are completed as outlined in the approved plan and before it can be released, the site has to be approved/signed off on by the Planner, our reviewing Engineer, and the project engineer. D. Sheehan stated he will never sign off on the project until 75% or more of the vegetation which is the law. D. Sheehan stated that the plan is to re-hydro seed. Krishnaswamy Ravichandran, 711 Mass Ave #6, wanted to make it known that the back of his unit, #5, and #7, have never been hydro seeded or seeded. Stated he did mention it to the property owner, Mathieu Nowlan last week. He stated Mr. Nowlan told him he would have it taken care of, and it was the first he had heard of this. N. Merlino asked if they could get a commitment to what work is required to be done. D. Sheehan stated that the commitment is that the project will be completed in accordance with the original plan. There will be grass on all non-impervious surfaces which include hydro seeding, loaming, fixing any scouring and anything that needs repairs. M. Brenner summarized that the bond includes hydro-seeding the entire property. He also stated that stabilizing can be done with other methods than hydro seeding. **A. Burney moved to accept a \$18,500.00 bond paid by cash, not to be released prior to 11/1/26. T. Willsmer, Second.**
Verbal Vote: AYE (4/0)

6. **BOARD DISCUSSIONS**

- **Master Plan**

M. Brenner stated he was unable to get the Master Plan sent out and will have this item moved to the next meeting

- **250 & 356 Hollis Rd. - Tax Title Process**

A. Burney stated they can discuss this but cannot take any type of action as it is not a listed item on the agenda and doesn't want to say something that will be against Open Meeting Law. M. Brenner strongly agreed. S. Wallace stated that we will discuss and the vote if needed will be taken at the next meeting on May 11th. S. Wallace stated he thought both properties would be good for senior housing. A. Burney said not both. 250 Hollis was at one time planned for a 40B development. That did not happen because there are a lot of ledges, hills, tall retaining walls, and significant wetlands. The project became cost excessive. A. Burney asked if we have the lien amounts as it would help in the decisions made. M. Brenner stated that would impact his decision. A. Burney believes the property is not worth keeping for planning purposes. 356 Hollis Rd is an old large lake house that sits on 4.7 acres. A. Burney explained it has been a thorn in the towns side for many years; the building is over-grown, and it has had issues with squatters in the past. The lot is relatively flat and could make four decent lots or a small village type of housing. S. Wallace inquired about public sewers. A. Burney confirmed it does not. It does have sandy soil and a septic for a medium sized development could be added. A. Burney believes if the lien is greater than or close to the appraised value it would be worth keeping however if it is not, then the Towns current financial situation makes it difficult to keep. S. Wallace stated he will request the lien information to have at the next meeting.

7. **COMMITTEE REPORTS**

- **Master Plan Steering Committee**

M. Brenner: Has not met since our last meeting

- **Open Space Committee**

T. Willsmer: Has not met since our last meeting

- **Municipal Bldg. Design Committee**

M Brenner: They are meeting tonight. Discussing meeting time change as cannot be in two places at once.

- **Capital Planning Committee**

M. Brenner: Will meet this Thursday to go over the last-minute changes as it has been a uniquely challenging budget year

- **Economic Development Committee**

S. Wallace: Met two weeks ago, discussed making sure the Town Clerk notifies the EDC when a new business license is issued. They would like to start working with the business owners and having ribbon cutting ceremonies

- **Storm Water Task Force**

T. Willsmer: They have withdrawn their warrant for Town meeting because they do not feel the time is right. Want to have public information sessions over the summer and hopefully present at fall town meeting

- **Montachusett Regional Planning Commission**

A Reid: Has not met since our last meeting

- **Montachusett Joint Transportation Committee**

A Reid: Have not met, will meet in early May

8. **MINUTES APPROVAL**

- **4/13/26**

M. Brenner stated he thinks it is amazing they have minutes for the last meeting. A.

Burney stated he thinks it is even more amazing they are cogent and readable

A. Burney moved to accept the minutes as written. T. Willsmer, Second

Verbal Vote: AYE (4/0)

9. **MEETING SCHEDULE**

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

5/11/26, 6/8/26, 7/13/26, 7/27/26

- *A. Reid asked about a second meeting in June as it is not listed. L. Bain stated yes, on 6/22/26, it was left out by mistake. A. Burney stated he is still a question for May 11th.*

10. **ADJOURNMENT**

- **A. Burney moved to adjourn. T. Willsmer, Second**

Verbal Vote: AYE (4/0)

Adjourned @ 7:33pm