

# TOWN OF LUNENBURG

## Office of the Planning Board

Matthew Brenner, *Chair*

Timothy Willsmer, *Vice Chair*

Amanda Reid, *Clerk*

Adam Burney, *Member*

Anthony Nicastro, *Member*



Tel: (978) 582-4146, opt. 5

Fax: (978) 582-4353

960 Massachusetts Ave

Lunenburg, MA 01462

Stephen Wallace – *Director of  
Planning and Economic  
Development*

Leigh Bain – *Administrative  
Assistant*

### ***07/20/26 Minutes***

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

**Absent:** None

#### **1. CALL TO ORDER**

Chairman Brenner at 5:00 pm

#### **2. ZONING AMENDMENT WORKING SESSION**

This meeting was a working session for the Planning Board to work with the Planning Director to draft new and revised zoning bylaws for voter consideration at the 2027 Annual Town Meeting. The Board and Planning Director discussed the following zoning initiatives:

- Senior Housing – issues discussed: minimum tract size, by right or by special permit, setbacks, dimensional standards, age restrictions, density standards, support services, parking, common land, and property maintenance.
- Inclusionary Housing – issues discussed: by right or by special permit, affordability requirements, payments in lieu, allowing affordable housing units off-site, thresholds of applicability, density bonuses, development standards and enforcement.
- Cluster Housing - issues discussed: minimum tract size, by right or by special permit, setbacks, dimensional standards, density standards, parking, open space (amount and allowed uses), and property maintenance.
- Minor Site Plan Review – issues discussed: allowing minor site plan review for changes of use where no alteration of the building or parking are proposed, thresholds for environmental and traffic reviews, eventual changes to the site plan regulations.

#### **3. ADJOURNMENT**

- A. Burney motion to adjourn, A. Nicastro Second, meeting adjourned at 6:05 pm.