



ZONING BOARD OF APPEALS MINUTES

July 22, 2015

The Lunenburg Zoning Board of Appeals held a public hearing on Wednesday, July 22, 2015 at 7:00 PM. The hearing was held at the Lunenburg Town Hall, 2nd Floor Conference Room, 17 Main Street, Lunenburg, MA.

The applicants Joshua & Pamela McKenna, 44 Lexington Circle, Leominster, MA were seeking a Special Permit for Dimensional Variation to create a building lot from a parcel owned by Mrs. McKenna's parents located on 59 Easterbrook Road. The newly created parcel would have reduced frontage. The Town by-law does not allow more than two lots with such reduced frontage to be placed side by side. The newly created lot would make three in a row on this street.

Board Members present: Chairman Raymond Beal, Donald F. Bowen, Hans Wentrup, Alfred Gravelle and James Besarkarski

Others Present: Joshua & Pam McKenna (petitioners) and Roger & Kimberly Lucier parents and owners of the property at 59 Easterbrook Road, Lunenburg.

7:00 PM Chairman Raymond Beal opened the hearing and explained the procedure to the audience. Lisa Normandin, Board secretary read the application into the public record. There was also a letter from Mr. & Mrs. Robert Yousey, 71 Easterbrook Road (direct abutters) giving permission for the McKenna's to utilize their driveway and to create an appropriate property easement for a shared driveway to their new lot.

The Board of Health, Agent James Garreffo prepared a memo to the Board indicating that he had no issues with the lot division as long as both lots comply with the Lunenburg well regulations and SDS regulations and Title V.

Chairman Beal apprised the applicants that they must also go before the Planning Board with their request and Mrs. McKenna indicated that the plan was on the Planning Board agenda for July 27, 2015.

Alfred Gravelle asked the applicant questions regarding the driveway placement. Pam McKenna introduced a larger plan and the Board reviewed the driveway placement, she indicated to the Board that the new driveway area would actually cross the Yousey property and branch off to their proposed new home. The area in front of the two existing driveways is landscaped and they wanted to keep the integrity of the curb appeal by not creating a third entrance.

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Mr. Beal wanted the applicants to be aware that easements would need to be in place for crossing the neighbor's property as well as existing utility and drainage easement that must be maintained. He wanted to be sure that they had legal counsel review the deeds and easements prior to the execution of the property sale.

Jim Besarkarski asked about the existing fire pond easement located on the plan, Mr. Lucier an abutter was in the audience and explained that there was a fire hydrant located at the end of the drive in case of a fire emergency; the fire pond is located on the Yousey property known as 71 Easterbrook Road.

Hans Wentrup had reservations with regard to the integrity of the by-law by creating three reduced frontage parcels and indicated that he had spoken with the Building Official about his concerns. He felt that the Board should not open a Pandora's Box by allowing the Special Permit and going against the by-law requirements.

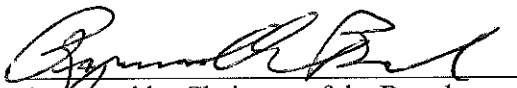
Raymond Beal felt that each petition before the board is unique and was not concerned especially given the fact that the parcel is over twelve acres and will only have two driveways on the street not three.

Alfred Gravelle agreed that the situation was unique in that the parcel, lot 5B is 12.16 acres and is being created from a lot owned by their parents also it will be located over three hundred feet from the street. He added that only other abutters affected are in favor of the petitioner's request.

A motion was made by Alfred Gravelle to grant seconded by James Besarkarski. The Board voted unanimously to approve the Special Permit for dimensional variation with the aforementioned members present.

Hearing Adjourned at 7:30 P.M.

Minutes submitted by Lisa A. Normandin, Board Secretary


Approved by Chairman of the Board

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