



ZONING BOARD OF APPEALS MINUTES

Monday, November 17, 2025

The Town of Lunenburg Zoning Board of Appeals held a public hearing on Wednesday November 12, 2025 at 7:00 PM. The hearing was held at the Lunenburg Town Hall, 17 Main Street in Lunenburg, MA, 2nd Floor Conference Room.

The petitioner was seeking Special Permit approval for construction of a 104,700 SF, 4-story, climate controlled self-storage facility. The property which is the subject of this case is located at 30 Summer Street, Lunenburg, MA 01462 and owned by Summer Street Autos, LLC.

Board Members Present

Alfred Gravelle Chairman, James Besarkarski, Anthony Nicastro and Donald Gurney.

Other Attendees

Ryan Proctor, of DILLIS & ROY Civil Design Group, Inc., 1 Main Street, Lunenburg, MA 01462, as Representative of the Petitioner: SafStor Real Estate Co., LLC., 444 Seabreeze Boulevard, Suite 840, Daytona Beach, Florida 32118, and Lisa Normandin, Secretary of the Lunenburg Zoning Board of Appeals.

7:00 PM The public hearing was opened by Chairman Alfred Gravelle, who introduced the Board members and explained the hearing procedure to the audience. Lisa Normandin read the petition into the public record.

250-4.5 A (3)

Any use allowed by right or special permit within the zoning district provided that:

- (a) They are associated with the primary use of the property.
- (b) They comprise no more than thirty five percent (35%) of the gross floor area of the building.
- (c) Any permissible Accessory Use that comprises greater than 35% of the gross floor area may be allowed by Special Permit from the Zoning Board of Appeals.

250-5.3 A (3)

In all other districts, except the Tri-Town Smart Growth District, the maximum height, as measured in Subsection A(1), shall not exceed 55 feet unless approved with development plan review and the approval of the Fire Chief.

- Mr. Proctor confirmed that the building height will be 51 feet.

325-4.7

Lots shall be prepared and graded in such a manner that development of one shall not cause detrimental drainage on another; if provision is necessary to carry drainage to or across a lot, an easement or drainage right-of-way of adequate width and proper side slope shall be provided.

- Mr. Proctor indicated that there will be a reduction in impervious area.

250-4.5 B (2) (c) and 325-4.10 A (1)

All utilities shall be placed underground.

- Mr. Proctor confirmed that all of the utilities will be underground (Sewer and Water).

325-4.8

Hydrants shall be provided every 500 running feet on one side of each street or lesser distance unless a greater distance is approved by the Chief of the Lunenburg Fire Department in writing.

They shall be of a style approved both by the Fire Chief and the American Insurance Association and the Lunenburg Water District.

- Mr. Proctor informed the Board that the Fire Department gave approval for access being limited to the front of building for Fire Trucks, with the addition of a fire hydrant.

250-4.5 A (1) (g)

Outside lighting or music, if any, shall not extend beyond ten (10) PM and shall be limited in so far as possible to the property on which the use is located. No lighting shall be reflected into adjacent abutters' properties.

- Mr. Proctor specified that although the office hours have yet to be determined, the keypad access will be from 6am-10pm, and that all of the pole lighting on site will be removed and replaced with wall pack lighting, shielded and downward facing, so as not to disturb abutting residential properties.

MOTION

After due deliberation Anthony Nicastro made a motion to approve the request as shown on the Plan No. 8663, dated 09/29/2025, submitted by the applicant. James Besarkarski seconded the motion. The petition was granted. Hearing Adjourned at 7:22 P.M. Minutes submitted by Deborah Crowley.

 4/24/25
Approved by Chairman of the Board



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