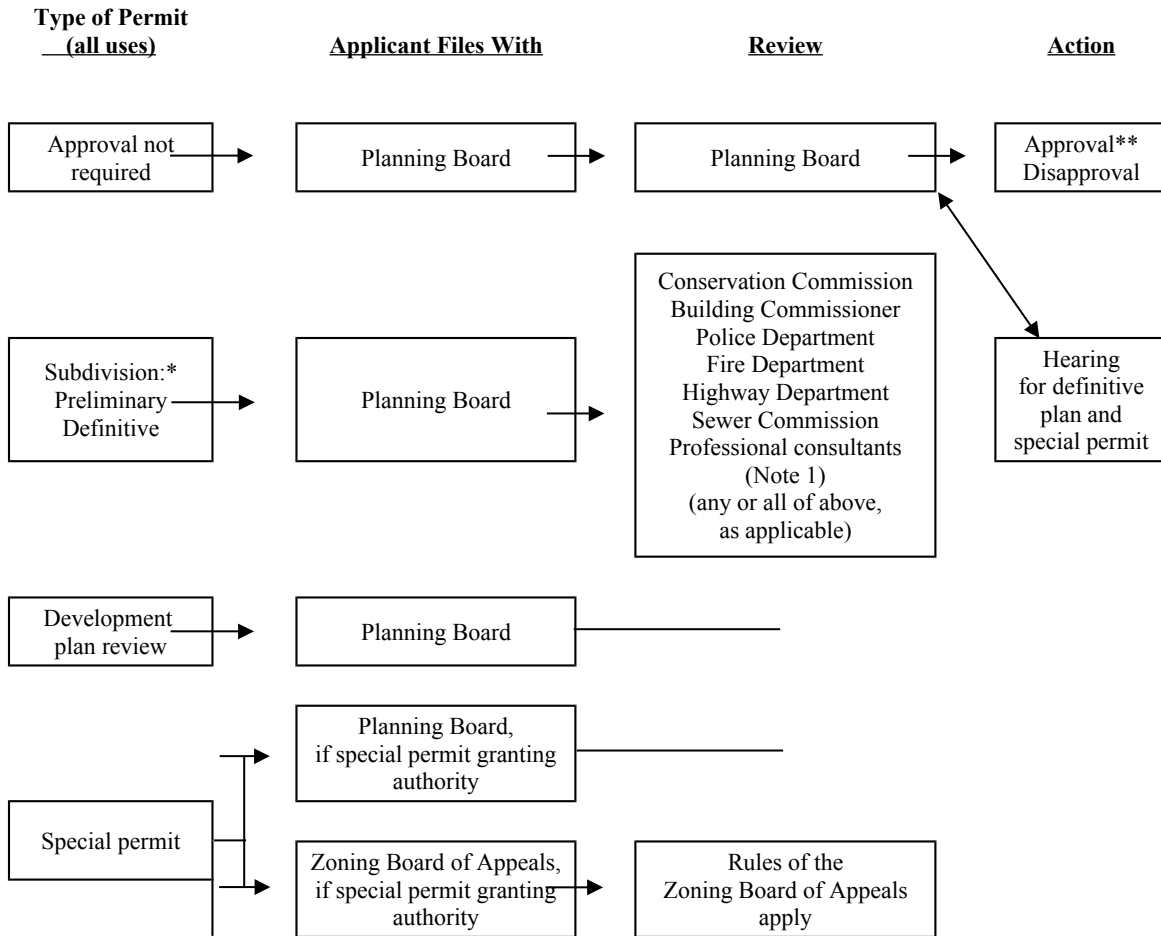


LAND USE PERMITTING PROCEDURES

315 Attachment 1

Town of Lunenburg

Permitting Processes



Note (1) All preliminary and definitive plans are submitted directly to the Board of Health by the applicant. The Board of Health renders its decision within 45 days and submits its recommendation to the Planning Board.

MGL c. 41, § 81S specifically empowers the Planning Board and Board of Health to approve, approve with modifications, or disapprove a preliminary plan.

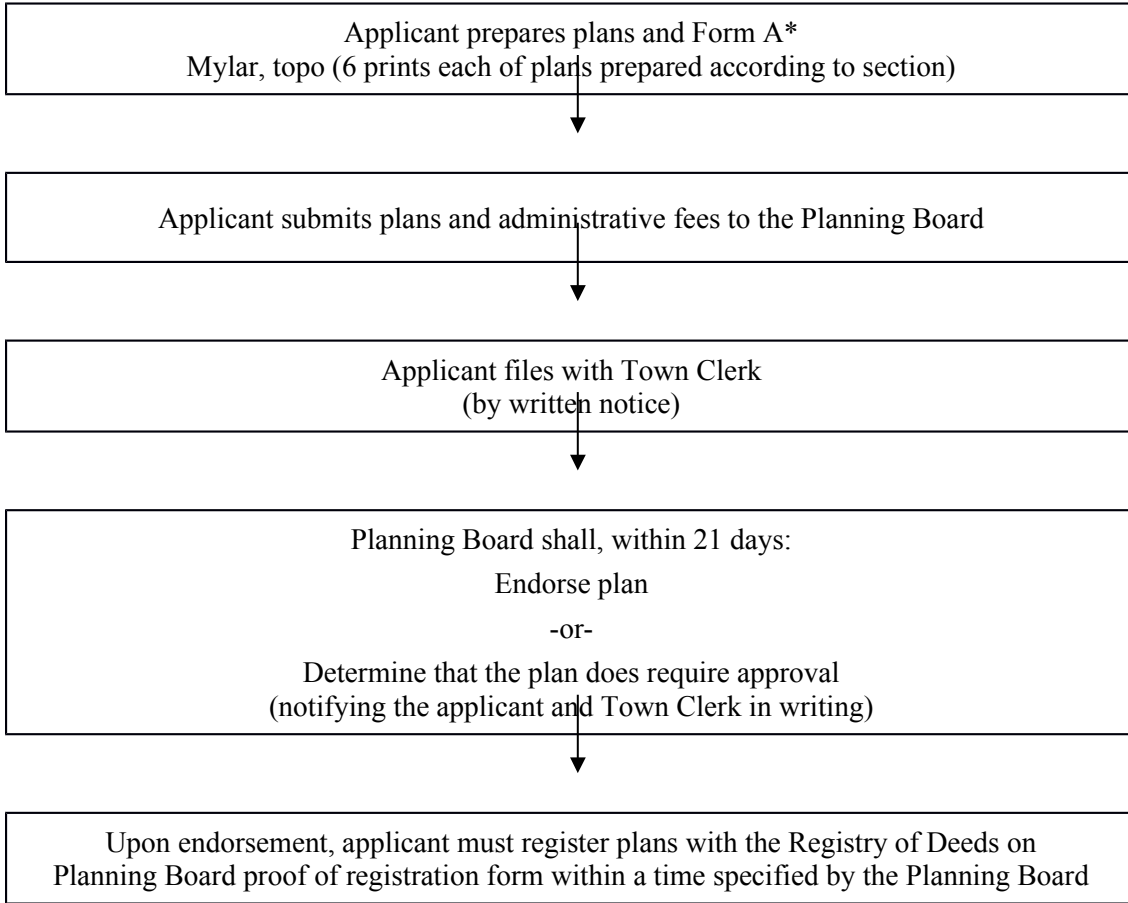
* It is recommended that a “conceptual” meeting be held prior to submission.

** Approval may be with conditions, except for approval not required.

LUNENBURG CODE

Permitting Process

**Approval Not Required (ANR)
Rules and Regulations Governing the Subdivision of Land
§ 325-3.2**



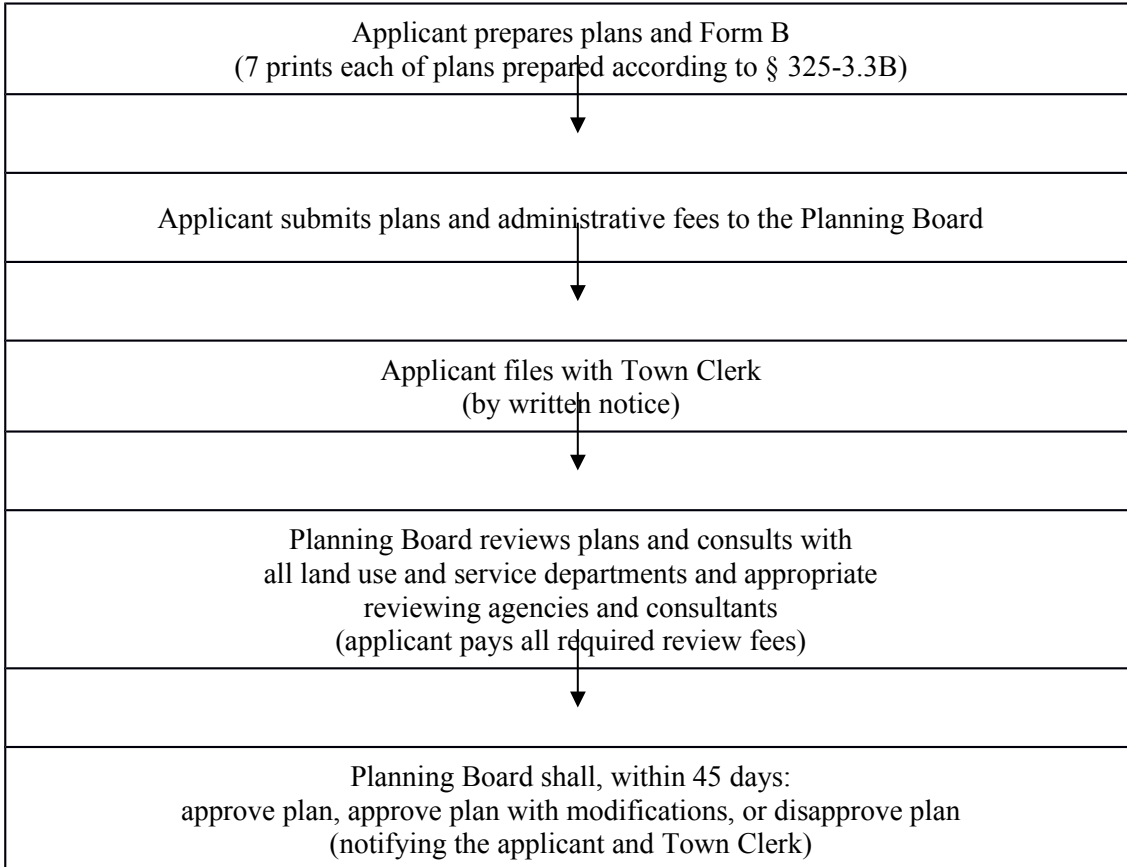
* If the presenter is not the owner, notarized authorization from the owner is required.

LAND USE PERMITTING PROCEDURES

Permitting Process

Preliminary Plan*

**Rules and Regulations Governing the Subdivision of Land
§ 325-3.3**



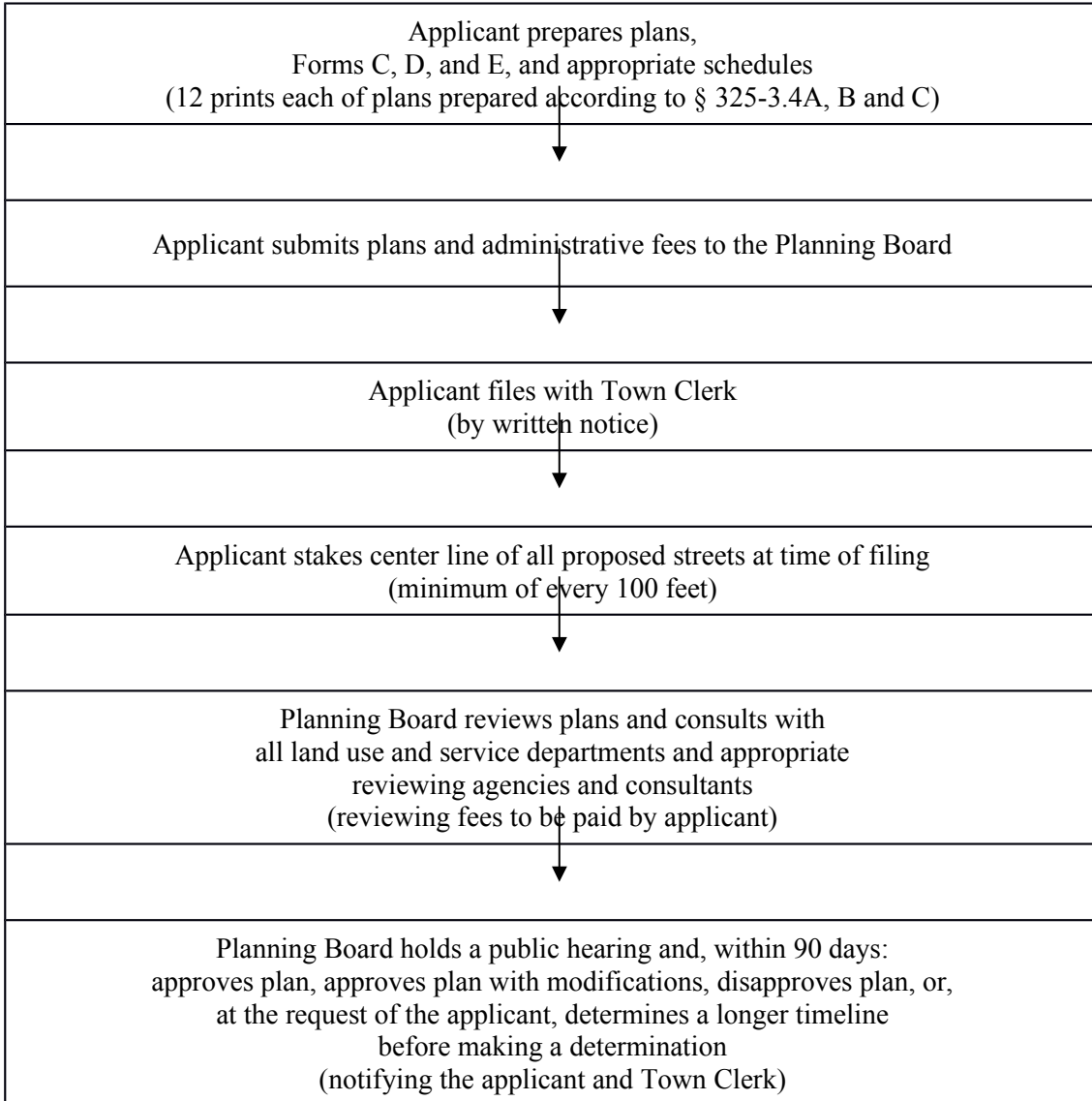
NOTE: Approval of said plan shall be effective for seven months or until a definitive plan evolving from the preliminary plan is filed, whichever comes first.

* It is recommended that a “concept” meeting be requested by the applicant prior to the preparation of a preliminary plan.

LUNENBURG CODE

Permitting Process

**Definitive Plan
Rules and Regulations Governing the Subdivision of Land
§ 325-3.4**

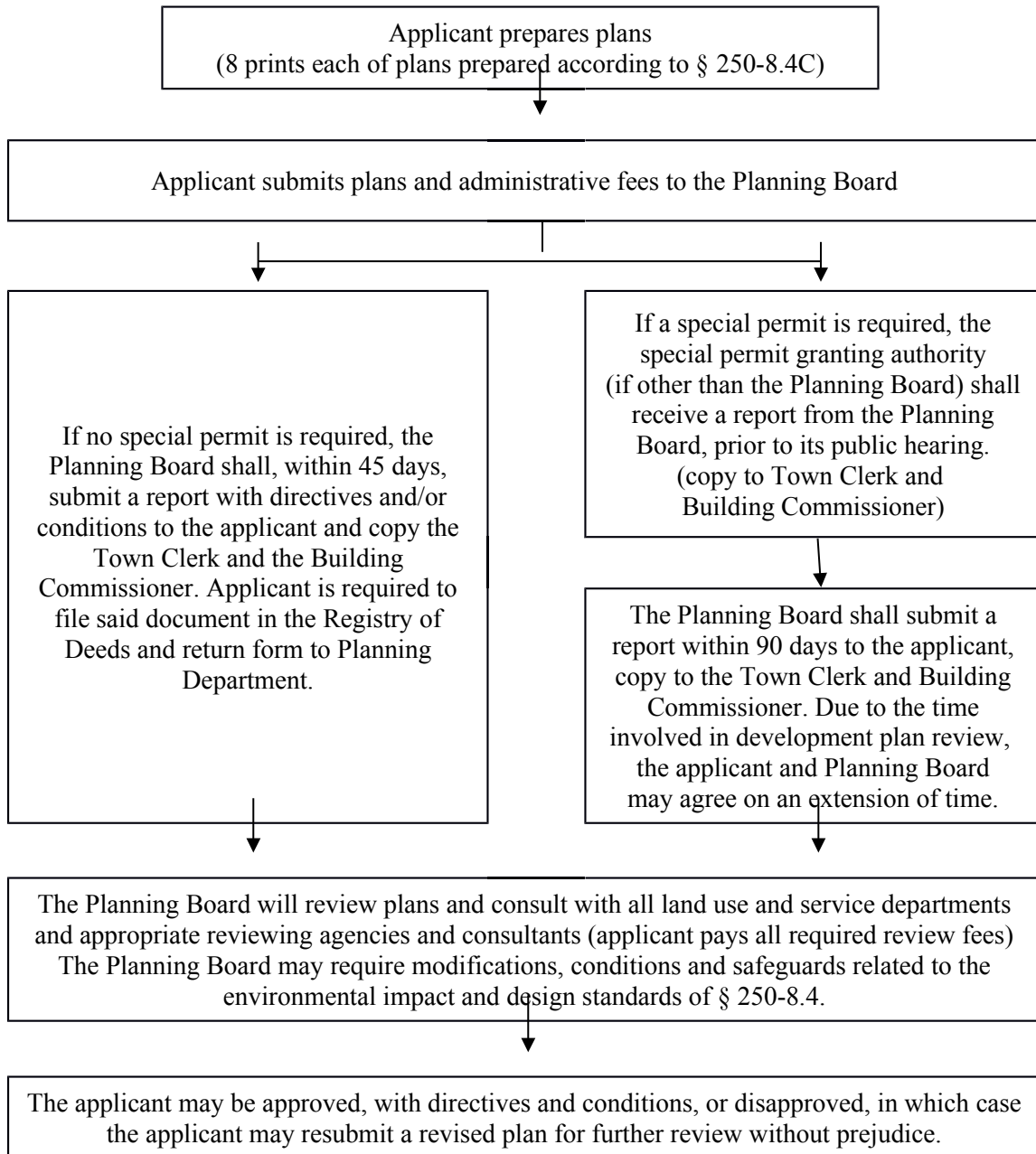


* The Planning Board may require soil surveys and percolation tests, according to § 350-3.4E.

LAND USE PERMITTING PROCEDURES

Permitting Process

**Development Plan Review
Protective Bylaw
§ 250-8.4**



LUNENBURG CODE

Permitting Process

Types of Permits

BUILDING PERMIT*:	Required for most construction projects, including any new construction or changes made to a building. Granted by the Building Commissioner.
DEMOLITION PERMIT:	Required for the removal of any part of a building, except when included in a building permit. Demolition will require a determination by the Historic Commission with input by the Building and Fire Departments. Granted by the Building Commissioner.
HEATING PERMIT:	Required for the installation, alteration or repair of a heating system as follows: Oil System- Granted by the Fire Department. Gas System - Granted by the Plumbing Inspector.
PLUMBING PERMIT:	Required for the installation or alteration of a plumbing system. Granted by the Plumbing Inspector.
SEPTIC PERMIT:	Required for the installation of a septic system(s). Granted by the Board of Health.
SEWER PERMIT:	Required for the construction or connection to Lunenburg Sewer System. Granted by the Sewer Commission.
POOL PERMIT:	Required for the installation or alteration of a swimming pool. Granted by the Building Commissioner.
SIGN PERMIT:	Required for the installation or alteration of a sign. Granted by the Building Commissioner, except with a development plan review, in which case the determination will be made by Planning Board and the Building Commissioner.

* To find out if a permit is required, contact the Lunenburg Building Department at 582-4146.