

LUNENBURG BOARD OF HEALTH

MEETING MINUTES

Monday, April 6, 2026

The Board of Health met at 4:30 pm at the Ritter Memorial Building

Members Present: Matt Proctor, Lorraine Rudd, Nick Pirro and Perry Jewell.

MINUTES APPROVED

December 6, 2025

February 2, 2026

March 16, 2026

1491 MASS AVENUE

Dan Proctor met with the board to request an offset to wetlands less than 100 feet. This is a new building lot. The property is served by town water.

Offsets are 100 feet to 90 feet of the primary system location and 100 feet to 60 feet on the reserve area.

Andrea Schnepf spoke with the Conservation Administrator, Herlin Jamie, who indicated that she did not believe the Conservation with have an issue with the variance.

After discussion and on motion by Rudd and second by Jewell, a roll call vote was called as follows:

Rudd – yes

Pirro – yes

Jewell – yes

Proctor – recuse

Variance was approved.

3 CHASE ROAD

Owner Tim Robichaud met with the board. There was a housing complaint open on a basement apartment. All issues have been resolved except how the living space can be advertised. The space was rented as a studio apartment with storage space. The current tenant is using the storage space as their bedroom. The storage space has no windows. The landlord is asking that the apartment be deemed a studio apartment with the tenant utilizing the space however they see fit.

After discussion and on motion by Pirro and second by Jewell, the board voted to make this apartment as studio apartment. All in favor.

41 NEW WEST TOWNSEND ROAD

Carla Laventure, owner, met with the board on an outstanding housing complaint. All violations have been completed with the exception of water seeping into the unit. A sump pump was installed but there is still water seepage.

Mrs. Laventure stated that there was a large snow bank making the situation more difficult and the water table is high. There is a French drain surrounding the property.

Board member suggested making sure the French drain is working properly, sealing the foundation, amongst other suggestions.

After discussion and on motion by Jewell and second by Rudd, the board granted an extension until May 18th at 4:30 pm at which time a solution must be provided. All in favor.

PARKS COMMISSION USE OF SEPTIC REPAIR FUNDS

In August of 2021 the Board of Health voted to allow the use of the Septic Repair Funds (old grant money) be used to replace/repair the septic system at Marshall Park. Although there was a design plan for a new septic system approved, the project was never completed. There are no current plans to move forward with any projects at Marshall Park.

After discussion and on motion by Rudd and second by Pirro, the board voted to take back the use of the Septic Repair Fund for use by the Board of Health. All in favor.

Having no further business and on motion by Rudd and second by Proctor the meeting was adjourned at 5:30 pm. All in favor.