

TOWN OF LUNENBURG

Lunenburg Conservation Commission

Jennifer Pewtherer *Chair*
Richard Bursch *Vice Chair*
Michael Larouche *Clerk*
Mary Wilson *Member*
Chris St Germain *Member*
Teddy Doucette *Member*
Andrea Burnap *Member*



Tel: (978) 582-4146
960 Massachusetts Ave
Lunenburg, MA 01462

Herlin Jamie – Interim Consv. Admin
Michael Gale – Admin Assistant

MINUTES

Wednesday, August 20 – 7:00 PM | Zoom (Remote)

1. CALL TO ORDER

Roll Call: T. Doucette, A. Burnap, C. St Germain, J. Pewtherer

Call to Order at 7:04pm by J. Pewtherer

2. APPOINTMENTS: None

3. ANNOUNCEMENTS

- a. Public Comment. None
- b. Pollinator Habitat check in
Located at 123 Hollis Road.
- c. Minutes Approval: None

4. NEW PUBLIC HEARINGS

Pursuant to MGL Ch 131, s 40 & the Town of Lunenburg Wetlands Protection and Municipal Bylaws...

a. 68A Laurel Ln- NOI-25-5

A Notice of Intent by Ashley Owens for the demolition of an existing home and construction of a two unit dwelling in the 100 ft buffer zone.

The applicant's representative gave an overview of the project. J. Pewtherer noted Herlin explained to her the issue was not with straw waddles but rather hay bales, and that straw waddles were acceptable.

The DEP number was not listed in the NOI results page on the *Energy and Environmental Affairs Data Portal*, which means the Commission cannot process the request at this meeting. Continued project review was conducted to highlight any issues for when they return.

Motion:	C. St Germain, to continue to September 3, 2025.			
Second	T. Doucette			
Vote:	A. Burnett – AYE	T. Doucette – AYE	C. St Germain - AYE	J. Pewtherer – AYE

b. 795 Leominster Rd- NOI-25-15

A Notice of Intent by Ken Chaplin for the construction of a residential driveway and stormwater basin in the 50 ft buffer zone

Ryan Proctor (Dillis & Roy) represented the applicant and reviewed the project. This is part of the larger 4-lot project at the corner of Kilburn Street and Leominster Road. They were granted a special storm water permit to collect runoff in a basin totally within the 50-foot zone and completely outside the 30-foot zone. DEP questions have been addressed. (Site address confusion, storm water management, operation and maintenance.) C. St Germain had clarifying questions regarding the operation and maintenance requirements. R. Proctor went into further detail as to the requirements. It is unclear who is responsible for conducting the inspections. R. Proctor explained that in the absence of a Homeowners Association, the homeowner is responsible for meeting these requirements.

Public comments:

John Carroll of 803 Leominster Road, an abutter, had a question regarding the existing gravel driveway and how they plan to install the stormwater drain across their easement. J. Carroll explained he installed multiple pipes, and the new owner may be able to use these instead of disrupting the driveway. J. Proctor agreed to discuss this with the new owner.

Motion:	C. St Germain, to approve			
Second	T. Doucette			
Vote:	T. Doucette – AYE	C. St Germain – AYE	A. Burnap - AYE	J. Pewtherer – AYE

c. 1498 Lancaster Ave- NOI-25-16

A Notice of Intent by Jirina Kos for a Septic system upgrade to replace existing failed system in the 100 ft buffer zone.

Chris MacKenzie (Dillis & Roy) represented the applicant and presented the project. No work is proposed in the 50-foot buffer zone. Due to this, they proposed a Presby system. There were no DEP questions.

Motion:	C. St Germain, to approve			
Second	T. Doucette			
Vote:	T. Doucette – AYE	A. Burnap – AYE	C. St Germain - AYE	J. Pewtherer – AYE

d. 0 Whalom Rd- NOI-25-17

A Notice of Intent by the Town of Lunenburg for the use of hand harvesting/diver assisted suction harvesting, herbicides, and algaecides to manage the growth of non-native aquatic plants and prevent the growth of algae blooms in Lake Whalom. The project will address eutrophication, improve aquatic habitats that support fish and wildlife species, and restore the natural capacity of the resource area to protect the interests identified in the Wetlands Protection Act (M.G.L. c. 131 §40)

Matt Ladewig (TRC) represented the Town. Also present were Christopher Ruth (Facilities, Ground, & Recreation) and Karen Menard (Park Commission). M. Ladewig presented the project. The focus is on Town Beach and the non-native species with high biomass. The State has designated the lake category 4C. The proposal is a combination of hand, diver and DASH

clearing as well as systemic herbicide approved by the State. If necessary, an Algaecide would be considered but is not currently planned.

J. Pewtherer wondered why chemicals are needed if we are hand pulling. M. Ladewig explained it had to do with density. Hand clearing is good for small areas. C. Ruth added that it is also cost related. It was noted that we do not have the authority to close the lake, but we would close Town Beach.

There is no date in mind, this has already taken two years to get to this point. The project will also be filed in Leominster.

The 5-year contract request is to reduce the ongoing cost to the town. It is also standard for this type of management program.

J. Pewtherer wondered about notification to the residents. It would likely be social media notification.

Public comment:

Ana Lockwood (91 Main Street) expressed thanks for addressing this issue as it is a safety issue for our children.

Jay Simeone (362 Sunset Lane) noted that Lake Shirley does close the lake for the day of treatment.

Motion:	C. St Germain, to approve with condition of an annual report showing what was done in the previous period, showing progress made, and the plan for the upcoming period.			
Second	T. Doucette			
Vote:	T. Doucette – AYE	C. St Germain – AYE	A. Burnap - AYE	J. Pewtherer – AYE

e. 1178 Northfield Road-RDA-25-10

A Request for Determination of Applicability by Richard Paquette for the construction of an artesian well in between the 30ft and 50ft buffer zone. Previous water was connected to Fitchburg and now needs to be in Lunenburg.

Richard Paquette represented himself and explained the project. C. St. Germain asked how deep the well would be and R. Paquette stated it was unknown but expected to be about 180 feet. C. St. Germain noted that he wanted it deep enough to not impact the wetlands.

Motion:	C. St Germain, for a negative determination			
Second	T. Doucette			
Vote:	C. St Germain – AYE	T. Doucette – AYE	A. Burnap - AYE	J. Pewtherer – AYE

f. 105 Horizon Island Road-RDA-25-11

A Request for Determination of Applicability by John Trainor for the replacement of a failing deck (only egress) between the 30ft and 50ft buffer zone.

John Trainor presented the project. The new deck will be the same size as the existing one.

Motion:	C. St Germain, for a negative determination			
Second	T. Doucette			
Vote:	T. Doucette – AYE	A. Burnap – AYE	C. St Germain - AYE	J. Pewtherer – AYE

5. **CONTINUED PUBLIC HEARINGS**

a. 1083 Northfield Rd – NOI-25-10 (Cont. From 07–16)

A NOTICE OF INTENT by TANNER COLE for construction of a common driveway to service four (4) single-family dwellings to be served by private wells and on-site sewage disposal systems, involving the crossing of a bordering vegetated wetland in two locations, with all proposed dwellings and private driveways outside the 100 ft buffer zone.

Ryan Proctor (Dillis & Roy) represented the applicant. Peer review proposals have been received. Applicant prefers Graves Engineering due to cost and familiarity with the property. J. Pewtherer indicated she would prefer Ecotech as she feels Graves is not typically environmental.

Motion:	C. St Germain, to use Ecotech as the peer reviewer.			
Second	T. Doucette			
Vote:	T. Doucette – AYE	A. Burnap – AYE	C. St Germain - AYE	J. Pewtherer – AYE

Motion:	C. St Germain, to continue to September 3, 2025			
Second	T. Doucette			
Vote:	T. Doucette – AYE	A. Burnap – AYE	C. St Germain - AYE	J. Pewtherer – AYE

b. 31 Round Rd – NOI-25-8 (Cont. From 08-06)

A Notice of Intent by Shawn Farrow for the construction of two landscape replacement walls, placement of two removable docks & replenishment of beach sand within the 100 ft, 50 ft & 30 ft buffer zone of a wetland resource area on Lake Shirley.

Matt Marro represented the applicant. He demonstrated the plans were changed as requested by the Commission.

Motion:	C. St Germain, to approve			
Second	T. Doucette			
Vote:	T. Doucette – AYE	C. St Germain – AYE	A. Burnap - AYE	J. Pewtherer – AYE

6. **ADMINISTRATIVE DETERMINATIONS**

167 Townsend Harbor Rd – CAD-25-10 (*Removal of 3 dead trees and an additional 16 that are hollow, dying, dangerously close to housing, and preventing healthy growth of the existing trees*).

Steve Wright noted he purchased the house, and it needs significant cleanup. He even stated Allstate refused to insure the house due to possible tree damage. There are 54 trees on the property. Herlin recommends removal of hazardous trees. J's Tree Service was used for the assessment.

Motion:	C. St Germain, to approve with condition stumps are left in the ground but grinded and using minimally invasive methods to avoid buffer zone disturbance.			
----------------	--	--	--	--

Second	T. Doucette			
Vote:	C. St Germain – AYE	A. Burnap – AYE	T. Doucette - AYE	J. Pewtherer – AYE

J. Pewtherer will check with the Administrator to see what notification the applicant will receive.

(NOTE: Debbie Canalvo attended the meeting after having received a notice that she was on the agenda for an Administrative Determination. Since AD's do not require prior notices, the Commissioners decided to review the request.)

102 Horizon Island Road CAD-25-7 (*We had an arborist come to look at the trees along our driveway and he found several dead and damaged trees that could cause injury or damage*)

J. Pewtherer shared and reviewed Herlin's notes which concluded a dead hemlock, compromised pines, carpenter-ant activity. Removal is appropriate.

Motion:	C. St Germain, to approve.			
Second	A. Burnap			
Vote:	T. Doucette – AYE	A. Burnap – AYE	C. St Germain - AYE	J. Pewtherer – AYE

(NOTE: Carol Thorburn attended the meeting after having received a notice that she was on the agenda for an Administrative Determination. Site visit was missed. Commissioners agreed they have insufficient information and will ensure this gets placed on the September 3 meeting.)

44 Hemlock Terrace CAD-25-13 (Dying large tree with large branch on house in between 2 live power lines. Tree service came down and says this tree plus other large trees will fall on house and garage and need to be removed. Michael from the Hickory Hills Land and Resources Association has come over and looked at the ribbons that the tree service put on the trees. He agrees with the tree service and sees an immediate need!)

a. **Extension Request Permits:** None

b. **Certificates of Compliance:**

i. 701 Reservoir Road- COC-25-6

Christopher Coffin represented himself and stated nobody showed up for the scheduled on-site meeting. He felt he had complied with all of Sohpie's request earlier in the year then received an email about a scheduled meeting.

ii. 155 Reservoir Road- COC-25-4: No updates

c. **Notice of Project Change:** None

7. **ENFORCEMENT**

a. **Violations, Enforcement Actions, and Hearings:** None

b. **Emergency Certifications:** None

8. **NEW BUSINESS**

a. Conservation Updates

9. **OLD BUSINESS**

a. Conservation Budget;

b. **Encroachment Issues:** None

c. **Open Space & Land Use:**

i. Grants Update

United Way Day of Caring will include a trail work event on Sept 19.

ii. Conservation Land Improvement

d. **Hollis Rd Residence:**

i. Lease Agreements & Tenant Responsibilities: None

e. **Committee Reports – Any Update:**

i. Open Space: Voted to not exercise first right of refusal on the West Townsend Road property.

ii. Storm Water: possibly moving to two times a month.

iii. Master Plan Steering Committee: T. Doucette shared the spreadsheet we are supposed to fill out. M. Wilson said she would complete it. It shows goals and questions for each Commission. They would like feedback by October 1st. General discussion regarding the Master Plan.

While there was some interest in working on this outside of a regular meeting there was concern that it might violate the Open Meetings law. J. Pewtherer will add an Executive Session to the next meeting.

10. **COMMUNICATIONS / PUBLIC COMMENT**

MACC is at Devens Convention Center and is recommended for everyone.

11. **UPCOMING MEETING SCHEDULE:** 09-03 by Zoom

12. **ADJOURN**

Motion:	C. St Germain, to adjourn at 9:38PM.			
Second	T. Doucette			
Vote:	T. Doucette – AYE	A. Burnap – AYE	C. St Germain - AYE	J. Pewtherer – AYE

Respectfully submitted,
Michael Gale - Admin Asst.