

# TOWN OF LUNENBURG

## Lunenburg Conservation Commission

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



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

Herlin Jaime – Interim Consv. Admin  
Michael Gale – Admin Asst.

### AGENDA **REVISED**

**Wednesday, 2025-09-03 – 7:00 P.M. | Zoom (Remote)**

In accordance with the requirements of the Open Meeting Law, please be advised that this meeting is being audio / video recorded. The agenda lists all the topics which may be discussed at the meeting, and are those reasonably anticipated by the Chair. Votes may be taken from these discussions. **Not all items may be discussed, and other items may be raised to the extent permitted by Open Meeting Law.** Please be advised that the Town of Lunenburg utilizes Zoom platform as host for its hybrid and remote meetings; that the Zoom platform utilizes AI technology, known as “AI Companion,” to create audio transcriptions of meetings to aid in the subsequent preparation of meeting minutes; and that AI Companion is activated immediately upon launching the Zoom application. You are hereby notified that this AI technology may capture audio prior to the start of the meeting and/or following the conclusion of the meeting. Join Zoom Meeting: <https://us02web.zoom.us/j/87526214314>. Meeting ID: **875 2621 4314**. One Tap Mobile: +13092053325,,87526214314# US +13126266799,,87526214314# US (Chicago). Phone callers may unmute by pressing \*6

1. **EXECUTIVE SESSION WITH ADAM COSTA (6:30)**

2. **CALL TO ORDER**

3. **APPOINTMENTS**

4. **ANNOUNCEMENTS**

- a. **Public Comment.** *(Comments are to be limited to 3 minutes and on a subject matter under the direct jurisdiction of the commission. Comments about current agenda items are to be made during the comment period of the specific agenda item. Please address all comments to the Chair).*
- b. Pollinator Habitat check in
- c. Minutes Approval: [04-02-25](#), [04-16-25](#), [05-07-25](#), [07-16-25](#), [08-06-25](#), [08-20-25](#)

5. **NEW PUBLIC HEARINGS**

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

- a. **560 Mulpus Rd- RDA-25-9**  
*A public hearing on a Request for Determination of Applicability for 8.920 KW, Ground Mounted, Solar PV System (44 panels) with no battery in between the 100ft and 200ft Riverfront Area buffer zone (OpenGov RDA-25-9)*
- b. **809 Chase Rd- NOI-25-18**  
*A public hearing on a Notice of Intent by Ernco Development Corporation for the Construction of a driveway to serve a single-family home and the installation of a water line from the existing well in between the 50ft and 100ft buffer zone (OpenGov ID# NOI-25-18)*

6. **CONTINUED PUBLIC HEARINGS**

- a. **1083 Northfield Rd – NOI-25-10** (Cont. From 08-20)  
*A public hearing on 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. (OpenGov Record ID# NOI-25-10)*
- b. **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.*

7. **ADMINISTRATIVE DETERMINATIONS**

**44 Hemlock Tr- CAD-25-13**

- a. **Extension Request Permits:** None
- b. **Certificates of Compliance:**
  - i. 40 Fire Rd 12
  - ii. 6 Peninsula Dr
  - iii. 828 Lancaster Ave
  - iv. **701 Reservoir Road**
- c. **Notice of Project Change:** None

8. **ENFORCEMENT**

- a. **Violations, Enforcement Actions, and Hearings:**
- b. **Emergency Certifications:** None

9. **NEW BUSINESS**

- a. Conservation Updates

10. **OLD BUSINESS**

- a. Conservation Budget;
- b. **Encroachment Issues:** None
- c. **Open Space & Land Use:**
  - i. Grants Update
  - ii. Conservation Land Improvement
- d. **Hollis Rd Residence:**
  - i. Lease Agreements & Tenant Responsibilities
- e. **Committee Reports – Any Update:**
  - i. **Master Plan Steering Committee**
  - ii. Open Space
  - iii. Storm Water

11. **COMMUNICATIONS / PUBLIC COMMENT**

12. **UPCOMING MEETING SCHEDULE:**

- a. 09-17 by Zoom

13. **ADJOURN**