

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



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TOWN CLERK

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

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SEP 15 2025
8:53 AM
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AGENDA

Wednesday, 2025-09-10 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 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](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 (6:30)

- a. Pursuant to Massachusetts General Laws Chapter 30A, Section 21(a)(3), to discuss strategy with respect to imminently threatened or demonstrably likely litigation, where an open meeting may have a detrimental effect on the litigating position of the Town, and the Chair of the Commission so declares, specifically relating to 123 Hollis Road and noncompliance with certain obligations under a Resident Caretaker/Custodian License Agreement pertaining thereto.

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. 763 Northfield Rd- NOI-25-19

A public hearing on a Notice of Intent by the Town of Lunenburg-DPW for the replacement of the deteriorated culvert at the Northfield Road crossing over Mulpus Brook in order to mitigate further deterioration, prevent potential flooding caused by the existing undersized culvert, and meet the Massachusetts River and Stream Crossing Standards to the maximum extent practicable. The proposed culvert replacement is a 38-foot, 4-foot diameter precast reinforced concrete piped culvert with precast headwalls at both pipe ends. The proposed culvert will match the existing culvert's alignment. (OpenGov ID# NOI-25-19)

6. CONTINUED PUBLIC HEARINGS

- a. 1083 Northfield Rd – NOI-25-10 (Cont. From 09-03)

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. 560 Mulpus Rd- RDA-25-9 (Cont. From 09-03)

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)

- c. 809 Chase Rd- NOI-25-18 (Cont. From 09-03)

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)

7. ADMINISTRATIVE DETERMINATIONS

141 Hemlock Drive – CAD-25-12 (Removal of 20 dead tree (2stems) which imposes an immediate hazard to our-and our neighbors' property. Removal of tree has already been approved by Hickory Hills Lake commission)

- a. Extension Request Permits: None
- b. Certificates of Compliance:
 - i. 40 Fire Rd 12
 - ii. 155 Reservoir Rd- COC-25-4
- 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. 10-01 by Zoom

13. ADJOURN