

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*



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 960 Massachusetts Ave
 Lunenburg, MA 01462

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

MINUTES

Wednesday, September 17 – 7:00 PM | Zoom (Remote)

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.

No minutes generated

2. CALL TO ORDER

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

Absent: R. Bursch

Call to Order at 7:51pm by J. Pewtherer

3. APPOINTMENTS: None

4. ANNOUNCEMENTS

- a. Public Comment: None
 b. Pollinator Habitat check in: Skipped
 c. Minutes Approval: 04-02-25, 04-16-25, 05-07-25, 07-16-25, 08-06-25, 08-20-25

Motion:	M. Wilson, to approve the April 2 meeting minutes			
Second	C. St. Germain			
Vote:	M. Larouche - AYE	M. Wilson– AYE	C. St. Germain - AYE	J. Pewtherer - AYE

NOTE: A. Burnap and T. Doucette were not on the board for this meeting and so did not vote.

Motion:	M. Wilson, to approve the April 16 meeting minutes			
Second	C. St. Germain			
Vote:	M. Larouche - AYE	M. Wilson– AYE	C. St. Germain - AYE	J. Pewtherer - AYE

NOTE: A. Burnap and T. Doucette were not on the board for this meeting and so did not vote.

Motion:	M. Wilson, to approve the May 7 meeting minutes			
Second	C. St. Germain			
Vote:	M. Larouche - AYE	M. Wilson– AYE	C. St. Germain - AYE	J. Pewtherer - AYE

NOTE: A. Burnap and T. Doucette were not on the board for this meeting and so did not vote.

Motion:	M. Wilson, to approve the July 16 meeting minutes			
Second	C. St. Germain			
Vote:	T. Doucette- AYE	M. Larouche– AYE	M. Wilson - AYE	A. Burnap- AYE

	C. St. Germain - AYE	J. Pewtherer - AYE		
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Motion:	M. Wilson, to approve the August 6 meeting minutes			
Second	C. St. Germain			
Vote:	T. Doucette- AYE	M. Larouche– AYE	M. Wilson - AYE	A. Burnap- AYE
	C. St. Germain - AYE	J. Pewtherer - AYE		

Motion:	M. Wilson, to approve the August 20 meeting minutes			
Second	C. St. Germain			
Vote:	T. Doucette- AYE	M. Larouche– AYE	M. Wilson - AYE	A. Burnap- AYE
	C. St. Germain - AYE	J. Pewtherer - AYE		

5. **NEW PUBLIC HEARINGS**

a. **763 Northfield Rd- NOI-25-19** [*Video link*](#)

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 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.

Matt Lundsted (Comprehensive Environmental) represented the Lunenburg DPW and described the project. DEP file number is 208-1358. DEP wondered why only a 4-foot pipe is planned. M. Lundsted will be responding that there is little 'head space' with little 'fluvial geomorphic advantage' to going to a larger pipe. M. Wilson noted she did not find a wetlands delineation report. M. Lundsted said they were attached to the paper copies dropped off and the Town should have uploaded them. J. Pewtherer found this information in the NOI starting on page 81. DEP wanted to know if the property owner of 763 Northfield was aware of the work. It was confirmed that Jessica Santos is the owner and is on the abutter list. Additional DEP comments were read and the proposed responses shared. J. Pewtherer requested details on the wetlands mix plan as the notes provided are not very detailed. M. Wilson asked for the ratio for the replication. M. Lundsted indicated 2:1. Erosion control is staked compost filter tube at each quadrant as they conform better to this topography. M. Wilson wanted the limit of work identified. M. Lundsted agreed to add this to the plan.

M. Wilson stated the intent is straight-forward but that we cannot give permission to work on someone else's property as well and concern about how the 30, 50, 100 lines were drawn. This is in addition to the limit of work concern previously noted. M. Larouche wants Herlin's review.

Motion:	M. Wilson, to continue to the October 1 meeting with the following requirements: 1. Updated delineation and explanation of delineation 2. Property owner permission or DPW Director explanation as to why it is not needed 3. Herlin's review of the site and project 4. DEP responses			
Second	M. Larouche			
Vote:	T. Doucette- AYE	M. Larouche– AYE	M. Wilson - AYE	A. Burnap- AYE

	C. St. Germain - AYE	J. Pewtherer – did not vote		
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6. **CONTINUED PUBLIC HEARINGS**

a. 1083 Northfield Rd – NOI-25-10 (Cont. From 09-03) [Video link](#)

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.

Greg Roy (Dillis & Roy) represented the applicant, who was also present. G. Roy reviewed the project. He confirmed we had a voting quorum due to the timeframe involved. He then reviewed the plan changes required because of the peer review. He also noted the Planning Board has now approved the project which also conducted a peer review. He went over all 9 points from the review, which have also been uploaded to OpenGov. M. Wilson asked for the replication ratio which is 1.6:1. She also noted that since the is replication, there should be a two-year monitoring requirement. The updated plans have been sent back to the peer reviewer for comments. A. Burnap noted that there was a suggestion 560 Mulpus Road to shift the driveway east. G. Roy stated they shifted it as much as possible since it is already at the 1200-foot maximum length mark.

Motion:	M. Wilson, to continue to the October 1 meeting with the following requirements: 1. Final comments from peer reviewer			
Second	M. Larouche			
Vote:	M. Wilson - AYE	M. Larouche– AYE	C. St. Germain - AYE	J. Pewtherer – AYE

NOTE: A. Burnap and T. Doucette were not on the board for these meetings and so did not vote.

b. 560 Mulpus Rd- RDA-25-9 (Cont. From 09-03) [Video link](#)

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

Benjamin Carroll was on the call and shared the updates, specifically the double erosion controls. J. Pewtherer reminded the Commission of the question that was raised at the last meeting, and she found that an RDA becomes a three-year delineation just like an NOI. M. Wilson noted that the limit of work is not indicated on the plan. This will become a condition if approved. The PVC was noted as being “Schedule 40” which is a type and not a size. M. Wilson suggested we make a condition that the PVC be no larger than 2 inches.

Motion:	M. Wilson, for a Negative Determination with the following conditions: 1. The erosion control barrier is also the limit of work 2. The PVC laid in the trench will be no greater than 2-inch Schedule 40.			
Second	M. Larouche			
Vote:	M. Wilson - AYE	M. Larouche– AYE	C. St. Germain - AYE	A. Burnap – AYE
	J. Pewtherer – AYE			

NOTE: T. Doucette was not at the previous meeting and so did not vote.

c. 809 Chase Rd- NOI-25-18 (Cont. From 09-03) [Video link](#)

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

Dan Wolfe was present and shared the DEP file number (208-1359) and missing erosion control.

Motion:	M. Wilson, to approve			
Second	C. St. Germaine			
Vote:	M. Wilson - AYE	M. Larouche– AYE	C. St. Germain - AYE	A. Burnap – AYE
	J. Pewtherer – AYE			

NOTE: T. Doucette was not at the previous meeting and so did not vote.

7. **ADMINISTRATIVE DETERMINATIONS**

141 Hemlock Drive – CAD-25-12 [Video link](#)

(Removal of 20 dead trees (2stems) which imposes an immediate hazard to our-and our neighbors' property. Removal of tree has already been approved by Hickory Hills Lake commission)

The address is incorrect and should be 44 Hemlock Terrace. The applicant stated Iron Tree worked all day but could not complete the job. M. Wilson shared the plan created by the applicant and described her findings from a site visit. M. Wilson also suggested that her findings indicate no need for replacements.

Motion:	M. Wilson, to approve the removal of trees as proposed in the administrative determination without need for replacement (vegetation or trees).			
Second	C. St. Germaine			
Vote:	M. Larouche - AYE	M. Wilson – AYE	A. Burnap - AYE	C. St. Germain – AYE
	J. Pewtherer – AYE	T. Doucette - Abstain		

a. **Extension Request Permits:** None

b. **Certificates of Compliance:** No updates

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:**

199 Mass Ave filed an NOI for remediation

b. **Emergency Certifications:** None

9. **NEW BUSINESS**

a. **Conservation Updates**

Fall Frenzy signup sheet was distributed

10. **OLD BUSINESS**

a. **Conservation Budget:** No update

b. **Encroachment Issues:** None

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

i. **Grants Update:**

The current grant closes December 31 and we may not be able to get all the work done in time. Extensions are rarely granted but M. Wilson has asked the grant administrator.

ii. Conservation Land Improvement

The United Way “Day of Caring” is September 19. 18 people have signed up to help.

d. **Hollis Rd Residence:**

i. Lease Agreements & Tenant Responsibilities: None

ii. Pollinator habitat: Beginning to close for the winter. No more mowing. Mowers will be serviced.

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

i. Master Plan Steering Committee

Spreadsheet has been sent out for comment and review. T. Doucette reviewed the document.

ii. Open Space

The Master Plan was reviewed by Open Space. Looking to change the committee from advisory only.

iii. Storm Water: None

11. **COMMUNICATIONS / PUBLIC COMMENT**

12. **UPCOMING MEETING SCHEDULE:**

a. Next meeting is October 1 by Zoom

b. **ADJOURN**

Motion:	C. St. Germain, to adjourn at 10:05PM			
Second	M. Wilson			
Vote:	T. Doucette - AYE	M. Larouche – AYE	M. Wilson - AYE	A. Burnap – AYE
	C. St. Germain – AYE	J. Pewtherer - AYE		

Respectfully submitted,
Michael Gale - Admin Asst.