

TOWN OF LUNENBURG
Lunenburg Conservation Commission

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AGENDA

Wednesday, December 3, 2025 – 7:00 PM | 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>. Meeting ID: **875 2621 4314**. One Tap Mobile: +13092053325,,87526214314# US +13126266799,,87526214314# US (Chicago). Phone callers may unmute by pressing *6

1. CALL TO ORDER

2. APPOINTMENTS

- a. 7:15PM: Tom Anelons to discuss winter trail grooming for mountain bikes on town trails

3. 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. Minutes of Previous Meetings:
11/19

4. NEW PUBLIC HEARINGS

All hearings are pursuant to MGL Ch 131, s 40 as amended and the Town of Lunenburg Wetlands Protection and Municipal Bylaws:

- a. 199 Mass Ave – [NOI-25-20](#)
A public hearing on a wetland and wetland buffer zone restoration project due to historic disturbance activities at the site. An open wetlands violation was issued on April 1, 2025 by the Lunenburg Conservation Commission. The 0-30', 30'-50', and 50'-100' buffer zones will be restored using wetland seed mixes and a line of boulders and new maple trees spaced 50' on center along the limit of the 0-30' 'No Touch Zone'.
- b. 13 Birch Island Way- [RDA-25-17](#)
A public hearing on the construction of conventional wood with vinyl siding and asphalt roofing 3 season porch off the main entrance of the existing home. The addition will be attached to the center of the home facing the lake with portions of the new footprint replacing the existing deck. The room will be supported with a Helical Pier style foundation to avoid excavation or concrete work and provide minimal ground disturbance. The addition will not extend towards the lake any further than the existing deck.

5. CONTINUED PUBLIC HEARINGS

- a. 480 Mulpus Rd – [RDA-25-15](#) (Continued since October 1)
A public hearing on a Request for Determination of Applicability by Kenneth McNamara for a project that involves construction of a shed (16'-0" x 14'-0") approximately 75 to 100 feet from the edge of the stream. The shed will be set on concrete blocks that are 8 x 8 x 4.
- b. 30 Summer St- [NOI-25-22](#) (Continued from November 19)
A public hearing on a Notice of Intent by SafStor Real Estate Co.,LLC for a project that involves floodplain fill and associated compensatory floodplain compensation.
- c. [763 Northfield Rd- NOI-25-19](#) (Continued from October 15 and November 5)
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. (asked to continue to 12/3/2025)

1. ADMINISTRATIVE DETERMINATIONS

- a. [833 Flat Hill Rd- CAD-25-21](#)
b. Extension Request Permits:
c. Certificates of Compliance:
d. Notice of Project Change:

2. ENFORCEMENT

- a. Violations, Enforcement Actions, and Hearings:
i. 10 Mass Ave
ii. 1168 Mass Ave Rear
iii. 48 Meadow Ln
iv. 1147 Mass Ave
v. 314 Highland St
vi. 715 Reservoir Rd
b. Emergency Certifications:

3. NEW BUSINESS

- a. Topics Unknown – 48 Hrs Advance of Meeting
b. By-Law Discussion
c. MACC Training Takeaways
d. Notification of Well Abandonment- [451 Mass Ave](#)

4. OLD BUSINESS

- a. Conservation budget:
i) Hollis Residence
ii) Hawes Fund Budget Approval
b. Encroachment Issues:
c. Hollis Rd Residence:
d. Committee Reports – Any Update:
i. Master Plan Steering Committee
ii. Open Space
iii. Storm Water

5. COMMUNICATIONS / PUBLIC COMMENT

6. UPCOMING MEETING SCHEDULE:

- a. December 3 at 7:00PM by Zoom

7. ADJOURN