

TOWN OF LUNENBURG
Lunenburg Conservation Commission

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AGENDA

REVISED AGENDA

Wednesday, January 21, 2026 – 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/3020039690> Meeting ID: **302 003 9690 (Zoom Link Updated)** One Tap Mobile: +13092053325,,87526214314# US +13126266799,,87526214314# US (Chicago). Phone callers may unmute by pressing *6

1. CALL TO ORDER

2. APPOINTMENTS

- a. 41 Hilltop Ln: [CAD-25-23](#)

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:

12/17, 1/7

4. CONTINUED PUBLIC HEARINGS

- a. **58 Spring St EXT:** [NOI-25-27](#) (Continued from 7 Jan 2026)
A public hearing on a Notice of Intent by DDuby Construction LLC - Daniel Duby for a project that involves the demolition of a patio to pour a concrete foundation, construct a screen porch and the extension of a deck.
- b. **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.(closed out at previous hearing)
- c. **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.
- d. **763 Northfield Rd:** [NOI-25-19](#) (Continued from October 15 and November 5 and Jan 7)
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 12/17/2025)
- e. **27 Fire Road 15A:** [NOI-25-25](#) (Continued from December 17)
A public hearing on a Notice of Intent by Steve Bean for a project that involves the demolition of an existing cottage and construction of a replacement house and deck on the property.

5. ADMINISTRATIVE DETERMINATIONS

- a. 833 Flat Hill Rd- [CAD-25-21](#)
b. 8 Iris Court: [CAD-25-22](#)
c. 72 Hemlock Dr: [CAD-26-1](#)

d. Extension Request Permits:

e. Certificates of Compliance:

- i. 143 Island Rd: [COC-25-20](#)

f. Notice of Project Change:

6. 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:

7. NEW BUSINESS

- a. Topics Unknown – 48 Hrs Advance of Meeting
- b. By-Law Discussion
- c. MACC Training Takeaways
- d. Lunenburg April Earth Days
- e. Grants updates

8. OLD BUSINESS

a. Conservation budget:

- i. Monthly oil bill pre-approval

b. Encroachment Issues:

c. Hollis Rd Residence:

d. Committee Reports – Any Update:

- i. Master Plan Steering Committee
- ii. Open Space
- iii. Storm Water

9. COMMUNICATIONS / PUBLIC COMMENT

10. UPCOMING MEETING SCHEDULE:

- a. Wednesday 2/4 at 7:00PM by Zoom

11. ADJOURN