

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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Lunenburg, MA 01462

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

MINUTES

Wednesday, 28 January 2026 – 7:00 PM | Zoom (Remote)

1. CALL TO ORDER

Present: T. Doucette, R. Bursch, M. Wilson, A. Burnap, J. Pewtherer.

Absent: M. Larouche (joined at 7:10PM), C. St Germain

Call to Order at 7:04pm by J. Pewtherer

2. APPOINTMENTS

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

Carol Hatch (applicant) was present. M. Wilson previously added documents to the SharePoint site. This is an application to cut down trees that are a hazard. M. Wilson confirmed tree status during site visit and created a tree map showing the location of the five trees.

Motion:	R. Bursch, to ratify the negative determination which allows the removal of all five identified trees			
Second	M. Wilson			
Vote:	T. Doucette – AYE	R. Bursch – AYE	M. Wilson - AYE	A. Burnap – AYE
	J. Pewtherer – AYE			

(Note: M. LaRouche had not joined in time to participate in the vote.)

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.) None.

b. Minutes of Previous Meetings: 12/17, 1/7

Motion:	T. Doucette, approve both the 12/17 and 1/7 meeting minutes.			
Second	M. Wilson			
Vote:	T. Doucette – AYE	R. Bursch – AYE	M. Wilson - AYE	A. Burnap – AYE
	M. Larouche – AYE	J. Pewtherer – AYE		

4. NEW PUBLIC HEARINGS: None

5. 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.

Maureen Herald (Norse Environmental Services) represented the applicant. No comments from DEP. A site visit was conducted. The high-water mark should be further towards the lake than is represented in the drawing. M. Wilson wanted to see exactly where the foundation would go. M. Wilson wants the stockpile area noted on the plan. General discussion about infiltration mitigation and potential 50-foot zone incursion.

Motion:	T. Doucette, to continue to February 18, addressing the following concerns: Infiltration mitigation
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	• Remain outside the 50-foot zone (new plan or updated buffer zone) • Identify stockpile location behind erosion control			
Second	M. Wilson			
Vote:	M. Wilson – AYE	R. Bursch – AYE	M. Larouche - AYE	T. Doucette – AYE
	A. Burnap – AYE	J. Pewtherer - AYE		

- 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)

Application was approved at the January 7 meeting.

- 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.

Greg Roy (Dillis & Roy) represented the applicant and indicated he had expected to be at the 4 February meeting.

Motion:	M. Wilson, to continue to February 4			
Second	T. Doucette			
Vote:	T. Doucette – AYE	R. Bursch – AYE	M. Wilson - AYE	A. Burnap – AYE
	M. Larouche – AYE	J. Pewtherer - AYE		

- 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)

The applicant requested a continuation.

Motion:	M. Wilson, to continue to February 4			
Second	T. Doucette			
Vote:	T. Doucette – AYE	M. Wilson – AYE	A. Burnap - AYE	M. Larouche – AYE
	R. Bursch – AYE	J. Pewtherer - AYE		

- 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.

Greg Roy (Dillis & Roy) represented the applicant and requested a continuance.

Motion:	R. Bursch, to continue to February 4			
Second	M. Wilson			
Vote:	T. Doucette – AYE	R. Bursch – AYE	M. Wilson - AYE	A. Burnap – AYE
	M. Larouche – AYE	J. Pewtherer - AYE		

6. ADMINISTRATIVE DETERMINATIONS

- 833 Flat Hill Rd- CAD-25-21: No update
- 8 Iris Court: CAD-25-22: Ratified at previous meeting but still discussed.
- 72 Hemlock Dr: CAD-26-1: To be added to site visit list.
- Extension Request Permits: None
- Certificates of Compliance:
 - 143 Island Rd: COC-25-20: Previously approved

f. Notice of Project Change: None

7. ENFORCEMENT

a. Violations, Enforcement Actions, and Hearings: None

- 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

8. NEW BUSINESS

- a. Topics Unknown – 48 Hrs Advance of Meeting: None
- b. By-Law Discussion:
 - i. The cost structure for consulting should be reviewed. M. Wilson feels this should be in regulation and not in the by-laws.
- c. MACC Training Takeaways: None
- d. Lunenburg April Earth Days
 - i. General discussion. T. Doucette indicated he would be willing to take the lead.
- e. Grant updates
 - i. M. Wilson reviewed the status of the next phase of grants. She and J. Pewtherer have taken on a more proactive role as Bob focuses on his health.
 - ii. The conservation budget would have to cover 20% of overall construction costs at Table Rock, which would be a not-to-exceed amount of \$10,287. The Timber Rights fund currently has over \$41,000.
 - iii. The conservation budget would have to cover 20% of overall construction costs for Raino, which would be a not-to-exceed amount of \$9,462.

Motion:	M. Larouche, to approve submission of grant proposals as presented with the caveat: • Funding from Timber Rights and not exceeding \$19,749.			
Second	R, Bursch			
Vote:	T. Doucette – AYE	R. Bursch – AYE	M. Wilson - AYE	A. Burnap – AYE
	M. Larouche – AYE	J. Pewtherer - AYE		

9. OLD BUSINESS

- a. Conservation budget:
 - i. Monthly oil bill pre-approval

Motion:	M. Larouche, to approve a purchase order for 123 Hollis monthly oil service not to exceed \$1,500.			
Second	M. Wilson			
Vote:	T. Doucette – AYE	R. Bursch – AYE	M. Wilson - AYE	A. Burnap – AYE
	M. Larouche – AYE	J. Pewtherer - AYE		

- b. Encroachment Issues: None
- c. Hollis Rd Residence: None
- d. Committee Reports – Any Update:
 - i. Master Plan Steering Committee: Final meeting is on February 25.
 - ii. Open Space: No update
 - iii. Storm Water: Going to Finance and Select Board.

10. **COMMUNICATIONS / PUBLIC COMMENT:** Discussed how the Town gets notified when we pass ethics course.

11. UPCOMING MEETING SCHEDULE:

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

12. ADJOURN

Motion:	R. Bursch, to adjourn at			
Second	M. Wilson			
Vote:	T. Doucette – AYE	R. Bursch – AYE	M. Wilson - AYE	A. Burnap – AYE
	M. Larouche – AYE	J. Pewtherer - AYE		

Respectfully submitted,
Michael Gale - Admin Asst.