

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, February 4, 2026 – 7:00 PM | Zoom (Remote)

1. CALL TO ORDER

Roll Call:

PRESENT: T. Doucette, A. Burnap, M. Larouche, J. Pewtherer

ABSENT R. Bursch, M. Wilson, C. St Germain.

Call to Order at 7:03pm by J. Pewtherer

2. APPOINTMENTS: None

3. ANNOUNCEMENTS

a. Public Comment. None

b. Commissioner comment

i. M. Larouche thanked T. Doucette and C. St. Germain for the help they provided so that the servicing could be accomplished at 123 Hollis Road.

c. Minutes of Previous Meetings:

1/28

Motion:	T. Doucette, to approve the minutes of the January 28 meeting			
Second	M. Larouche			
Vote:	T. Doucette – AYE	A. Burnap – AYE	M. Larouche - AYE	J. Pewtherer – AYE

4. NEW PUBLIC HEARINGS: None

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

5. CONTINUED PUBLIC HEARINGS

a. **58 Spring St EXT:** NOI-25-27 (Continued from 7 Jan 2026) <Video link>

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.

Continued to February 18

Motion:	T. Doucette, to continue to February 18			
Second	M. Larouche			
Vote:	T. Doucette – AYE	A. Burnap – AYE	M. Larouche - AYE	J. Pewtherer – AYE

b. **30 Summer St:** NOI-25-22 (Continued from November 19) <Video link>

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. Peer review with Planning Board is complete. Responses to question have been provided but final report is still outstanding. Proposal is a 4-story indoor climate controlled public storage facility. There would be a reduction in the impervious area on the site. He reviewed the responses to the DEP comments. There are no wetlands or rivers associated with the proposal. Portions of the site are within the 100-year flood plain. While DEP suggested the local Conservation Commission may require a habitat evaluation, G. Roy explained they felt it was not needed since the existing site is paved over. The project will actually create more green spaces.

M. Larouche wondered if an integrated pest management system would be included. G. Roy will have to check as this was a new requirement for him. There is concern that a storage area could attract rodents. T. Doucette asked if any of the trees around the area would be removed. G. Roy felt yes but would have to check. These trees would not be in the commission's jurisdiction.

Motion:	T. Doucette, to continue to the February 18 meeting			
Second	M. Larouche			
Vote:	T. Doucette – AYE	A. Burnap – AYE	M. Larouche - AYE	J. Pewtherer – AYE

- c. **763 Northfield Rd:** [NOI-25-19](#) (Continued from October 15 and November 5 and Jan 7) [<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 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)

Applicant requested a continuation to February 18 as they are still awaiting signed abutter permission.

Motion:	T. Doucette, to continue to the February 18 meeting			
Second	M. Larouche			
Vote:	T. Doucette – AYE	A. Burnap – AYE	M. Larouche - AYE	J. Pewtherer – AYE

- d. **27 Fire Road 15A:** [NOI-25-25](#) (Continued from December 17) [<Video link>](#)

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.

G. Roy (Dillis & Roy) represented the applicant. He reviewed the original proposal and compared it to a new proposal. Impervious area reduction is 48 sq ft. They will also convert a section of lawn to natural flora.

The existing reference to a turbidity curtain will be removed as it is not needed.

T. Doucette wanted to confirm that the commission was being asked to allow building in the no-build zone. J. Pewtherer confirmed. G. Roy responded that it is an existing building that is being replaced even though it is not currently occupied. There is no option to rebuild completely outside of the no-build zone due to Fire Road 15 and the grade of the property. J. Pewtherer felt it was an abandoned house without a foundation. A. Burnap recalled a previous question about whether it is a deeded road. G. Roy was able to confirm that it is a private road but was not certain the point was germane. A. Burnap also expressed concern about sod. T. Doucette agreed. He also stated he would be willing to grant the waiver based on the impervious reduction. M. Larouche asked if there would be a full basement or just a new foundation. G. Roy confirmed a full basement. Some concerns were expressed about the building size being almost doubled.

Motion:	T. Doucette, to continue to the February 18 meeting where expressed concerns can be addressed			
Second	M. Larouche			

Vote:	T. Doucette – AYE	A. Burnap – AYE	M. Larouche - AYE	J. Pewtherer – AYE
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6. **ADMINISTRATIVE DETERMINATIONS**

- a. 833 Flat Hill Rd- CAD-25-21
 - i. Applicant not present for a third time. Asking H. Jaime to check in on him.
- b. 72 Hemlock Dr: CAD-26-1
 - i. The applicant is not present.
- c. **Extension Request Permits:** None
- d. **Certificates of Compliance:** None
- e. **Notice of Project Change:** None

7. **ADMINISTRATIVE DETERMINATIONS**

- a. 833 Flat Hill Rd- CAD-25-21
- b. 72 Hemlock Dr: CAD-26-1
- c. **Extension Request Permits:** None
- d. **Certificates of Compliance:** None
- e. **Notice of Project Change:** None

8. **ENFORCEMENT** No updates

- 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:** None

9. **NEW BUSINESS**

- a. Topics Unknown – 48 Hrs. Advance of Meeting: None
- b. Hickory Hills Lake Update

John Fortune (15 Hemlock Drive/Hickory Hills Landowners) presented. The full presentation is available by sending an email to the LCC@lunenburgma.gov account. This is an annual report required by DEP 208-1266 issued on 25 July 2022.

J. Fortune reviewed water quality, phosphorus surface measurements, aquatic plant survey, fanwort survey, lake treatments, annual drawdown, fishing data from tournaments, resident outreach, and plans for 2026.

J. Fortune went on to seek approval for removing trees at the “toe of the slope” as recommended by Tighe & Bond to comply with the Office of Dam Safety.

Interest was shown in native plants or bee-friendly plants as replacements.

Motion:	T. Doucette, to approve removal of brush and trees as described with the following condition:			
	1. Add native plants to replace trees that are taken down			
Second	A. Burnap			
Vote:	T. Doucette – AYE	A. Burnap – AYE	M. Larouche - AYE	J. Pewtherer – AYE

- c. By-Law Discussion: Message sent to Herlin, who starts full time February 9!
- d. MACC Training Takeaways: None
- e. Lunenburg April Earth Days: Discussions to take place.

10. **OLD BUSINESS**

- a. Conservation budget:
 - Grant process was reviewed as well as grants submitted.
- b. Encroachment Issues: None
- c. Hollis Rd Residence: Path shoveled to allow servicing.
- d. Committee Reports – Any Update:
 - i. Master Plan Steering Committee: None
 - ii. Open Space: May need a new contact for this.

iii. Storm Water: Presenting to Finance Committee on February 5th.

11. **COMMUNICATIONS / PUBLIC COMMENT:** None

12. **UPCOMING MEETING SCHEDULE:**

a. Wednesday 2/18 at 7:00PM by Zoom

13. **ADJOURN**

Motion:	M. Larouche, to adjourn at 9:27pm			
Second	T. Doucette			
Vote:	M. Larouche – AYE	T. Doucette – AYE	A. Burnap - AYE	J. Pewtherer – AYE

Respectfully submitted,
Michael Gale - Admin Asst.