

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*



Tel: (978) 582-4146
 960 Massachusetts Ave
 Lunenburg, MA 01462

Herlin Jamie – Conservation Agent
 Michael Gale – Admin Assistant

MINUTES

Wednesday, February 18, 2026 – 7:00 PM | Zoom (Remote)

1. **CALL TO ORDER**

Present: T. Doucette, C. St Germain, A. Burnap, M. Larouche, R. Bursch, J. Pewtherer

Absent: M. Wilson (joined during Public Comment and left at 8:12 for personal reasons)

Call to Order at 7:01pm by J. Pewtherer

2. **APPOINTMENTS:** None

3. **ANNOUNCEMENTS**

a. **Public Comment.**

- i. T. Doucette discussed the Mass Towns effort that is compiling sustainability efforts across the state. Lunenburg listed 5 projects.
- ii. C. St Germain announced his intention to step down as an active member but wished to remain on as an associate. H. Jaime described the process needed.

Motion:	M. Wilson, to reorganize the Commission dropping C. St Germain as a Commissioner.			
Second	T. Doucette			
Vote:	T. Doucette – AYE	C. St Germain – AYE	A. Burnap - AYE	M. Larouche – AYE
	R. Bursch – AYE	M. Wilson – AYE	J. Pewtherer – AYE	

General discussion about Associate membership: who can approve; duties, access to email, representing Conservation to other groups.

Motion:	M. Wilson, to nominate C. St Germain as an Associate Commissioner pending review by Town Manager.			
Second	T. Doucette			
Vote:	A. Burnap – AYE	M. Larouche – AYE	R. Bursch - AYE	M. Wilson – AYE
	T. Doucette – AYE	J. Pewtherer – AYE		

b. **Minutes of Previous Meetings:**

1/28, 11/5, 10/15

Motion:	T. Doucette, to approve meeting minutes of 1/28.			
Second	M. Larouche			
Vote:	T. Doucette – AYE	A. Burnap – AYE	M. Larouche - AYE	M. Wilson – AYE
	J. Pewtherer – AYE			

Motion:	T. Doucette, to approve meeting minutes of 11/5.			
Second	M. Larouche			
Vote:	T. Doucette – AYE	C. St Germain – AYE	A. Burnap - AYE	M. Larouche – AYE
	R. Bursch – AYE	M. Wilson – AYE	J. Pewtherer – AYE	

Motion:	M. Wilson, to approve minutes of 10/15.			
Second	R. Bursch			
Vote:	T. Doucette – AYE	C. St Germain – AYE	M. Larouche - AYE	R. Bursch – AYE
	M. Wilson – AYE	J. Pewtherer – AYE		

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. **151 Flynn Rd:** NOI-25-28*

Notice of Intent by Tiffany Ostaszewski for a Septic system repair/upgrade.

Chris MacKenzie (Dillis & Roy) represented the applicant. The Board of Health has approved the design. DEP requested other areas to be exhausted first, but no other appropriate areas were found. This will result in limited cutting of trees.

R. Bursch requested a letter stating that all other locations have been exhausted. H. Jaime suggested this letter be filed along with the Order of Conditions.

Motion:	R. Bursch, to approve the project as proposed with the following condition: 1. A letter documenting no other location of the leech field is practical, to be filed with the Order of Condition			
Second	M. Larouche			
Vote:	T. Doucette – AYE	M. Wilson – AYE	A. Burnap - AYE	R. Bursch – AYE
	M. Larouche – AYE	J. Pewtherer – AYE		

*b. **822 New West Townsend Road** RDA-25-18*

A public hearing on a Request for Determination of Applicability for a proposed 30-foot by 40-foot detached garage.

Greg Roy (Dillis & Roy) represented the applicant. Proposed structure is down-grade from the isolated wetland. No tree removal is proposed.

M. Wilson asked if the garage would have a slab or a cellar. G. Roy expected it to be a slab floor. M. Wilson asked about stockpiling and suggested a restriction that all stockpiling be down-grade from the garage.

Motion:	M. Wilson, negative determination with the following condition: 1. All stockpiling must be outside of the 100-foot area.			
Second	M. Larouche			
Vote:	T. Doucette – AYE	M. Wilson – AYE	A. Burnap - AYE	M. Larouche – AYE
	R. Bursch – AYE	J. Pewtherer – AYE		

5. **CONTINUED PUBLIC HEARINGS**

*a. **58 Spring St EXT:** NOI-25-27 (Continued from 02/04/26) *Notice of Intent by DDuby Construction LLC for patio reconstruction**

Maureen Herald (Norse Environmental) represented the applicant and reviewed the responses to the Commission's questions from the previous meeting.

M. Larouche recused himself from the vote as he was not at the previous meeting.

Motion:	M. Wilson, to accept the project as presented.			
Second	T. Doucette			
Vote:	T. Doucette – AYE	M. Wilson – AYE	A. Burnap - AYE	M. Larouche – Abstain
	R. Bursch – AYE	J. Pewtherer – AYE		

b. **30 Summer St:** NOI-25-22 (Continued from 02/04/26)

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. He was advised that the applicant is making some changes to the plan, so G. Roy requested a continuance to March 18.

Motion:	T. Doucette, to continue to the March 18 meeting.			
Second	M. Larouche			
Vote:	T. Doucette – AYE	M. Wilson – AYE	A. Burnap - AYE	M. Larouche – Aye
	R. Bursch – AYE	J. Pewtherer – AYE		

c. **763 Northfield Rd:** NOI-25-19 (Continued from 02/04/26)

Notice of Intent by the Town of Lunenburg-DPW for the replacement of the deteriorated culvert at the Northfield Road crossing over Mulpus Brook

Applicant requested a continuance

Motion:	T. Doucette, to continue to the March 18 meeting.			
Second	M. Larouche			
Vote:	T. Doucette – AYE	M. Wilson – AYE	A. Burnap - AYE	M. Larouche – Aye
	R. Bursch – AYE	J. Pewtherer – AYE		

d. **27 Fire Road 15A:** NOI-25-25 (02/04/26)

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. G. Roy reviewed the changes requested by the Commission. All lake work has been removed. The mitigation area has been extended and the plants changed to 'wet feet' plants. The deck area has been reduced.

M. Wilson requested the increase in square footage in the 50-foot zone. G. Roy calculated it to be about 130 square feet. M. Wilson also requested to understand how the applicant considered using the existing structures instead of using the structure in the no-build area. R. Bursch had previously asked about moving the structure out of the no-build road and did not receive a complete answer. He would also like to see all concrete removed from the location. G. Roy explained that all concrete will be replaced with pervious material. J. Pewtherer also expressed the desire to keep anything new outside of the 50-foot zone. M. Wilson noted that if the structure was moved clockwise, it would resolve some issues.

Motion:	M. Wilson, continue to the March 4 meeting.			
Second	T. Doucette			

Vote:	T. Doucette – AYE	M. Wilson – AYE	A. Burnap - AYE	R. Bursch – Aye
	M. Larouche – AYE	J. Pewtherer – AYE		

6. **ADMINISTRATIVE DETERMINATIONS**

a. 833 Flat Hill Rd- CAD-25-21

Sue Ropiak (833 Flat Hill Road) was present. H. Jaime reviewed her notes. An arborist tagged the trees that were infected. Trees are very close to structures and cause a potential hazard. Recommends approval of the arborist's plans as long as removal is done by a crane or by hand.

R. Bursch wondered what would happen to the trees once removed. S. Ropiak mentioned they would be chipped and removed. R. Bursch noted that since they are infected, they should be left or burned.

Stumps will be left behind, and the area is heavily congested. H. Jaime will give the applicant replanting suggestions.

Motion:	R. Bursch, to ratify Agent's determination with the following conditions: 1. Removal of trees to be done by crane or by hand 2. No stump removal 3. Wood chips to remain on site or be burned 4. A planting plan as deemed appropriate by the Conservation Agent.			
Second	T. Doucette			
Vote:	T. Doucette – AYE	A. Burnap – AYE	R. Bursch - AYE	M. Larouche – Aye
	J. Pewtherer – AYE			

b. 72 Hemlock Dr: CAD-26-1

The applicant was not present. H. Jaime reviewed her notes for the meeting. Massive trees that are leaning towards the deck. Recommend removal of trees using cranes or hand, no stump grinding. J. Pewtherer suggested that replanting would be required according to the tree-replacement schedule. A replacement plan showing location and tree type was requested. Due to the amount of snow, the trees' actual size was not collected.

c. **Extension Request Permits:** None

d. **Certificates of Compliance:** None

e. **Notice of Project Change:** None

7. **ENFORCEMENT**

a. **Violations, Enforcement Actions, and Hearings:**

Recommend sending out a final letter advising that fees will be accrued unless they start working with us.

i. 10 Mass Ave

ii. 1168 Mass Ave Rear

Recommend this be forwarded to Mass DEP as property owners are not responding to any letters.

iii. 48 Meadow Ln

iv. 1147 Mass Ave

v. 314 Highland St

vi. 715 Reservoir Rd

b. **Emergency Certifications:**

8. **NEW BUSINESS**

a. Topics Unknown – 48 Hrs. Advance of Meeting

i. 215 Sunset Lane: NOI-25-3

David Pajari (215 Sunset Lane) was present. The utility company wants the Commission to approve the location of the utility pole. There will also be trenching from the pole to the house for underground connection. D. Pajari explained it would come from the pole up the slope next to the driveway to a connection point.

R. Bursch wanted to confirm that the trench will be in areas already approved for disturbance. Confirmed. H. Jamie explained that we have an email from the utility company and that she has a plan with the location of the pole identified.

These items to be uploaded and the project to be added to the next meeting agenda after filing a Plan Modification/Plan Change Request.

b. By-Law Discussion

H. Jaime is looking into moving fees out of Town Charter and into the Conservation By-laws.

c. MACC Upcoming Convention

The training is on February 28 at Holy Cross. No budget has been established; the member's cost is \$180. Registration is closed the Friday before.

d. Lunenburg April Earth Days

Teh Pollintor habitat agreed that April is too early to participate in April Earth Days, considering a Mother's Day event. Teh Sierra Club agreed to help. H. Jaime discussed a program she put together a few years ago. T. Doucette suggested a free raffle for a small garden bed. J. Pewtherer suggested a spring trail maintenance day. J. Pewtherer would like to see a volunteer tracking process as this is needed for grant submissions. A. Burnap wondered if a local garden center would be willing to donate to a garden.

e. Lake Shirley Update

Taken out of order (after 8.a.i).

Wendy Gendron (Aquatic Restoration Consulting) presented the update. Presentation materials can be provided upon request. Downstream gage replacement will take place next year as it is complicated. Update included: Secchi Disk Transparency; Phytoplankton data; temperature and dissolved oxygen; nutrients; end-season plant survey; Fluridone treatment, and next steps.

Confirmed that the herbicides used do not contain any PFAS (*aka 'forever chemicals'*). Although not required, the lake is closed to recreation during the applications.

9. **OLD BUSINESS**

a. Conservation budget: MACC Convention

Motion:	M. Larouche, to authorize \$540 for MACC training coming out of the previously used fund. If that fund is insufficient, use the WPA funds.			
Second	T. Doucette			
Vote:	A. Burnap – AYE	M. Larouche – AYE	T. Doucette - AYE	J. Pewtherer – Aye

Motion:	M. Larouche, to authorize \$783 for annual culvert maintenance by Beaver Solutions, coming out of the Timber Rights fund.			
Second	T. Doucette			
Vote:	A. Burnap – AYE	M. Larouche – AYE	T. Doucette - AYE	J. Pewtherer – Aye

Previous education budgets covered membership, two conferences, and 10 classes per year. This year we have a combined Land Use budget, which is causing some confusion.

b. Encroachment Issues: None

c. Hollis Rd Residence:

J. Pewtherer explained how the procurement card works, which will be used to purchase the marcel.

d. Committee Reports – Any Update:

i. Master Plan Steering Committee: No update

ii. Open Space: No update

iii. Storm Water: progressing rapidly. Public Information Session is on March 5 at 7:15pm in the Town Library.

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

11. **UPCOMING MEETING SCHEDULE:**

a. Wednesday 3/4 at 7:00PM by Zoom

12. **ADJOURN**

Motion:	T. Doucette, to adjourn at 9:54pm.
Second	M. Larouche

Vote:	A. Burnap – AYE	M. Larouche – AYE	T. Doucette - AYE	J. Pewtherer – Aye
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Respectfully submitted,
Michael Gale - Admin Asst.