

TOWN OF LUNENBURG Lunenburg Conservation Commission			
Jennifer Pewtherer Richard Bursch Michael Larouche Mary Wilson Teddy Doucette Andrea Burnap	Chair Vice Chair Clerk Member Member Member Member		Tel: (978) 582-4146 960 Massachusetts Ave Lunenburg, MA 01462 Herlin Jaime – Conservation Agent Michael Gale – Admin Assistant
AGENDA REVISED Wednesday, March 4, 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/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

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:

Feb 18

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. **860 New West Townsend Road:** [NOI-26-1](#)

Notice of Intent by Daniel & Rachel Brackett for a common driveway to provide access to four residential lots.

b. **1010 Flat Hill Road:** [RDA-26-1](#)

A Request for Determination of Applicability by Patrick Byrne for the replacement of an existing deck and stairs.

c. **475 Leominster- Shirley Road:** [RDA-26-2](#)

A Request for Determination of Applicability by Lunenburg Solar 1, LLC c/o New Leaf Energy for the installation of a Battery Energy Storage System.

5. CONTINUED PUBLIC HEARINGS

~~a. **30 Summer St:** [NOI-25-22](#) (Continued from 02/18/26)~~

~~Notice of Intent by SafStor Real Estate Co.,LLC for a project that involves floodplain fill and associated compensatory floodplain compensation. Requested continuance to 03/18~~

b. **763 Northfield Rd:** [NOI-25-19](#) (Continued from 02/18/26)

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

c. **27 Fire Road 15A:** [NOI-25-25](#) (Continued from 02/18/26)

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.

6. ADMINISTRATIVE DETERMINATIONS

a. **Amended Order Of Conditions:**

i. **50 Pine Grove Rd:** [CAOC-26-1](#)

b. **Extension Request Permits:**

c. **Certificates of Compliance:**

d. **Notice of Project Change:**

i. 215 Sunset Ave- [CMOD-26-1](#)

7. 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:**

8. NEW BUSINESS

a. Updates:

i. [208-1165 260 Falulah Road](#)

ii. [208-1252 100 Summer Street \(Tango Construction\)](#)

b. Topics Unknown – 48 Hrs Advance of Meeting

c. Right of First Refusal- [1083 Northfield Rd](#)

d. By-Law Discussion

e. MACC Upcoming Convention

f. Lunenburg April Earth Days

9. OLD BUSINESS

a. Conservation budget:

b. Encroachment Issues:

c. Hollis Rd Residence:

i. Committee Reports – Any Update

ii. Master Plan Steering Committee

iii. Open Space

iv. Storm Water

10. COMMUNICATIONS / PUBLIC COMMENT

11. UPCOMING MEETING SCHEDULE:

a. Wednesday 03/18 at 7:00PM by Zoom

12. ADJOURN