

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 18, 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. EXECUTIVE SESSION (6:30)

a. Pursuant to Massachusetts General Laws Chapter 30A, Section 21(a)(3), to discuss strategy with respect to imminently threatened or demonstrably likely litigation, where an open meeting may have a detrimental effect on the litigating position of the Town, and the Chair of the Commission so declares, specifically relating to Holman Street- Conservation Project.
2. CALL TO ORDER
3. APPOINTMENTS
4. 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)

i. Justin Reppucci- Stormwater issues

b. Minutes of Previous Meetings:

03.04.2026, 02.04.2026

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. 19 Island Road: NOI-25-24

Notice of Intent by Hickory Hills Landowners Inc for the construction of a handicap parking area, ramp and dock

b. 922 Flat Hill Road: NOI-26-2

Notice of Intent by Mike Potasky for the construction of a single-family home with a garage

c. 189 Hemlock Drive: NOI-26-3

Notice of Intent by David Katralis & Korry Dow-Katralis for an addition and removal of stone patio
5. CONTINUED PUBLIC HEARINGS

a. 763 Northfield Rd: NOI-25-19 (Continued from 03/04/26)

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

b. 30 Summer St: NOI-25-22 (Continued from 03/04/26)

Notice of Intent by SafStor Real Estate Co.,LLC for a project that involves floodplain fill and associated compensatory floodplain compensation.

~~e. 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. (Continued to April 1)~~
6. ADMINISTRATIVE DETERMINATIONS

a. 100 Hemlock Rd: CAD-26-3

b. Amended Order of Conditions:

c. Extension Request Permits:

d. Certificates of Compliance:

e. Notice of Project Change:
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. MDAR- VMP 2026

b. Topics Unknown – 48 Hrs Advance of Meeting

c. By-Law Discussion

d. Lunenburg Earth Day 04/22
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 04/01 at 7:00PM by Zoom
12. ADJOURN