

TOWN OF LUNENBURG

Lunenburg Conservation Commission

Jennifer Pewtherer *Chair*
Richard Bursch *Vice Chair*
Michael Larouche *Clerk*
Mary Wilson *Member*
Teddy Doucette *Member*
Andrea Burnap *Member*
Vacant *Member*



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960 Massachusetts Ave
Lunenburg, MA 01462

Herlin Jamie – Conservation Agent
Michael Gale – Admin Assistant

MINUTES

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

1. CALL TO ORDER

Roll Call:

Present: R. Bursch, M. Larouche, A. Burnap, J. Pewtherer.

Absent: M. Wilson, T. Doucette

Call to Order at 7:13pm by J. Pewtherer

2. APPOINTMENTS: None

3. ANNOUNCEMENTS

a. Public Comment.

i. Justin Reppucci- Stormwater issues

Justin Reppucci (1147 Mass Ave) wanted to know what stormwater resources are available to him. J. Pewtherer asked him to describe his issue, and he mentioned water in the basement during heavy rain that he believes relates to the culvert on 2A. J. Pewtherer explained the purpose of the Stormwater Task Force and suggested contacting DPW.

b. Minutes of Previous Meetings:

[03.04.2026](#), [02.04.2026](#)

Motion:	R. Bursch, to approve the minutes of the February 4th meeting.			
Second	M. Larouche			
Vote:	M. Larouche – AYE	R. Bursch – AYE	A. Burnap - AYE	J. Pewtherer – AYE

Motion:	R. Bursch, to approve the minutes of the March 4th meeting.			
Second	M. Larouche			
Vote:	M. Larouche – AYE	R. Bursch – AYE	A. Burnap - 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. **19 Island Road:** [NOI-25-24](#) <[Video link](#)>

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

Matt Marro represented the Hickory Hills Landowners Association. Stormwater calculations are not yet complete. 19 Island Road is the beach area. The request is to add an ADA compliant ramp and dock at the end of Park Street Avenue. Detailed dimensions were provided. While in the floodplain, no change in elevation is proposed. This will replace the existing ramp. R. Bursch wanted to know if the ramp would be for the public and was informed it would be only for residents of Hickory Hills and is within the gated area. A. Burnap wanted to know how permeable the regrind surface would be. M. Marro indicated that the packing of the regrind surface would likely make it non-permeable, hence the addition of a gravel apron around it. The dense packing is required for a handicap space. J. Pewtherer had questions about the hand railing. They will be tied to the ramp and are movable. H. Jaime wanted to know if there would be digging required to build the parking space. Just enough for the regrind, but the elevation will remain the same. R. Bursch was concerned that regrind will deteriorate and go into the lake. With the gravel apron, it was felt that this concern was handled. R. Bursch strongly suggested paving.

Motion:	R. Bursch, to continue to the April 1st meeting which should include: • Erosion control plan • Stormwater calculations			
Second	M. Larouche			
Vote:	M. Larouche – AYE	R. Bursch – AYE	A. Burnap - AYE	J. Pewtherer – AYE

b. **922 Flat Hill Road:** [NOI-26-2](#) <[Video link](#)>

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

Lar Greene represented the applicant and presented the plan. The existing building will be torn down. Board of Health concerns have been addressed. The proposed house is outside the 100-foot buffer. J. Pewtherer noted that during the site walk it was clear that several trees had been removed for which we have no record. L. Greene agreed that he was unaware of any record as well. It was also noted that DEP has not been notified. L. Greene stated the homeowner mailed the filing but may have used the wrong address, and they are investigating. J. Pewtherer shared site visit photos. Tree stumps will be added to the plans. R. Bursch confirmed that there is no disturbance in the 50-foot zone. He also asked that they forward the Board of Health's requirement to put the leach field outside the 100-foot zone. H. Jaime wondered why the new building is not exactly over the old building, which would affect the well, parking, and septic. L. Greene explained it was necessary to allow full access to the garage. Tree remediation will be added to the plan. H. Jaime recommended a \$300 fine for removing the trees without permission, or additional replanting in lieu of the fees. Confirmed that none of the trees were in the 50-foot or 100-foot buffer zones.

Motion:	R. Bursch, to continue to the April 15 meeting which should include: • DEP filing • Tree remediation plan			
Second	M. Larouche			
Vote:	M. Larouche – AYE	R. Bursch – AYE	A. Burnap - AYE	J. Pewtherer – AYE

c. **189 Hemlock Drive:** [NOI-26-3](#) <[Video link](#)>

Notice of Intent by David Katralis & Korry Dow-Katralis for an addition and removal of stone patio

David Katrakis (189 Hemlock Drive) and Ryan Proctor (Dillis & Roy) presented. The applicant presented the plan. Part A is the 20x33 foot porch. Part B is the stone retaining wall. Part C is the patio. The patio would encroach the 50-foot zone by 82 sq ft. R. Proctor clarified that all existing infrastructure would be removed. J. Pewtherer confirmed that the plantings at the water's edge are all proposed and not pre-existing. DEP comments were reviewed, both related to the floodplain. M. Larouche confirmed that the retaining wall is proposed. R. Bursch wondered if the previous work and tree removal had been approved. J. Pewtherer found an RDA from December 2023 in SharePoint that concluded with a negative determination. A. Burnap confirmed that all the proposed construction is within the 50-foot zone. While not on the plan, the applicant felt a subsurface system can be installed in the grass area to cover the runoff. D. Katrakis is willing to remove an existing garage (tent over metal) and plant more trees. R. Bursch noted that the plans indicate a concrete patio, but they mentioned pavers. D. Katrakis noted that this change was due to H. Jaime's suggestions. The enclosed porch will be over crushed rock. As the deck will be 7-8 feet high, the area will be used for storage. Concern was raised about enclosing the porch on the elevated deck as well as the wall and filling inside the 30-foot no touch zone.

John Fortune (Hickory Hills Association) noted that Hickory Hills owns the first foot of land above the 100-year floodplain mark and expressed concern that these plans were close to that property. He also opposed covers over the patios without proper drainage. Bill Hudson (90 Hemlock Drive and Hickory Hills Association) suggested another site walk since you can now see the entire area.

Motion:	R. Bursch, to continue to the April 1 meeting which should include: • Updated plan showing the patio not being enclosed • Removal of the retaining wall • Show carport removed with plantings • Remove the outdoor kitchen from the 50-foot zone • Replacement of existing retaining wall • Complete a second site visit			
Second	M. Larouche			
Vote:	M. Larouche – AYE	R. Bursch – AYE	A. Burnap - AYE	J. Pewtherer – AYE

5. **CONTINUED PUBLIC HEARINGS**

a. **763 Northfield Rd:** [NOI-25-19](#) <[Video link](#)>

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

The applicant requested a continuance as they are still waiting on one abutter.

Motion:	M. Larouche, to continue to the April 1 meeting			
Second	R. Bursch			
Vote:	M. Larouche – AYE	R. Bursch – AYE	A. Burnap - AYE	J. Pewtherer – AYE

b. **30 Summer St:** [NOI-25-22](#) <[Video link](#)>

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

Nobody was present to represent.

Motion:	R. Bursch, to continue to the April 1 meeting			
Second	M. Larouche			
Vote:	M. Larouche – AYE	R. Bursch – AYE	A. Burnap - AYE	J. Pewtherer – AYE

- c. ~~860 New West Townsend Road:~~ [NOI 26-1](#) <Video link>

~~*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](#) <Video link>

J. Pewtherer read H. Jaime's report, summarized here. Identified trees pose a safety hazard. Will remove the 4 dead trees and leave the stumps. No additional clearing or grading. Tree replacement is not necessary.

Motion:	R. Bursch, to ratify Agent's recommendation with the additional caveat: • Agent to meet with applicant to determine appropriate understory plantings (if any) that will survive in this covered area			
Second	M. Larouche			
Vote:	M. Larouche – AYE	R. Bursch – AYE	A. Burnap - AYE	J. Pewtherer – AYE

- 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:**

- 10 Mass Ave
- 1168 Mass Ave Rear
- 48 Meadow Ln: Notice sent.
- 1147 Mass Ave

(Taken out of order at 8:30 into the meeting lasting to 23:45 into the meeting.)

J. Pewtherer noted that a 2024 RDA allowed him to regrade the driveway without touching vegetation, but some trees have been removed as well. The applicant stated that the tree was still there, just not visible in the photo. He did take two dead trees out but was unaware he needed permission.

J. Pewtherer also noted that there was encroachment, but the applicant stated that he went just to the limit of the approved modifications. H. Jaime recommended that she meet with the applicant, explain the requirements, and propose a going-forward plan.

- v. 314 Highland St: Notice went out.

The property owner attended the meeting but asked for a continuance due to the length of the meeting. H. Jaime stated she spoke with the owner and explained the concerns about the driveway and that violations or remediation may be required.

vi. 715 Reservoir Rd

b. **Emergency Certifications:**

8. **NEW BUSINESS**

a. Updates:

i. [MDAR- VMP 2026](#)

H. Jaime explained that this is simply a notice of a public hearing for hte yearly vegetation plan.

b. Topics Unknown – 48 Hrs. Advance of Meeting

c. By-Law Discussion

d. Lunenburg Earth Day 04/22

Word is getting out via social media. Time frame is 2PM-6PM at T.C. Passios. Several tables have been confirmed. J. Pewtherer offered to help as did A. Burnap.

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**

Motion:	M. Larouche, to adjourn at 10:06PM			
Second	R. Bursch			
Vote:	M. Larouche – AYE	A. Burnap – AYE	R. Bursch - AYE	J. Pewtherer – AYE

Respectfully submitted,
Michael Gale - Admin Asst.