

TOWN OF LUNENBURG
Lunenburg Conservation Commission

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Member
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Herlin Jaime – Conservation Agent
Michael Gale – Admin Assistant

AGENDA

REVISED

Wednesday, April 1, 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. This memorandum is included in the file to clarify the basis for the Commission's Executive Session discussion regarding Forest Legacy Tract 15. The discussion involved strategy related to the potential acquisition and/or conservation restriction of real property in coordination with North County Land Trust. As such, the discussion is consistent with Purpose 6 of the Open Meeting Law (real property negotiations), as open session discussion could have a detrimental effect on the Commission's negotiating position. The session was originally cited under Purpose 5; however, the subject matter aligns more appropriately with Purpose 6.
- c. Minutes of Previous Meetings:
 - i. 03.18.2026

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. **50 Pine Grove Road:** [CAOC-26-1](#)
Request to Amend Order of Conditions for the removal of trees, installation of patio and lake access
- b. **855 Massachusetts Avenue:** [NOI-26-5](#)
Notice of Intent by the Town of Lunenburg for the management of vegetation at Marshall Pond
- c. **10 Parmenter Road Lot 16:** [NOI-26-6](#)
Notice of Intent by Benjamin Builders for the construction of a single-family home
- d. **10 Parmenter Road Lot 17:** [NOI-26-7](#)
Notice of Intent by Benjamin Builders for the construction of a single-family home
- e. **10 Parmenter Road Lot 22:** [NOI-26-8](#)
Notice of Intent by Benjamin Builders for the construction of a single-family home
- f. **10 Parmenter Road Lot 23:** [NOI-26-9](#)
Notice of Intent by Benjamin Builders for the construction of a single-family home

5. CONTINUED PUBLIC HEARINGS

- a. **763 Northfield Rd:** [NOI-25-19](#) (Continued from 03/18/26)
Notice of Intent by the Town of Lunenburg-DPW for the replacement of the deteriorated culvert at the Northfield Road crossing over Mulpus Brook.
- b. **30 Summer St:** [NOI-25-22](#) (Continued from 03/18/26)
Notice of Intent by SafStor Real Estate Co.,LLC for a project that involves floodplain fill and associated compensatory floodplain compensation.
- c. **860 New West Townsend Road:** [NOI-26-1](#)(Continued from 03/04/26)
Notice of Intent by Daniel & Rachel Brackett for a common driveway to provide access to four residential lots.
- g. **19 Island Road:** [NOI-25-24](#) (Continued from 03/18/26)
Notice of Intent by Hickory Hills Landowners Inc for the construction of a handicap parking area, ramp and dock
- h. **922 Flat Hill Road:** [NOI-26-2](#)
Notice of Intent by Mike Potusky for the construction of a single-family home with a garage (Continued to 04/15/26)
- i. **189 Hemlock Drive:** [NOI-26-3](#)(Continued from 03/18/26)
Notice of Intent by David Katralis & Korry Dow-Katralis for an addition and removal of stone patio

6. ADMINISTRATIVE DETERMINATIONS

- a. **Amended Order of Conditions:**
- b. **Extension Request Permits:**
- c. **Certificates of Compliance:**
 - i. 260 Falulah Road: [COC-26-1](#)
 - ii. **1178 Northfield Road:** [COC-26-2](#)
- d. **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:
- b. Topics Unknown – 48 Hrs Advance of Meeting
- c. Mike Toohill Riverfront Discussion as Offcycle or top of meeting agenda at future meeting
- d. By-Law Discussion

9. OLD BUSINESS

- a. Conservation budget:
- b. Encroachment Issues:
- c. Hollis Rd Residence:
 - i. Crabapple pruning at Pollinator Habitat
 - ii. Future Plans discussion
- d. Committee Reports – Any Update
 - i. Master Plan Steering Committee
 - ii. Open Space
 - iii. Storm Water

10. COMMUNICATIONS / PUBLIC COMMENT

11. UPCOMING MEETING SCHEDULE:

- a. Wednesday 04/15 at 7:00PM by Zoom

12. ADJOURN