

Coc-26-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*



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

Herlin Jamie – Conservation Agent
Michael Gale – Admin Assistant

MINUTES

Wednesday, April 1, 2026 – 7:00 PM | Zoom (Remote)

1. CALL TO ORDER

Roll Call:

Present: T. Doucette, M. Wilson, M. Larouche, A. Burnap.

Absent: R. Bursch.

Call to Order at 7:03pm by J. Pewtherer

2. APPOINTMENTS: None

3. ANNOUNCEMENTS

a. Public Comment.: None

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

Motion:	M. Wilson, to approve the minutes of the March 18 meeting.			
Second	M. Larouche			
Vote:	T. Doucette – AYE	M. Wilson – AYE	M. Larouche - AYE	J. Pewtherer – AYE

NOTE: A. Burnap was having audio issues for this vote.

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

Ryan Proctor (Dillis & Roy) represented the applicant. Greg Roy met with the Commission a month ago for a general discussion about the project where it was agreed this could be handled as a change and not a new filing. All dead or decaying trees being removed have been identified in the drawing. M. Wilson asked for the observations from the site walk. J. Pewtherer noted there is only some shed debris currently present, and that the property is very sloped, making her wonder about grading. She wondered if the applicant would be willing to move the patio area closer to the lake, where the ground is flat. R. Proctor suggested the applicant would agree;

they thought the Commission would want the patio farther from the lake. J. Pewtherer also noted that the stairs on the map do not reflect the as-built deck and stairs, which will mean more paver stones to get to the base of the stairs. M. Wilson noted that we should have modified drawings.

J. Pewtherer felt the plans include significant hardscape within the 30-foot no-touch zone. She also suggested that the planting scheduled did not fully meet the replacement requirements for the trees that will be removed. M. Wilson agreed to a smaller landing closer to the water that would result in just a path through most of the 30-foot zone and to the enforcement of the replication schedule. H. Jaime asked if more planting could be done in the 50-foot zone. R. Proctor felt that the applicant would agree.

Motion:	M. Larouche, to continue to the April 15 meeting addressing the following concerns: • Additional trees and vegetation in the 50-foot zone for mitigation • Move the larger patio area out of the 30-foot zone • Show a walkway down to a much smaller little patio with steppingstones at the bottom of the slope (flatter area) next to the lake • Update the plan to reflect correct location of the stairs off the deck			
Second	M. Wilson			
Vote:	T. Doucette – AYE	M. Wilson – AYE	A. Burnap - AYE	M. Larouche – AYE
	J. Pewtherer – AYE			

b. **855 Massachusetts Avenue:** NOI-26-5

Notice of Intent by the Town of Lunenburg for the management of vegetation at Marshall Pond

Matt Ladewig (TRC) and Christopher Ruth (Town) represented the project. The Town asked TRC to map the pond and the vegetation overgrowth. Last October, they found little open water in the pond, mostly bio volume. Photos showed fan wort and whitewater lilies. The overabundance of plant growth is impacting fish and wildlife habitats.

TRC recommends addressing the fan wort as it is a non-native species and then thinning the white-water lily. They recommend a management program that includes physical and chemical controls. Benthic barriers are negatively buoyant and are placed on the bottom of the pond. They are good for seasonal use areas where users enter the pond (for example, launching kayaks). Hand harvesting is included in the long-term plan but is not practical right now. It could also be used if new non-native species were introduced. The plan lists hydra raking, but they are not proposing to dig into the bottom of the pond. Consider it mechanized removal of biomass. Two chemical control measures are included: systemic and contact herbicides to manage the plants (mostly fan wort) and algacides to control algae blooms in the future.

The request is for a 5-year Order of Conditions with annual monitoring.

M. Ladewig confirmed that a public notice would be placed, and the few abutters would be notified prior to an application. While there are no label restrictions, it is better if the water is not moving around. The fluoridone level is so low that any downstream impact is minimal and would have no impact on aquatic life. To maintain the required level for the entire period, both a liquid and granular version are used, as are booster treatments. The plants will die off slowly and as they do, the fish population should increase. Once dispersed on the water, you can swim safely without irritation.

T. Doucette asked if the plastic benthic barriers contain any PFAS. M. Ludwig did not know for certain but mentioned that many of the barriers use geotextile fabric and noted they are only installed for a few months. Like

a weed barrier, they kill all the plants underneath them. They are then removed and stored for reuse. M. Wilson noted that there would need to be a condition that they are not stored in the 30-foot or 50-foot zones.

Motion:	M. Larouche, to continue to the April 15 meeting addressing the following concerns:			
	DEP number provided			
Second	M. Wilson			
Vote:	T. Doucette – AYE	M. Wilson – AYE	A. Burnap - AYE	M. Larouche – AYE
	J. Pewtherer – AYE			

c. **10 Parmenter Road Lot 16:** NOI-26-6

Notice of Intent by Benjamin Builders for the construction of a single-family home

Ryan Proctor represented the applicant. The driveway will utilize the existing cart road. There is no disturbance in the 30-foot zone and no structures in the 50-foot zone. Lot will use municipal water. Septic is outside the 100-foot zone. Proposing boulders along the 30-foot zone boundary. Still waiting for DEP file number and other permits. M. Wilson noted the parcel subdivision plan was not in OpenGov. R. Proctor noted it had just been approved, and he would ensure it was added to the record.

Gale Lawless (21 Parmenter Street) noted she felt the water garden was in a wetland. R. Proctor noted that it is outside the 50-foot zone. G. Lawless also expressed concern that the lake would not get the water runoff it gets today. R. Proctor said that the stormwater plans were designed to ensure stable hydrologic conditions.

Motion:	T. Doucette, to continue to the April 15 meeting addressing the following concerns:			
	DEP number provided			
Second	M. Wilson			
Vote:	T. Doucette – AYE	M. Wilson – AYE	A. Burnap - AYE	M. Larouche – AYE
	J. Pewtherer – AYE			

d. **10 Parmenter Road Lot 17:** NOI-26-7

Notice of Intent by Benjamin Builders for the construction of a single-family home

Ryan Proctor represented the applicant and identified the lot. All disturbances are outside the 50-foot zone. Same stormwater plans as in lot 16. Will also use municipal water. A boulder wall will define the limit of work. Details of the rain garden will be provided. M. Wilson wondered if the Commission should be requesting Operations and Maintenance plans for the rain gardens. R. Proctor noted it was Appendix G of the Stormwater plan. M. Wilson wondered how that is tracked over time. R. Proctor noted that it is attached to the deed. H. Jaime noted that specific pages can also be included in the Order of Conditions. Gale Lawless (21 Parmenter Street) wanted to know how it was enforced. R. Proctor noted that single family houses it is the homeowner, but a common driveway application would be the HOA. J. Pewtherer noted that DPW has requested an engineer to do stormwater inspections, but it is subject to passing the budget. G. Lawless noted that these homes are higher than existing homes, and any issues will cause problems. J. Pewtherer noted that she would need to contact the Town if issues arise.

Motion:	M. Larouche, to continue to the April 15 meeting addressing the following concerns:			
	DEP number provided			
Second	M. Wilson			
Vote:	T. Doucette – AYE	M. Wilson – AYE	A. Burnap - AYE	M. Larouche – AYE

J. Pewtherer – AYE

e. **10 Parmenter Road Lot 22: NOI-26-8**

Notice of Intent by Benjamin Builders for the construction of a single-family home

Ryan Proctor (Dillis & Roy) represented the applicant and identified the lot. The wetland is not visible on the plan, but the buffer zones are identified. The proposed driveway starts at the 50-foot zone. Municipal water, on-site sewer. Similar stormwater controls. M. Larouche wanted to know if the driveway is pervious. R. Proctor noted it will be paved. M. Larouche wondered if the runoff would go into the road. R. Proctor noted that stormwater plans indicate a decreased amount from the current rent rates. J. Pewtherer asked to have a trench drain considered at the end of the driveway. M. Wilson asked to have the limit of work clearly identified on the plan.

Gale Lawless (21 Parmenter Street) expressed concern that a hardtop driveway will cause significant runoff. R. Proctor noted that the restoration of the green space is noted in the stormwater management plan as well as all calculations. There will be an increase during construction, but final landscaping is designed to mitigate the temporary increase.

Motion:	M. Larouche, to continue to the April 15 meeting addressing the following concerns: • DEP number provided • Update the limit of work on all lot plans			
Second	T. Doucette			
Vote:	T. Doucette – AYE	M. Wilson – AYE	M. Larouche - AYE	A. Burnap – AYE
	J. Pewtherer – AYE			

f. **10 Parmenter Road Lot 23: NOI-26-9**

Notice of Intent by Benjamin Builders for the construction of a single-family home

Ryan Proctor (Dillis & Roy) represented the applicant and identified the lot. The wetland is across the road. The 50-foot zone touches a corner of the property. Municipal water. On-site sewage disposal system in the front yard. Identical stormwater management plan. The limit of work is identified on the plan. Same stormwater management plan.

H. Jaime wondered why these last two lots did not use a common driveway to reduce the impervious area. R. Proctor felt it might have to do with the septic systems and the topography but would have to do research to ensure he has the correct answer. J. Pewtherer reiterated her request regarding driveway runoff.

Motion:	T. Doucette, to continue to the April 15 meeting addressing the following concerns: • DEP number provided • Update the limit of work on all lot plans			
Second	M. Larouche			
Vote:	T. Doucette – AYE	M. Wilson – AYE	A. Burnap - AYE	M. Larouche – AYE
	J. Pewtherer – AYE			

NOTE: *M. Wilson dropped off at this time (1:57:26) but there was still a quorum present.*

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.

Matt Lundsted (Comprehensive Environmental) represented the Town. The final signature has been obtained. That is all that has been holding up the repair project as access to the culvert was on private property. M. Lundsted provided a refresher on the project for the Commission.

Motion:	M. Larouche, to approve.			
Second	T. Doucette			
Vote:	T. Doucette – AYE	M. Larouche – AYE	A. Burnap - AYE	J. Pewtherer – AYE

- 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.

Applicant requested a continuance to May 6.

Motion:	M. Larouche, continue to May 6 at applicant's request.			
Second	A. Burnap			
Vote:	T. Doucette – AYE	M. Larouche – AYE	A. Burnap - AYE	J. Pewtherer – AYE

- 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.

Applicant requested a continuance to April 15.

Motion:	M. Larouche, continue to April 15 at the request of the applicants.			
Second	T. Doucette			
Vote:	T. Doucette – AYE	M. Larouche – AYE	A. Burnap - AYE	J. Pewtherer – AYE

NOTE: *M. Wilson rejoined the meeting at 2:05:34*

- 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

Applicant requested a continuance to April 15.

Motion:	T. Doucette, continue to the April 15 at applicant's request.			
Second	M. Larouche			
Vote:	T. Doucette – AYE	M. Wilson – AYE	A. Burnap - AYE	M. Larouche – AYE
	J. Pewtherer – AYE			

h. **922 Flat Hill Road: NOI-26-2**

Notice of Intent by Mike Potasky for the construction of a single family home with a garage (Continued to 04/15/26)

At the previous meeting this was continued to April 15.

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

Applicant requested a continuance to April 15.

Motion:	M. Larouche, continue to the April 15 at applicant's request.			
Second	T. Doucette			
Vote:	T. Doucette – AYE	M. Larouche – AYE	A. Burnap - AYE	M. Wilson – AYE
	J. Pewtherer – AYE			

6. **ADMINISTRATIVE DETERMINATIONS**

a. **260 Falulad Road Amended Order of Conditions:** None

b. **Extension Request Permits:** None

c. **Certificates of Compliance:**

i. 260 Falulah Road: COC-26-1 (Taken out of order at 00:08:21 into the meeting)

Bill Hannigan (Hannigan Engineering) represented Kristin Camire. This work was related to work on the Tango property by the Fitchburg Redevelopment Authority. There was no construction involved, solely invasive removals. H. Jaime read her notes, finding no new unauthorized alterations or encroachments. The work performed appeared consistent with the intent of invasive species treatment. She recommends issuing the Certificate of Compliance. T. Doucette asked how the nutweed was removed and was informed that it was a chemical process as outlined in the documentation.

Motion:	M. Wilson, to approve a Certificate of Compliance as recommended by the Agent			
Second	T. Doucette			
Vote:	T. Doucette – AYE	M. Wilson – AYE	M. Larouche - AYE	A. Burnap – AYE
	J. Pewtherer – AYE			

ii. 1178 Northfield Road: COC-26-2

H. Jaime reviewed her notes. Everything was in order and she recommended approval.

Motion:	M. Larouche, to approve a Certificate of Compliance as recommended by the Agent			
Second	T. Doucette			
Vote:	T. Doucette – AYE	M. Larouche – AYE	A. Burnap - AYE	M. Wilson – AYE
	J. Pewtherer – AYE			

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

7. **ENFORCEMENT**

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

i. 10 Mass Ave

Dillis & Roy have been hired for the NOI filing, expected by April 15.

ii. 1168 Mass Ave Rear

iii. 48 Meadow Ln

A new notice was sent out on March 11. H. Jaime discussed pictures from a site walk. This is an old violation. There had been a patio and some furniture in the buffer zone next to the wetlands along with a carport. No active violations were apparent.

Discussed handing out buffer zone signs to property owners. H. Jaime recommended multiple signs be put up to resolve the violation. J. Pewtherer found the original violation notice in SharePoint.

Motion:	M. Larouche, to issue an informal release of violation requiring signage approximately every 30 feet at the 30-foot zone.			
Second	M. Wilson			
Vote:	T. Doucette – AYE	A. Burnap – AYE	M. Larouche - AYE	M. Wilson – AYE
	J. Pewtherer – AYE			

iv. 1147 Mass Ave

H. Jaime shared the results of her March 26 site visit. It appears some vegetation clearing had been completed during an RDA project. She advised him of the replication requirements for a tree he removed. Raised beds were noted, but they did not have a foundation. He was advised of corrective measures. He seemed more concerned with possible basement flooding from a nearby culvert than the wetlands issues. H. Jaime felt groundwater was the primary source of water in the basement. He may need to take action outside the scope of this Commission (sump pump, etc.).

H. Jaime recommended installation of eight native understory plantings to include blueberries and elderberries. One replacement tree will be required. No additional alterations or work within the jurisdictional area may occur without prior approval.

The Commission decided to take the violation off the list and come back for a six-month update with a three-month final follow-up. Violation tracking needs to be somewhere accessible to anyone, not tied to a specific email address.

Motion:	M. Wilson, to issue the following remediation plan: • Install 8 understory plantings including blueberry and elderberry in the 10-foot range • Install 1 replacement tree • Return in 6 months for an update • Return in another 3 months for a final follow-up			
Second	M. Larouche			
Vote:	T. Doucette – AYE	A. Burnap – AYE	M. Larouche - AYE	M. Wilson – AYE
	J. Pewtherer – AYE			

v. 314 Highland St

H. Jaime requested a continuance to allow her time for a site visit.

vi. 715 Reservoir Rd

A new notice went out resulting in a conversation with the occupant (who is not the owner). At least five trees were removed without a permit. Google Earth historical maps show a significant clearing. H. Jaime requested a continuance to April 15 so she can talk with the property owner.

Motion:	M. Wilson, continue to April 15 so H. Jaime can speak with the property owner.			
Second	M. Larouche			
Vote:	T. Doucette – AYE	A. Burnap – AYE	M. Larouche - AYE	M. Wilson – AYE
	J. Pewtherer – AYE			

NOTE: *M. Wilson left the meeting at 2:56:40*

b. Emergency Certifications:

8. NEW BUSINESS

- a. Updates: None
- b. Topics Unknown – 48 Hrs. Advance of Meeting
- c. Mike Toohill Riverfront Discussion as Off cycle or top of meeting agenda at future meeting
M. Toohill is the chair of Open Space and a wetland scientist. He has a presentation to help educate us on riverfront issues. Discussed how to find time for this with the very packed agendas we have been having. A lunch meeting may be preferable. J. Pewtherer will work out a date with M. Toohill.
- d. By-Law Discussion: No update

9. OLD BUSINESS

- a. Conservation budget: No update
- b. Encroachment Issues: None
- c. Hollis Rd Residence:
 - i. Crabapple pruning at Pollinator Habitat: On hold (this tree should be pruned in January)
 - ii. Future Plans discussion
Deed issues must be investigated. A market rate custodial agreement should be considered as this takes a lot of time. It will need a lot of work (money) to get it into shape allowed by the deed, which requires a conservation-related purpose. Since there will always be ongoing maintenance, we will need some form of income to cover that.
Appliances belong to the custodian. Custodian rent goes into the “Hawes” fund, which is used for related expenses. The Commission is responsible for the heating and water systems, as well as the vessel to hold heating oil. The full house could possibly get \$2,000 a month but the custodial relationship exchanges part of that with 30 hours of sweat equity
- d. Committee Reports – Any Update
 - i. Master Plan Steering Committee: No update
 - ii. Open Space: No update. A. Burnap will attend her first meeting this month.
 - iii. Storm Water: With all that is happening in town, Storm Water has decided to wait for the next Town Meeting.

10. COMMUNICATIONS / PUBLIC COMMENT: None

11. UPCOMING MEETING SCHEDULE:

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

12. ADJOURN

Motion:	M. Larouche, adjourn at 10:31pm.			
Second	T. Doucette			
Vote:	T. Doucette – AYE	M. Larouche – AYE	A. Burnap - AYE	J. Pewtherer – AYE

Respectfully submitted,

Michael Gale - Admin Asst.