

TOWN OF LUNENBURG
Lunenburg Conservation Commission

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Chair
Vice Chair
Clerk
Member
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Lunenburg, MA 01462

Herlin Jaime – Conservation Agent
Michael Gale – Admin Assistant

AGENDA

Wednesday, April 15, 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)
 - i. Andrew Lamarche- Holman Street Conservation Property
 - ii. Lise Fracalossi- Invasive removal/seed collection
- b. Minutes of Previous Meetings:
[04.01.2026](#)

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. **1625 Massachusetts Avenue:** [NOI-26-10](#)
Notice of Intent by the Town of Lunenburg Conservation Commission for the construction of an ADA parking and re-construction of an existing hiking trail at Cowdery Nature Center. Requested continuance to 05/06/26
- b. **60 Peninsula Drive:** [NOI-26-11](#)
Notice of Intent by Michael Fallon for the installation of a paver patio
- c. **10 Parmenter Road:** [NOI-26-12](#)
Notice of Intent by Benjamin Builders for the extension of water main from Reservoir Rd to the following: Round Rd, Parmenter Rd, Ruth St, and Fire Rd 15.
- d. **18 Oak Ridge Road:** [NOI-26-14](#)
Notice of Intent by Steven Vitone & Melissa McCarthy for the demolition and reconstruction of a single-family home with a new sewage disposal system

5. CONTINUED PUBLIC HEARINGS

- a. ~~**30 Summer St:** [NOI-25-22](#)~~
~~*Notice of Intent by SafStor Real Estate Co., LLC for a project that involves floodplain fill and associated compensatory floodplain compensation.*~~ (Continued to 05/06/26)
- b. **860 New West Townsend Road:** [NOI-26-1](#) (Continued from 04/01/26)
Notice of Intent by Daniel & Rachel Brackett for a common driveway to provide access to four residential lots
- a. **19 Island Road:** [NOI-25-24](#) (Continued from 04/01/26)
Notice of Intent by Hickory Hills Landowners Inc for the construction of a handicap parking area, ramp & dock
- b. **922 Flat Hill Road:** [NOI-26-2](#) (continued from 03/18/26)
Notice of Intent by Mike Potasky for the construction of a single-family home with a garage
- c. **189 Hemlock Drive:** [NOI-26-3](#) (Continued from 04/01/26)
Notice of Intent by David Katralis & Korry Dow-Katralis for an addition and removal of stone patio
- d. **50 Pine Grove Road:** [CAOC-26-1](#) (Continued from 04/01/26)
Request to Amend Order of Conditions for the removal of trees, installation of patio and lake access
- e. **855 Massachusetts Avenue:** [NOI-26-5](#) (Continued from 04/01/26)
Notice of Intent by the Town of Lunenburg for the management of vegetation at Marshall Pond
- f. **4 Parmenter Rd PKA 10 Parmenter Road Lot 16:** [NOI-26-6](#) (Continued from 04/01/26)
Notice of Intent by Benjamin Builders for the construction of a single-family home
- g. **83 Round Rd PKA 10 Parmenter Road Lot 17:** [NOI-26-7](#) (Continued from 04/01/26)
Notice of Intent by Benjamin Builders for the construction of a single-family home
- h. **99 Round Rd PKA 10 Parmenter Road Lot 22:** [NOI-26-8](#) (Continued from 04/01/26)
Notice of Intent by Benjamin Builders for the construction of a single-family home
- i. **107 Round Rd PKA 10 Parmenter Road Lot 23:** [NOI-26-9](#) (Continued from 04/01/26)
Notice of Intent by Benjamin Builders for the construction of a single-family home

6. ADMINISTRATIVE DETERMINATIONS

- a. 17 Crocker Ave: [CAD-26-4](#)
 - 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. 1168 Mass Ave Rear
 - ii. 314 Highland St
 - iii. 715 Reservoir Rd
 - b. **Emergency Certifications:**

8. NEW BUSINESS

- a. Updates:
 - i. Right of First Refusal: [35 Leominster Rd](#)
 - ii. Public Input Meeting: [925 Mass Ave](#)
 - iii. Earth Day-[04/22/2026](#)
 - b. Topics Unknown – 48 Hrs Advance of Meeting
 - c. By-Law Discussion
- 9. OLD BUSINESS**
- a. Conservation budget:
 - i. Earth Day Request
 - b. Encroachment Issues:
 - c. Hollis Rd Residence:

- 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 05/06 at 7:00PM by Zoom

12. ADJOURN