

TOWN OF LUNENBURG
Lunenburg Conservation Commission

Jennifer Pewtherer
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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, May 20, 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. Minutes of Previous Meetings:
[05.06.2026](#)

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. **60 Cross Road:** [CAOC-26-2](#)
A Request for Amended Order of Conditions by 60 Cross Street Realty Trust 2012 for the construction of additional stormwater improvements
- b. **934 Massachusetts Avenue:** [NOI-26-17](#)
Notice of Intent by Unitol for the construction of a new substation and replacement of utility poles

5. CONTINUED PUBLIC HEARINGS

- c. **860 New West Townsend Road:** [NOI-26-1](#) (Continued from 05/06/26)
Notice of Intent by Daniel & Rachel Brackett for a common driveway to provide access to four residential lots
- d. **922 Flat Hill Road:** [NOI-26-2](#) (Continued from 05/06/26)
Notice of Intent by Mike Potasky for the construction of a single-family home with a garage
- e. **1625 Massachusetts Avenue:** [NOI-26-10](#) (Continued from 05/06/26)
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.
- ~~f. **18 Oak Ridge Road:** [NOI-26-14](#) (Continued from 05/06/26)
Notice of Intent by Steven Vitone & Melissa McCarthy for the demolition and reconstruction of a single family home with a new sewage disposal system. Continued to 06/17/26~~
- g. **17 Crocker Avenue:** [RDA-26-3](#) (Continued from 05/06/26)
Request for Determination of Applicability by Bradford Kennedy for the reconstruction of a retaining wall
- h. **56 Ruth Street:** [NOI-26-16](#) (Continued from 05/06/26)
Notice of Intent by Benjamin Builders for the construction of common driveway entrance with related drainage basin and site grading

1. ADMINISTRATIVE DETERMINATIONS

- a. **Amended Order of Conditions:**
- b. **Extension Request Permits:**
- c. **Certificates of Compliance:**
 - i. 12 Johnson Street: [COC-26-3](#)
- d. **Notice of Project Change:**
- e. **Conservation Administrator's Determination**
 - i. 30 Sunset Lane: [CAD-26-6](#)

2. ENFORCEMENT

- a. **Violations, Enforcement Actions, and Hearings:**
 - i. 1168 Mass Ave Rear
 - ii. 314 Highland St
 - iii. 715 Reservoir Rd
- b. **Emergency Certifications:**

3. NEW BUSINESS

- a. Updates:
- b. Topics Unknown – 48 Hrs Advance of Meeting
- c. By-Law Discussion

4. OLD BUSINESS

- a. Conservation budget:
- b. Encroachment Issues:
- c. Hollis Rd Residence:
- d. Committee Reports – Any Update
 - i. Master Plan Steering Committee
 - ii. Open Space
 - iii. Storm Water

5. COMMUNICATIONS / PUBLIC COMMENT

6. UPCOMING MEETING SCHEDULE:

- a. Thursday 05/21 at 12:00PM by Zoom

7. ADJOURN

