

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*
Vacancy *Member*



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

Herlin Jamie – Conservation Agent
Michael Gale – Admin Assistant

MINUTES

Wednesday, May 20, 2026 – 7:00 PM | Zoom (Remote)

1. CALL TO ORDER

Roll Call: M. Larouche, A. Burnap, T. Doucette, R. Bursch, J. Pewtherer

Absent: M. Wilson (*running late, joined at 5:45 minutes into the meeting*)

Call to Order at 7pm by J. Pewtherer

2. APPOINTMENTS: None

3. ANNOUNCEMENTS

a. Public Comment

M. Larouche reviewed the Pollinator Habitat event. Lots of butterflies and pollinators. Started seeds for native plants. Organized for the new season.

J. Pewtherer noted that Bradley Coons was on the meeting as he is interested in joining.

b. Minutes of Previous Meetings:

05.06.2026

Motion:	T. Doucette, to approve the minutes of the May 6 meeting.			
Second	A. Burnap			
Vote:	M. Larouche – AYE	A. Burnap – AYE	T. Doucette - AYE	R. Bursch – 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. **60 Cross Road:** CAOC-26-2 <Video link>

A Request for Amended Order of Conditions by 60 Cross Street Realty Trust 2012 for the construction of additional stormwater improvements

Chris Anderson (Hannigan Engineering) represented the applicant. Project originally approved in October 2024. The applicant has additional land, and he decided to develop another lot. This then exceeded the threshold for the storm water permit. Additional storm water controls were required which have been approved by the Planning Board after peer review. The additional work will be a new infiltration basin and emergency spillway.

M. Wilson asked for more clarification on how the basin will drain the entire backyard. C. Anderson reviewed the process to her satisfaction.

Motion:	T. Doucette, to approve the amendment as presented.			
Second	M. Larouche			
Vote:	M. Larouche – AYE	A. Burnap – AYE	T. Doucette - AYE	R. Bursch – AYE
	M. Wilson – AYE	J. Pewtherer – AYE		

b. **934 Massachusetts Avenue:** [NOI-26-17](#) <Video link>

Notice of Intent by Unitil for the construction of a new substation and replacement of utility poles

Ting Chang and Nathan Sherwood (Unitil) represented the applicant. T. Chang provided a quick history of the site. Proposal is to reduce some of the abandoned substation and expand 38,000 square feet for the new substation. Existing asphalt pavement will be replaced with gravel. Property will be enclosed with an 8-foot chain fence with barbed wire on top. The only impervious area is the 211x29 foot control building. Two replication options were reviewed. Since the work will impact both the 30-foot buffer and the 50-foot buffer, Unitil is requesting a waiver from the local bylaws to allow the project to go forward.

M. Larouche asked about abandoning the substation and was informed that the equipment would be removed. R. Bursch asked about the height of the substation and that he would prefer to see a replication area equal to the size of wetlands that will be affected. T. Doucette agreed. M. Wilson wondered what growth period this was intended to cover. N. Sherwood suggested it would be good enough for 50 years. Construction could begin in January or February, but the replication area would be done first. Construction would take 4-6 months. R. Bursch questioned the tree varieties listed for the replication area. T. Chang explained the trees were recommended by their wetlands scientist but are willing to adjust. J. Pewtherer noted that the DEP number has not been received, so a vote cannot be taken.

Motion:	T. Doucette, to continue to the June 3 meeting.			
Second	M. Wilson			
Vote:	M. Larouche – AYE	A. Burnap – AYE	T. Doucette - AYE	R. Bursch – AYE
	M. Wilson – AYE	J. Pewtherer – AYE		

5. **CONTINUED PUBLIC HEARINGS**

c. **860 New West Townsend Road:** [NOI-26-1](#) (Continued from 05/06/26) <Video link>

Notice of Intent by Daniel & Rachel Brackett for a common driveway to provide access to four residential lots

J. Pewtherer noted that Ryan Proctor left a note asking for a continuance to June 3.

Motion:	R. Bursch, to continue to the June 3 meeting at applicant's request.			
Second	M. Wilson			
Vote:	M. Larouche – AYE	A. Burnap – AYE	T. Doucette - AYE	R. Bursch – AYE
	M. Wilson – AYE	J. Pewtherer – AYE		

d. **922 Flat Hill Road:** [NOI-26-2](#) (Continued from 05/06/26) <Video link>

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

James Venincasa represented the applicant. J. Venincasa understanding was that the outstanding concern was the riverfront impact table which has now been added. He went on to review the plans. M. Wilson asked for clarification on the trees which was provided by Bob Corey.

Motion:	M. Wilson, to approve.			
Second	T. Doucette			
Vote:	M. Larouche – AYE	A. Burnap – AYE	T. Doucette - AYE	R. Bursch – AYE

	M. Wilson – AYE	J. Pewtherer – AYE	
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- e. **1625 Massachusetts Avenue:** NOI-26-10 (Continued from 05/06/26) <Video link>

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.

H. Jaime noted that Greg Roy requested a continuance to June 3. M. Wilson noted she could not attend the June 3 meeting and as a critical player, the continuance must be to the June 17 meeting.

Motion:	T. Doucette, to continue to the June 17 meeting.			
Second	M. Larouche			
Vote:	M. Larouche – AYE	A. Burnap – AYE	T. Doucette - AYE	R. Bursch – AYE
	M. Wilson – AYE	J. Pewtherer – AYE		

- 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) <Video link>

Request for Determination of Applicability by Bradford Kennedy for the reconstruction of a retaining wall
Bradford Kennedy represented himself. The applicant had been asked to refile as an RDA. M. Wilson asked if any trees or habitats will be permanently impacted and was told no. H. Jaime explained the mitigation agreed to due to the slight impact to the 100-foot zone due to the shape of the retaining wall.

Motion:	M. Wilson, for a negative determination of applicability.			
Second	T. Doucette			
Vote:	M. Larouche – AYE	A. Burnap – AYE	T. Doucette - AYE	R. Bursch – AYE
	M. Wilson – AYE	J. Pewtherer – AYE		

- h. **56 Ruth Street:** NOI-26-16 (Continued from 05/06/26) <Video link>

Notice of Intent by Benjamin Builders for the construction of common driveway entrance with related drainage basin and site grading

H. Jaime noted that Greg Roy asked for a continuance.

Motion:	M. Larouche, to continue to the June 3 meeting at the applicant's request.			
Second	M. Wilson			
Vote:	T. Doucette – AYE	A. Burnap – AYE	M. Larouche - AYE	R. Bursch – AYE
	M. Wilson – AYE	J. Pewtherer – AYE		

1. ADMINISTRATIVE DETERMINATIONS

- a. **Amended Order of Conditions:** None

- b. **Extension Request Permits:** None

- c. **Certificates of Compliance:**

- i. 12 Johnson Street: COC-26-3 <Video link>

The project was permitted in 2017, and the property is now for sale. All work is within guidance.

Motion:	M. Wilson, to approve.			
Second	M. Larouche			
Vote:	T. Doucette – AYE	A. Burnap – AYE	M. Larouche - AYE	R. Bursch – AYE

	M. Wilson – AYE	J. Pewtherer – AYE	
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d. **Notice of Project Change:** None

e. **Conservation Administrator's Determination**

i. 30 Sunset Lane: [CAD-26-6](#) <Video link>

J. Pewtherer reviewed H. Jaime's report.

Motion:	M. Wilson, to ratify Agent's determination.			
Second	T. Doucette			
Vote:	T. Doucette – AYE	A. Burnap – AYE	M. Larouche - AYE	R. Bursch – AYE
	M. Wilson – AYE	J. Pewtherer – AYE		

2. **ENFORCEMENT**

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

i. 1168 Mass Ave Rear: Site walk completed, plan to be presented at next meeting.

ii. 314 Highland St: Email sent but will follow up with a phone call.

iii. 715 Reservoir Rd:

Agreed to tree changes and ordered the trees. Delivery time is 3 weeks therefore requesting an extension of 30-day deadline to 60 days.

Motion:	R. Bursch, to extend the deadline to 60 days from the previous meeting.			
Second	M. Larouche			
Vote:	T. Doucette – AYE	A. Burnap – AYE	M. Larouche - AYE	R. Bursch – AYE
	M. Wilson – AYE	J. Pewtherer – AYE		

b. **Emergency Certifications:** None

3. **NEW BUSINESS:** No updates

a. Updates:

b. Topics Unknown – 48 Hrs. Advance of Meeting

c. By-Law Discussion

4. **OLD BUSINESS**

a. Conservation budget: H. Jaime meeting with Finance on Friday

b. Encroachment Issues: H. Jaime to discuss with Bob if he knows where the final list resides.

c. Hollis Rd Residence:

Water and heat have been shut off. Last bill was for \$589. Vehicles are to be removed soon. Significant repairs are needed. Custodial details need to be resolved and documented. J. Pewtherer will set up a meeting with the Town Council.

d. Committee Reports – Any Update

i. Master Plan Steering Committee: Not currently meeting

ii. Open Space:

Met last week. Steven Wallace (Planning Director) joined and explained his last town requested money each year to put into a fund to be used to purchase property when applicable.

iii. Storm Water: Received updated GIS records to begin calculating potential utility fees.

5. **COMMUNICATIONS / PUBLIC COMMENT**

Mike Tuhill from Open Space will be hosting a Riverfront education session at noon on May 21.

6. **UPCOMING MEETING SCHEDULE:**

a. Thursday 05/21 at 12:00PM by Zoom (Riverfront training session)

7. **ADJOURN**

Motion:	M. Larouche, to adjourn at 8:53PM			
Second	M. Wilson			
Vote:	T. Doucette – AYE	A. Burnap – AYE	M. Larouche - AYE	R. Bursch – AYE
	M. Wilson – AYE	J. Pewtherer		

Respectfully submitted,
Michael Gale - Admin Asst.