

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



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960 Massachusetts Ave
Lunenburg, MA 01462

Herlin Jaime – Conservation Agent

MINUTES

Wednesday, September 2, 2026 – 7:00 PM | Zoom (Remote)

1. CALL TO ORDER

Present: J. Pewtherer, R. Bursch, M. Wilson, A. Burnap, and M. Larouche.

Absent: T. Doucette.

Call to Order at 7:01 pm by J. Pewtherer

2. **APPOINTMENTS:** None

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*)

Carl Luck of 50 Sunset Lane spoke to the Commission regarding three process concerns: timely submission of revised documents for continued hearings; the timing of public comments during hearings; and consistency and documentation when waivers from regulations are considered. He asked the Commission to consider these issues. R. Bursch stated that the Planning Board generally follows stricter procedures regarding submission deadlines and discussion during hearings and suggested that the Commission could observe Planning Board meetings for comparison.

b. Pollinator Habitat Update

M. Larouche provided an update on the Pollinator Habitat at 123 Hollis Road. The habitat is expected to be mowed one more time before the season winds down. Goldenrod and other fall flowers are in bloom and pollinators are active. The Commission also discussed photographs of caterpillars, insects, flowers, and other observations from the habitat, including photographs taken with a black light.

4. Minutes of 8/19/26:

Motion By: M. Wilson to approve

Second: R. Bursch

Roll Call Vote: R. Bursch – AYE, M. Wilson – AYE, A. Burnap – AYE, M. Larouche – AYE, J. Pewtherer – AYE

5. **NEW PUBLIC HEARINGS**

None

6. **CONTINUED 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 reconstruction of an existing hiking trail at Cowdery Nature Center.

G. Roy of Dillis & Roy presented a revised proposal to evaluate an alternative access route from the Mulpus Road side. The original concept would require direct alteration of bordering vegetated wetland and fill within the floodplain, while the alternative may avoid direct wetland alteration and minimize floodplain fill. The alternative would provide more room for parking and appears feasible for ADA access with a longitudinal slope below the approximately 5% maximum grade discussed. The alternative would require some tree removal and grading, with most of the work expected outside the 100-foot buffer zone. The Commission discussed using remaining grant funds for the additional engineering and design work. The Commission agreed to proceed with the consultant's revised proposal.

Motion By: M. Wilson to accept the consultant's revised proposal

Second: M. Larouche

Roll Call Vote: R. Bursch – AYE, M. Wilson – AYE, A. Burnap – AYE, M. Larouche – AYE, J. Pewtherer – AYE

b. 934 Massachusetts Avenue: NOI-26-17

Notice of Intent by Unitil for the construction of a new substation and replacement of utility poles. The agenda indicates that the hearing was continued to 09/16/26.

c. 701 Reservoir Road: NOI-26-21

Notice of Intent by the Reservoir Recreational Trust for the construction of a new concrete boat ramp on Lake Shirley at Shady Point. The applicant requested a continuance while continuing work on its habitat report. The hearing was continued to 09/16/26.

Motion By: R. Bursch to continue to 9/16/26

Second: [FLAG – second not clearly identified in transcript]

Roll Call Vote: R. Bursch – AYE, M. Wilson – AYE, A. Burnap – AYE, M. Larouche – AYE, J. Pewtherer – AYE

d. 108 Sunny Hill Road: NOI-26-24

Notice of Intent by Jacqueline Rager for a driveway crossing of isolated wetland area (BYLAW ONLY).

G. Roy of Dillis & Roy was present. The consultant stated that the revised plans had been submitted within the required window, but the Conservation Agent had not yet had an opportunity to review them. The applicant continues to work with the Board of Health and needs an ANR plan signed by the Planning Board. The revised plan was described as responsive to comments from the opening hearing, particularly regarding stormwater management. The Commission discussed the municipal regulation requiring materials to be submitted 10 days prior to the scheduled public hearing and noted that the Commission may wish to consider whether that requirement should be revised in the future.

Motion By: M. Larouche to continue to 9/16

Second: R. Bursch

Roll Call Vote: R. Bursch – AYE, M. Wilson – AYE, A. Burnap – AYE, M. Larouche – AYE, J. Pewtherer – AYE

e. 157 Goodrich Street: NOI-26-25

Notice of Intent by Stephen Violette for the construction of an irrigation pond.

G. Roy of Dillis & Roy represented the applicant. A revised plan had been submitted shortly before the meeting. The applicant reported that the 401 Water Quality Certificate process had been initiated and that the revised plan clarified the amount of proposed alteration. The applicant also reported that R. Proctor had met with Patricia Whitney to discuss concerns regarding the project. The Commission requested that the plan identify the replication square footage associated with the top of the berm. The Commission also

discussed a potential condition requiring approval of the Water Quality Certificate before construction and discussed the possibility of a drip-irrigation condition. The applicant was not prepared to commit to the drip-irrigation condition at that time.

The hearing was continued to 09/16/26 to allow additional review and for the public to be present when final information is considered.

Motion By: R. Bursch to continue to 9/16/26

Second: M. Larouche

Roll Call Vote: R. Bursch – AYE, M. Wilson – AYE, A. Burnap – AYE, M. Larouche – AYE, J. Pewtherer – AYE

7. OTHER BUSINESS

- a. Administrator's Determination: None
- b. Amended Order of Conditions: None
- c. Extension Request Permits: None
- d. Certificates of Compliance: None
- e. Notice of Project Change: None

8. ENFORCEMENT

a. Violations, Enforcement Actions, and Hearings:

1168 Mass Ave Rear – No new action was taken. The Commission had previously granted a 60-day extension of the enforcement deadline to 10/21/26.

b. Emergency Certifications:

467 Lancaster Ave – The Commission was advised that the previously issued emergency certification had been approved at the prior meeting. Central Massachusetts Mosquito Control Project was also contacted by the DPW Director and will assist with water management work, including maintenance of pre-existing drainage ditches. The notice was described as a courtesy notice to the Commission; no vote was taken.

9. NEW BUSINESS

a. Updates:

i. CMMCP: 467 Lancaster Ave – Central Massachusetts Mosquito Control Project will assist with water management work to alleviate the flow of water toward the residence, including maintenance of pre-existing drainage ditches.

b. Commission Open Discussion:

The Commission discussed a free Town Forest Conference in October, including sessions on tracking invasives, forestry and community resilience, and managing local open space. H. Jaime advised that WPA funds may be used to help Commission members become licensed pesticide applicators, which could provide access to certain products for managing invasive species on town or conservation land. The Commission discussed sponsorship and insurance questions.

c. Topics Unknown – 48 Hrs Advance of Meeting: None

d. By-Law Discussion:

The Commission discussed proposed changes to the Wetlands Protection Bylaw fee schedule. The intent is to move forward with the draft so that it can be prepared for Town Counsel and potentially brought forward at a regularly scheduled Town Meeting. The Commission discussed whether to vote now or wait, and agreed to vote on the draft.

Roll Call Vote: R. Bursch – AYE, M. Wilson – AYE, A. Burnap – AYE, M. Larouche – AYE, J. Pewtherer – AYE

10. OLD BUSINESS

- a. Conservation budget:

No update; the prior budget remains in transition/being closed out.

b. Encroachment Issues:

The Commission is still waiting for B. Pease to provide the encroachment list. H. Jaime reported that B. Pease had previously said he was working on it.

c. Hollis Rd Residence:

M. Larouche reported that the shed roof had been completed. H. Jaime reported on a meeting with the Fire Department regarding smoke detection at the residence. The Fire Department recommended a hardwired smoke and carbon monoxide detector in the basement, a hardwired smoke detector in the hallway, and one additional 10-year battery-operated smoke detector. The Commission approved up to \$150 from the HAAS Fund for the purchase of the detectors, with C. Ruth to purchase them.

Motion By: M. Wilson to approve

Second M. Larouche

Roll Call Vote: R. Bursch – AYE, M. Wilson – AYE, A. Burnap – AYE, M. Larouche – AYE, J. Pewtherer – AYE

The Commission also discussed flooring for the residence. M. Larouche reported that another quote was being obtained to satisfy the need for a third carpet quote and that prevailing wages would be included. The Commission discussed the relative cost of carpet versus vinyl plank, carpet stain resistance, and sealing the wood underlayment after the existing carpet and pad are removed. No flooring purchase was voted on. The wood stove had been cleaned and was listed on Facebook Marketplace for \$400. M. Larouche reported that the fire bricks were in rough condition and should be replaced before the stove is used by a new owner.

d. Committee Reports – Any Update

i. Master Plan Steering Committee: No update.

ii. Open Space: No update; a meeting is expected the following week.

iii. Storm Water: The committee is preparing an article for the warrant concerning moving forward with establishing a storm water utility. The group expects to meet multiple times to draft, review, and send the article to Town Counsel and then to the Town. The warrant submission deadline was discussed as 09/17/26.

11. COMMUNICATIONS / PUBLIC COMMENT

None.

12. UPCOMING MEETING SCHEDULE:

a. Wednesday, 09/16/26 at 7:00 PM by Zoom

13. ADJOURN at 8:17 pm

Motion By: R. Bursch

Second: M. Larouche

Roll Call Vote: R. Bursch – AYE, M. Wilson – AYE, A. Burnap – AYE, M. Larouche – AYE, J. Pewtherer – AYE

Respectfully submitted,
Andrea Schnepf –