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 Jaime – Conservation Agent

MINUTES
Wednesday, October 21, 2026 – 7:00 PM | Zoom (Remote)

1. **CALL TO ORDER**
   Present: J. Pewtherer, A. Burnap, and M. Larouche. T. Doucette, M. Wilson
   Absent: R. Bursch
   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)*
   None
   b. Pollinator Habitat
   M. Larouche reported that the pollinator habitat at 123 Hollis Road is transitioning into its dormant season following a recent frost. Plants are dispersing seed for next year, and final mowing of the pathways has been completed. No photographs were presented. The habitat remains open to the public.
   c. Minutes of 10/7/26
   Motion By: **T. Doucette to approve**
   Second: **M. Lrouche**
   Roll Call Vote: **T. Doucette, AYE, A. Burnap – AYE, M. Larouche – AYE, J. Pewtherer – AYE M. Wilson - AYE**
4. **NEW PUBLIC HEARINGS**
   a. **392 Sunset Lane** **RDA-26-12** *Request for Determination of Applicability by Pam Tenoli Johnston for replacement of an existing retaining wall*
   The applicants requested approval to replace an existing deteriorated railroad-tie retaining wall with a concrete block wall matching an existing wall on the opposite side of the property. No changes are proposed to grade, footprint, wall height, impervious area, or shoreline configuration.
   Commission members reviewed site photographs and discussed erosion controls and construction timing during the Lake Shirley drawdown.
   Conditions Added:
   · Installation of appropriate erosion and sedimentation controls.
   · Turbidity curtain required if water remains within the work area during construction.
   Motion: **M. Laourche for a Negative Determination with conditions noted above.**
   Second: **T. Doucette**
   Roll Call Vote: A. Burnap – AYE T. Doucette – AYE M. Larouche – AYE M. Wilson – AYE J. Pewtherer – AYE
   b. 134 Peninsula Drive **NOI-26-30** *Notice of Intent by Ian Hazelton for the replacement of a septic system.*

Chris Anderson of Hannigan Engineering presented a proposal to replace a failed septic system with a Title 5-compliant Presby system. Existing cesspools located within the buffer zone will be removed. The project also includes replacement of an existing retaining wall and removal of several hazardous or dead trees.

Discussion focused on tree removal, replacement plantings, erosion controls, and shoreline protection measures.

The applicant proposed replacement trees and additional native plantings.

Motion: M. Larouche to approve Notice of Intent with revised planting schedule, including additional understory plantings.

Second: T. Doucette

Roll Call Vote: A. Burnap – AYE T. Doucette – AYE M. Larouche – AYE M. Wilson – AYE J. Pewtherer – AYE

5. 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** *(Continued from October 7, 2026)*

Greg Roy presented a substantially revised concept intended to reduce wetland impacts while providing ADA-accessible access to the observation platform. The redesign shifts access to the Mulpus Road side of the property, reducing direct wetland alteration and allowing floodplain mitigation to occur within the project area.

Commission discussion addressed:

· Tree removal and replacement plantings
· Proposed parking layout
· ADA trail design standards
· Wildlife movement
· Culvert sizing
· Potential improvements to parking access

The Commission expressed support for the revised concept and directed the applicant to proceed with Planning Board and Natural Heritage review while incorporating comments received.

Motion: M. Wilson to Support advancing the revised concept to Planning Board review.

Second: M. Larouche

Roll Call Vote: M. Larouche – AYE, A. Burnap – AYE, T. Doucette – AYE, J. Pewtherer – AYE – M. WILSON - AYE

b. **934 Massachusetts Avenue: NOI-26-17** *(Continued from October 7, 2026)*

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

Applicant presented revised plans showing reduced wetland impacts, updated restoration plantings, and stormwater revisions. Discussion included invasive species removal, restoration areas, long-term maintenance, and former substation restoration.

A member of the public expressed concerns regarding prior utility vegetation management practices and maintenance within nearby rights-of-way.

The Commission limited discussion to matters within its jurisdiction.

Conditions Added:

· Existing substation to be removed and restored upon completion of the new facility.
· MEPA certificate to be included in the record.
· Approval tied to revised Site Plan No. 32269-1 dated October 21, 2026.

Motion: M. Larouche to approve Notice of Intent

Second: M. Wilson

Roll Call Vote: M. Larouche – AYE, A. Burnap – AYE, T. Doucette – AYE, J. Pewtherer – AYE – M. WILSON - AYE

c. 404 Page Street NOPI-26-27

Notice of Intent by Liam Byers & Tiffany Warren for the construction of a driveway access

Applicant requested additional time.

Motion: M. Larouche to continue to November 4, 2026

Second: T. Doucette

Roll Call Vote: M. Larouche – AYE, A. Burnap – AYE, T. Doucette – AYE, M. Wilson – AYE, J. Pewtherer – AYE

c. 3 Wilderwood Avenue *(Continued from October 7, 2026)*

A request for Determination of Applicability by Matt Proctor for the replacement of a retaining wall

Applicant submitted revised plans showing replacement tree locations and modifications requested at the previous hearing. The proposal retains existing pine trees and includes replacement native plantings within the buffer zone.

A revised shoreline detail was also submitted to address erosion concerns.

Conditions:

· Removal of debris and line observed in the water during site review.· Construction to occur in accordance with revised plans.

· Replacement plantings as shown.

Motion: M. Laroucheet to Issue Negative Determination with conditions.

Secfond: T. Doucette

Roll Call Vote: A. Burnap – AYE T. Doucette – AYE M. Larouche – AYE M. Wilson – AYE J. Pewtherer – AYE

d. **143 Island Road** *(Continued from October 7, 2026)*

Notice of Intent by Michelle Salas for the replace of a septic system

DEP number not yet received

Motion: M. Larouche to continue until November 4, 2026

Second: T. Doucette

Roll Call Vote: A. Burnap – AYE T. Doucette – AYE M. Larouche – AYE M. Wilson – AYE J. Pewtherer – AYE

e. 386 Sunset Lane *(Continued from 10/7/26)*

A notice of Intent by Matt Mitrano for the replacement of a retaining wall including two timber walls

No DEP number

Motion: M. Larouche to continue to November 4, 2026

Second: T. Doucette

Roll Call Vote: A. Burnap – AYE T. Doucette – AYE M. Larouche – AYE M. Wilson – AYE J. Pewtherer – AYE

d. 37 Fire Road 10 NOI-26-32

Notice of Intent by Brian & Kelly Ryder for the removal and reconstruction of an existing portion and retaining wall

Applicant revised plans to eliminate the proposed beach area, increase flood storage, retain shoreline stability, and preserve a portion of an existing dead tree as wildlife habitat.

Motion: M. Larouch to Approve Notice of Intent based on plans dated September 16, 2026 and revised October 13, 2026.

Second: M. Wilson

Roll Call Vote: A. Burnap – AYE T. Doucette – AYE M. Larouche – AYE M. Wilson – AYE J. Pewtherer – AYE

6. OTHER BUSINESS

a. Administrator's Determination: None

b. Amended Order of Conditions: None

c. Extension Request Permits: None

d. Certificates of Compliance:

i. 48 Island Road (COC-26-15) Certificate of Compliance

Conservation Agent reported work was completed in accordance with approved plans and no violations were observed.

Motion: M. Larouch to Approve
Second: M. Wilson
Roll Call Vote: M. Larouche – AYE, A. Burnap – AYE, T. Doucette – AYE, J. Pewtherer – AYE M. Wilson – AYE

ii. 199 Mass Avenue (COC-26-6 and COC-26-16

The Commission reviewed restoration work completed as part of a previous enforcement matter. Site inspections confirmed installation of native plantings, restoration measures, and boundary markers. Commission members commended the restoration effort.

Motion: M. Wilson to Approve
Second: M. Larouche
Roll Call Vote: M. Larouche – AYE, A. Burnap – AYE, T. Doucette – AYE, J. Pewtherer – AYE M. Wilson – AYE

e. Notice of Project Change

i. 791 Leominster Road CMOD-26-4

Applicant requested approval of a revised house footprint. The revised design reduces impervious area and wetland buffer impacts relative to the approved plan.

Motion: M. Larouch to Approve
Second: M. Wilson
Roll Call Vote: M. Larouche – AYE, A. Burnap – AYE, T. Doucette – AYE, J. Pewtherer – AYE M. Wilson – AYE

ii. 0 Falulah CMOD-26-5

Applicant requested a project modification replacing a previously approved berm with a fence and barrier system intended to prevent future encroachment into restored areas.

Following discussion, the Commission required:

· Fence to remain outside the 50-foot buffer.
· Fence to be elevated approximately 8 inches to allow wildlife passage.
· Boulders to replace a proposed fence return section.

The Commission rescinded its initial vote and re-voted incorporating these conditions.

Motion: M. Doucette with conditions and recind previous vote
Second: T. Doucette

Motion: M. Larouch to Approve
Second: M. Wilson
Roll Call Vote: M. Larouche – AYE, A. Burnap – AYE, T. Doucette – AYE, J. Pewtherer – AYE

7. ENFORCEMENT

i. 1168 Mass Avenue

The Commission received correspondence indicating DEP has not yet issued its enforcement determination. Applicant requested additional time to prepare a remediation plan.

Motion: M. Larouche to continue enforcement review to November 18, 2026.
Vote: A. Burnap – AYE T. Doucette – AYE M. Larouche – AYE M. Wilson – Recused J. Pewtherer – AYE

8. **NEW BUSINESS**
   a. **Updates:**
      i. 2027 Meeting Schedule
      Motion: T. Doucette to approve
      Second: M. Wilson
      Vote: A. Burnap – AYE T. Doucette – AYE M. Larouche – AYE M. Wilson – AYE Pewtherer – AYE
   b. **Commission Open Discussion**
   Discussion regarding trail signage encouraging pet owners to clean up dog waste.
   Commission supported obtaining pricing for professionally produced signage and exploring custom artwork options.
   Discussion regarding attendance at the upcoming MACC conference.

9. **OLD BUSINESS**
   Hollis Road Residence
   M. Larouche provided an extensive update regarding volunteer efforts and improvements at the residence, including:
   · Interior painting and preparation work
   · Smoke and carbon monoxide detector installation
   · Plumbing repairs
   · Chimney improvements
   · Flooring and paint selection recommendations
   · Preparation for future occupancy
   H. Jaime reported progress toward establishing a caretaker/custodian position for Town Meeting consideration and review by Town Counsel.
   Electrical Work Approval
   Proposal received for approximately $950 in electrical upgrades required to bring the residence into compliance.
   Motion: . Doucette to approve expenditure of $950 for electrical work at the Hollis Road residence.
   Second: A. Burnap
   Roll Call Vote: A. Burnap – AYE T. Doucette – AYE M. Larouche – AYE M. Wilson – AYE J. Pewtherer – AYE

10. **COMMUNICATIONS / PUBLIC COMMENT**
    a. Open Space Committee
       None
    b. Stormwater
       None.

11. **UPCOMING MEETING SCHEDULE:**
    Wednesday, 11/4/4/26 at 7 PM by Zoom

12. **ADJOURN at 10:33 pm**

Motion By: M. Larouche
Second: T. Doucette
Roll Call Vote: A. Burnap – AYE, M. Larouche – AYE, J.Pewtherer – AYE T. Doucette - AYE

Respectfully submitted,
Andrea Schnepf –