

TOWN OF LUNENBURG

Office of the Planning Board

Matthew Brenner *Chair*
Timothy Willsmer *Vice Chair*
Amanda Reid *Clerk*
Adam Burney *Member*
Vacant *Member*



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Stephen Wallace – Director of Planning
and Economic Development
Leigh Bain – Administrative Assistant

AGENDA

2026-02-23 – 6:00 P.M. | Town Hall (17 Main St, Lunenburg MA)

This meeting is being **recorded and broadcast live by Lunenburg Public Access** via Channel 8 and their FacebookLive (<https://www.facebook.com/LunenburgPublic-Access-Cable-157427270975305/>), and will be available **on their YouTube channel within 24 hours**. The agenda lists topics 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. REMOTE PARTICIPATION:** Join via computer at <https://us02web.zoom.us/j/81092673745> or by phone at (888) 475-4499, entering Meeting ID: 810 9267 3745. **To request to speak, phone users may dial *9 and computer/app users may use the “raise hand” feature. Note: No participant ID is needed, just press # when asked.** This meeting/hearing will be held virtually and in-person at the above-noted location, but **technical issues will not halt the meeting unless required by law**. Members of the public are welcome to attend; any with particular interest in any specific item on this agenda should plan for in-person vs. virtual attendance accordingly.

1. CALL TO ORDER

2. BOARD COMMENT

3. CHAIR / DIRECTOR’S REPORT

4. APPOINTMENTS

5. APPROVAL NOT REQUIRED (ANR) PLANS

- 0 Reservoir Rd. (ANR-26-2)

6. PUBLIC HEARINGS

- 475 Leominster -Shirley Rd. Site Plan Modification (PMD-25-3)
- *continued from 12/15/25:* 0 Reservoir Rd. Storm Water Permit, (PBSW-25-5(Peer Review))
- *continued from 2/9/26:* 0 Reservoir Rd., Special Permit, (PBSP-25-10)
- *continued from 11/24/25:* 30 Summer St., Stormwater Permit, (PBSW-25-6); Site Plan Review (PBSA-25-8)(Peer Review Results); Special Permit (PBSP-25-9)

7. DECISIONS and BUSINESS

- 1083 Northfield Rd., (PBSR-25-2)
- 301 Mass Ave., (PBSA-25-9)

8. BOARD DISCUSSIONS

- Master Plan

9. ABUTTING COMMUNITY NOTICES

10. COMMITTEE REPORTS

- Master Plan Steering Committee
- Open Space Committee
- Municipal Bldg. Design Committee
- Capital Planning Committee
- Economic Development Committee
- Storm Water Task Force
- Montachusett Regional Planning Commission
- Montachusett Joint Transportation Committee

11. MINUTES APPROVAL

- 1/12/26, 8/20/25, 6/23/25, 2/9/26

12. MEETING SCHEDULE

(6:00 P.M. at Town Hall or stated otherwise)
3/16/26, 3/23/26, 4/13/26, & 4/27/26

13. BOARD COMMENT

14. ADJOURNMENT