

TOWN OF LUNENBURG

Office of the Planning Board

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



Tel: (978) 582-4146, opt. 5
Fax: (978) 582-4353
960 Massachusetts Ave
Lunenburg, MA 01462

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

AGENDA

2026-03-16 – 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

- *continued from 2/23/26 (Canceled Meeting)* 0 Reservoir Rd. (ANR-26-2)
- 10 Parmenter Rd. (ANR-26-3)

6. PUBLIC HEARINGS

- *continued from 2/23/26 (Canceled Meeting)* 475 Leominster- Shirley Rd. (PMOD-25-3)
- 860 New West Townsend Rd., Site Plan Approval, (PBSA-26-1); Stormwater Permit, (PBSW-26-1); Special Permit, (PBSP-26-1)
- 225 Leominster-Shirley Rd. Site Plan & Storm Water Modification(PMOD-26-1),
De Minimus
- *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); Special Permit (PBSP-25-9)

7. DECISIONS and BUSINESS

- 1083 Northfield Rd – Notice of Intent, Right of 1st Refusal

- 181 Electric Ave, Storm Water Permit (PBSW-24-9), Request for Certificate of Completion

8. BOARD DISCUSSIONS

- Master Plan
- 2026 Planning Dept. Work Program and Zoning Amendments

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

- 8/20/25, 6/23/25, 11/10/25, 12/15/25, 1/12/26, & 2/9/26

12. MEETING SCHEDULE

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

13. BOARD COMMENT

14. ADJOURNMENT