

TOWN OF LUNENBURG

Office of the Planning Board

Matthew Brenner *Chair*
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AGENDA

Monday, 2026-04-13 – 6:00 P.M. | Town Hall (17 Main St, Lunenburg MA)

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. 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**. **(3) REMOTE PARTICIPATION:** Join via computer at <https://us02web.zoom.us/j/81092673745> or by phone at (888) 475-4499, entering Webinar 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. **APPROVAL NOT REQUIRED (ANR) PLANS**
 - *continued from 2/23/26 (Applicant Request): 0 Reservoir Rd. ([ANR-26-2](#))*
5. **PUBLIC HEARINGS**
 - **222 West Townsend Rd.** Stormwater Permits ([PBSW-26-2](#), [PBSW-26-3](#), [PBSW-26-4](#), & [PBSW-26-5](#))
 - *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, ([PBSW-25-10](#))
 - *Continued from 3/16/26: 860 New West Townsend Rd.,* Site Plan Review, ([PBSA-26-1](#)); Stormwater Permit, ([PBSW-26-1](#)); Special Permit, ([PBSW-26-1](#))
6. **DECISIONS and BUSINESS**
 - **181 Electric Ave.,** ([PBSW-24-9](#)) Bond for Stormwater work extension
7. **BOARD DISCUSSIONS**
 - Fee Schedule
 - **35 Leominster Rd** – ROFR
 - Revised Stormwater Permit Standard Conditions
8. **ABUTTING COMMUNITY NOTICES**
9. **COMMITTEE REPORTS**
 - a. Master Plan Steering Committee
 - b. Open Space Committee
 - c. Municipal Bldg. Design Committee
 - d. Capital Planning Committee
 - e. Economic Development Committee
 - f. Storm Water Task Force
 - g. Montachusett Regional Planning Commission
 - h. Montachusett Joint Transportation Committee
10. **MINUTES APPROVAL**
3/23/26
11. **MEETING SCHEDULE**
(6:00 P.M. at Town Hall or stated otherwise)
4/27/26, 5/11/26, 6/8/26, & 6/22/26
12. **BOARD COMMENT**
13. **ADJOURNMENT**