

TOWN OF LUNENBURG

Office of the Planning Board

Matthew Brenner *Chair*
Timothy Willsmer *Vice Chair*
Amanda Reid *Clerk*
Adam Burney *Member*
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Stephen Wallace – *Director of Planning and Economic Development*
Leigh Bain – *Administrative Assistant*

AGENDA

Monday, 2026-06-08 – 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. **APPOINTMENTS**
 - MRPC and MJTC Appointments
 - Board Officers and Appointments
5. **APPROVAL NOT REQUIRED (ANR) PLANS**
 - 260 Falulah Rd., ([ANR-26-5](#))
 - 171 Arbor St., ([ANR-26-4](#))
6. **DE MINIMIS CHANGE**
 - 171 Arbor St., Request For Modification To A Site Plan Approval ([PMOD-26-2](#))
7. **PRELIMINARY CONSULT**
 - Sunny Hill Rd., Shared driveway
8. **PUBLIC HEARINGS**
 - Continued from 11/24/25: 30 Summer St., Stormwater Permit ([PBSW-25-6](#)); Site Plan Review ([PBSA-25-8](#)); Special Permit ([PBSP-25-9](#))
 - Continued from 5/11/26: 10 Parmenter Rd., Stormwater Permits, ([PBSW-26-12](#) & [PBSW-26-13](#)); and Special Permits ([PBSP-26-3](#) & [PBSP-26-4](#))
 - Continued from 3/16/26: 860 New West Townsend Rd., Site Plan Review ([PBSA-26-](#)
[1](#)); Stormwater Permit ([PBSW-26-1](#)) Special Permit ([PBSP-26-1](#))
- 934 Mass Ave., Stormwater Permit ([PBSW-26-14](#))
- 757 Chase Rd., Site Plan Approval ([PBSA-26-4](#)) and Stormwater Permit ([PBSW-26-15](#))
9. **DECISIONS and BUSINESS**
 - Master Plan – Discuss/Approve
10. **BOARD DISCUSSIONS**
11. **ABUTTING COMMUNITY NOTICES**
12. **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
13. **MINUTES APPROVAL**
 - 5/11/26
14. **MEETING SCHEDULE**

(6:00 P.M. at Town Hall or stated otherwise)
6/22/26, 7/13/26, 7/27/26, 8/10/26
15. **BOARD COMMENT**
16. **ADJOURNMENT**