

TOWN OF LUNENBURG

Office of the Planning Board

Matthew Brenner, *Chair*
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Stephen Wallace – *Director of Planning and Economic Development*
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AGENDA

Monday, 2026-06-22 – 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

5. 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](#))
- Continued from 6/8/26: **934 Mass Ave.**, Stormwater Permit ([PBSW-26-14](#))
- **1325 Massachusetts Ave.**, Site Plan Review ([PBSA-26-5](#))

6. DECISIONS and BUSINESS

- 189 Electric Ave – Performance Guarantee Bond
- 485 Leominster Shirley Rd – Decommission Bond

- Master Plan – Discuss/Approve

7. BOARD DISCUSSIONS

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

- [6/8/26](#)

11. MEETING SCHEDULE

(6:00 P.M. at Town Hall or stated otherwise)

- 7/13, 7/27, 8/10, and 8/24/26

12. BOARD COMMENT

13. ADJOURNMENT