

TOWN OF LUNENBURG

Office of the Planning Board

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

Monday, 2026-08-24 – 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**
 - 50 Page St., ([ANR-26-6](#))
5. **PUBLIC HEARINGS**
 - 881 Flat Hill Rd., Special Permit, Flood Plain ([PBSP-26-5](#))
 - 18 Oak Ridge Rd., Special Permit, Flood Plain ([PBSP-26-9](#))
 - 27 Fire Rd 15A.; Special Permit, Two Dwellings on a lot ([PBSP-26-8](#))
 - 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 7/13/26: 10 Parmenter Rd., Special Permit, ([PBSP-26-6](#) & [PBSP-26-7](#)), and Stormwater Permit ([PBSW-26-16](#))
 - 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](#))
6. **DECISIONS and BUSINESS**
7. **BOARD DISCUSSIONS**
8. **COMMITTEE REPORTS**
 - a. Open Space Committee
 - b. Municipal Bldg. Design Committee
 - c. Capital Planning Committee
 - d. Economic Development Committee
 - e. Storm Water Task Force
 - f. Montachusett Regional Planning Commission
 - g. Montachusett Joint Transportation Committee
9. **MINUTES APPROVAL**
 - 7/27/26, 7/20/26, & 8/10/26
10. **MEETING SCHEDULE**

(6:00 P.M. at Town Hall or stated otherwise)
8/10, 8/24, 9/14, & 9/28/26
11. **BOARD COMMENT**
12. **ADJOURNMENT**