

TOWN OF LUNENBURG

Lunenburg Conservation Commission

Mary Wilson *Chair*
Jennifer Pewtherer *Vice Chair*
Richard Bursch *Clerk*
Jeffrey Viviano *Member*
Michael Larouche *Member*
Chris St. Germain *Member*
Peter Stella *Member*



Tel: (978) 582-4146
960 Massachusetts Ave
Lunenburg, MA 01462

Sophia Dorow – Conservation Admin
Logan O’Connell – Temp Admin Assist

MINUTES

Wednesday, March 19 – 7:00 PM | Zoom (Remote)

CALL TO ORDER

Roll Call:

Attending: J. Pewtherer, M. Larouche, C. St. Germain, P. Stella, M. Wilson.

Absent: R. Bursch, J. Viviano

Call to Order at 7pm by M. Wilson

ANNOUNCEMENTS:

Commissioners: None

Public comment: None

MINUTES FOR APPROVAL: None

NEW PUBLIC HEARINGS

A **Notice of Intent** by Ryan Vickers for removal and replacement of a collapsed drainage pipe through the side yard of a single-family residential property within the 100- and 50-foot buffer zones and 30-foot no-touch zone of Hickory Hills Lake located at 32 Hemlock Drive, (OpenGov.com Record ID# NOI-24-8)(DEP # 208-1337).

M. Wilson felt this had already been heard. Greg Roy (Dillis & Roy) agreed and summarized the work to date including the changes requested by the Commission. They realized they had not notified the butters, which invalidated the original meeting. This has been completed, and the project is being re-presented.

Motion:	J. Pewtherer, to approve			
Second	M. Larouche			
Vote:	J. Pewtherer – AYE	M. Larouche – AYE	C. St. Germain - AYE	P. Stella – AYE
	M. Wilson – AYE			

A Request for Determination of Applicability by Bonnie Albright for the addition of a temporary modular removable rolling dock on Lake Whalom located at 76 Laurel Lane, (OpenGov.com Record ID# RDA-25-2)

Bonnie Albright represented herself. Previous owners sold the old wooden dock, and she wants to replace it with a removable metal dock. M. Wilson requested specs on the proposed dock. She explained it was a FLOE brand from Precision Watersports in Gardner. It comes out in two pieces.

M. Wilson explained that in general the Commission wants to learn how foot traffic will be routed to minimize impact in the 30-foot zone.

Motion:	C. St. Germain, for a negative determination with the stipulation that they use an area already disturbed as the egress route.			
Second	M. Larouche			
Vote:	J. Pewtherer – AYE	M. Larouche – AYE	C. St. Germain - AYE	P. Stella – AYE
	M. Wilson – AYE			

A Notice of Intent by Daniel Sheehan of Haley Ward Construction for construction of a two-family dwelling and rain garden within the 100-foot buffer zone of a bordering vegetated wetland located at 221 Electric Avenue, (OpenGov.com Record ID# NOI-24-9) (DEP # 208-1340).

Daniel Sheehan (Haley Ward) represented and explained is it like the 213 Electric Ave property already approved. S. Dorow mentioned her notes indicate a need to provide updated limit of work and adding erosion controls around the deck area as well as a vegetation narrative. M. Wilson noted that her site visit located a stream in the ravine that was flowing steadily. S. Dorow felt it was in intermittent stream. S. Dorow also noted that all 200-series flags were missing. In addition, some of the 100-series flags were flagged on the opposite side of the stream which is unusual.

Some gradient concerns were discussed. M. Wilson noted it will be nice to have an old structure cleaned up.

Due to the possibility of there being a protected riverfront involved, M. Wilson suggested a peer review was appropriate. It was also requested that the flags be re-hung.

Motion:	M. Larouche, for a peer review and replacement of flags 104-104.			
Second	J. Pewtherer			
Vote:	J. Pewtherer – AYE	M. Larouche – AYE	C. St. Germain - AYE	P. Stella – AYE
	M. Wilson – AYE			

S. Dorow will obtain quotes for the peer review.

Motion:	M. Larouche, to continue to April 2nd.			
Second	J. Pewtherer			

Vote:	P. Stella – AYE	J. Pewtherer – AYE	M. Larouche - AYE	C. St. Germain – AYE
	M. Wilson – AYE			

CONTINUED PUBLIC HEARINGS

An **Abbreviated Notice of Resource Area Delineation** by Kevin O’Brien at 390 Howard Street (DEP # 208-1304). (Continued from December 4th to March 19).

Applicant requested a continuance to April 2nd.

A **Notice of Intent** by the Lunenburg Conservation Commission for the construction of a parking area to provide trailhead parking and a proposed gravel driveway which involves the crossing of a bordering vegetated wetland and the construction of a wetland replication area located on the Table Rock Conservation land at 994 Northfield Road, (OpenGov.com Record ID# NOI-25-1) (DEP# 208-1342). (Continued from February 19th to March 19th)

Greg Roy (Dillis & Roy) represented the Commission. He addressed the storm water concerns previously raised. An NOI has been filed with the Planning Department with was continued until the DEP review was complete.

As requested, they increase the replication area to a 2:1 ratio. The golf course was concerned about trespassing, and the response was to plant thick foliage. Different types were discussed.

M. Wilson polled the Commission regarding abutter concerns about line of sight into the parking area and the possibility of cutting back some of the foliage, if necessary. (*Not an action item but contingency planning.*)

It was noted that the Planning Board had some concerns, an abutter expressed concerns about more traffic which is not under this Commission.

Motion:	C. St. Germain, to approve.			
Second	M. Larouche			
Vote:	C. St. Germain – AYE	M. Larouche – AYE	J. Pewtherer - AYE	P. Stella – AYE
	M. Wilson – AYE			

A **Notice of Intent** by Daniel Sheehan of Haley Ward Construction for removal of an existing deck within the 50-foot no-build zone and 30-foot no-touch zone of a bordering vegetated wetland as well as construction of a two-family dwelling within the 100-foot buffer zone of a bordering vegetated wetland located at 213 Electric Avenue, (OpenGov.com Record ID# NOI-24-10) (DEP # 208-1339). (Continued from February 5 to March 19.)

Daniel Sheehan (Haley Ward) represented the applicant and reviewed the requested changes.

Confirmed the building is beyond 100 feet from the riverfront. Noted that Sophia had requested a clear

designation on the limit of work and erosion controls. D. Sheehan showed where this was on the plan but agreed to better label these updates.

The Operation and Maintenance plan in OpenGov is labeled as 213 as it addressed both properties.

Motion:	C. St. Germain, to approve, with standard Order of Conditions.			
Second	M. Larouche			
Vote:	C. St. Germain – AYE	M. Larouche – AYE	J. Pewtherer - AYE	P. Stella – AYE
	M. Wilson – AYE			

FILINGS PREVIOUSLY CONTINUED TO A LATER MEETING: (for administrative tracking)

201 Leominster Shirley Road (OpenGov.com Record ID# RDA-25-1) - Applicant requested to continue to April 16th, 2025.

67 Island Road, (OpenGov.com Record ID# RDA-24-9). (Continued from March 5th, 2025, to May 7th, 2025.)

ADMINISTRATIVE DETERMINATIONS:

EXTENSION REQUEST PERMITS:

CERTIFICATES OF COMPLIANCE:

NOTICE OF PROJECT CHANGE:

ENFORCEMENT:

Violations, Enforcement Actions, and Hearings:

10 Mass Ave:

Shared a project status (uploaded to OpenGov). They plan to file an NOI by the end of April.

1168 Mass Ave Rear

M. Wilson requested that we share the historical satellite photos with the new consultant.

40 Fire Road 12

950 Chase Road

390 Howard Street: asked for a continuance

48 Meadow Lane

NEW BUSINESS:

Topics Unknown - 48 Hrs. Advance of Meeting

Peer Review Process:

M. Wilson suggests using this process more often, especially when there is a question about delineation or when there is an exchange between our expert and the applicant's expert.

Discussed the budget and process around peer reviews and ways to streamline the process.

OLD BUSINESS:

Conservation Commission Training:

Sophia mentioned that Brianna wanted the Commission to change the start time of training on April 30 to an earlier time. J. Pewtherer requested we ask her what the latest start time could be. Her email specifically requested a 5PM start time.

Update on Title Searches

April Earth Day Events

Pollinator Habitat is signed up for the 14th.

The National Honor Society will help create boardwalks.

Conservation Budget report

ENCROACHMENT ISSUES:

950 Chase Rd - Shed Removal

This is in execution session and has reverted to the Select Board.

315 Lancaster Ave

OPEN SPACE AND LAND USE: C. St. Germain has taken over for M. Wilson.

CHAPTER 61 OPENGOV WORKFLOW

EMERGENCY CERTIFICATIONS:

Grants Update (LCC sponsored, award year 2023)

CONSERVATION LAND IMPROVEMENT

HOLLIS ROAD RESIDENCE:

Lease agreement is tracking; site visit being planned.

LEASE AGREEMENTS & TENANT RESPONSIBILITIES

COMMITTEE REPORTS – ANY UPDATE:

Open Space

Storm Water

COMMUNICATIONS/PUBLIC COMMENT:

ADJOURN:

Meeting schedule: Next meeting is April 2nd, 2025, at 7:00 PM by Zoom platform and In-Person

Ritter memorial Building 960 Mass Ave, Lunenburg Ma 0146

Motion:	M. Larouche, to adjourn at 8:54PM.			
Second	J. Pewtherer			
Vote:	C. St. Germain – AYE	P. Stella – AYE	M. Larouche - AYE	J. Pewtherer – AYE
	M. Wilson – AYE			

[Link to Video Recording](#)

Respectfully submitted,

Michael Gale - Admin Asst.