

TOWN OF LUNENBURG

Lunenburg Conservation Commission

Mary Wilson *Chair*
Jenifer Pewtherer *Vice Chair*
Richard Bursch *Member*
Jeffrey Viviano *Member*
Michael Larouche *Member*
Chris St. Germain *Member*
Vacancy *Member*



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

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

MINUTES

Wednesday, April 2, 2025 – 7:00 PM | Zoom (Remote)/Ritter Building

CALL TO ORDER

Roll Call: J. Pewtherer, R. Bursch, J. Viviano, M. Larouche, C. St Germain, P. Stella, M. Wilson.

Call to Order at 7pm by M. Wilson

Announcements: None

Public Comment: None

Minutes of previous meetings: December 4th, December 18th, January 8th, January 22nd, February 5th, February 19th, March 5th, March 19th

Motion:	R. Bursch, to approve minutes of December 4th meeting			
Second	J. Pewtherer			
Vote:	P. Stella – AYE	C. St Germain – AYE	M. Larouche - AYE	J. Viviano – AYE
	R. Bursch – AYE	J. Pewtherer – AYE	M. Wilson – AYE	

Appointments/Hearings

7pm Appointment Review of the Hollis Resident Caretaker/Custodian License Agreement

NEW PUBLIC HEARINGS

1. A Notice of Intent by David and Brenda Pajari for the Construction of a driveway and single-family home within the 100ft buffer zone of lake Shirley at 215 Sunset Lane (OpenGov.com Record ID# NOI-25-3) (DEP # 208-1344).

Greg Roy represented the applicant and provided guidance on how to find the lot. There will be no activity within the 30-foot zone but there will be limited activity within the 50-foot zone. Most of the proposed building is outside the 100-foot buffer zone. Proposing erosion control that wraps the site. M. Wilson wondered about endangered species which turned out not to be on this parcel. Greg reviewed the DEP questions and their responses. M. Wilson expressed concerns about the steep slope and runoff. A filter strip was requested during construction. The Commission requested a documented sequencing for the recovery of the slopes.

Motion:	R. Bursch, to continue to the April 16 meeting to present runoff mitigation and vehicle tracking strip and slope stabilization plans.			
Second	M. Larouche			
Vote:	J. Pewtherer – AYE	R. Bursch – AYE	J. Viviano - AYE	M. Larouche – AYE
	C. St Germain – AYE	P. Stella – AYE	M. Wilson – Abstain	

2. A Notice of Intent by Proctor Mass Ave realty Trust for the extension of an existing paved driveway, the construction of a single-family dwelling and removal of vegetation within the 100ft, 50 ft and 30 ft wetland buffer at **1523 Massachusetts Ave** (OpenGov.com Record ID# NOI-25-6) (DEP # 208-1345).

Greg Roy represented the applicant. 1529 Mass Ave shares the driveway with this lot. The only work proposed within the 30-foot no-touch zone is a small part of the extension to the current driveway to the extended driveway, which is the only access point. A small excursion into the 30-foot zone will be needed to connect to the utility pole using an underground connection. Site walks identified 6 trees along the fence that will need to be removed as they are physically where building walls will be erected. Also noted was a small wetlands area that has been disturbed. The applicant has committed to restoring the area. There were no DEP comments. M. Wilson noted that the property touches an NHESP protested area which requires a letter of notification to Mass NHSP and to gain their approval. After discussion, M. Wilson agreed to validate the need off-line and get back to Greg if it is indeed required.

Motion:	C. St Germain, to approve, with standard conditions except condition 41 (SWIP) modified by striking the language relative to the SWIP.			
Second	R. Bursch			
Vote:	J. Pewtherer – AYE	R. Bursch – AYE	J. Viviano - AYE	M. Larouche – AYE
	C. St Germain – AYE	P. Stella – 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). (Cont. from December 4th to April 2nd).

No representation present. Opened in October 2023 which has resulted in several Commissioner replacements; therefore, we need to recommission.

Motion:	J. Pewtherer, to continue to April 16.			
Second	C. St Germain			
Vote:	P. Stella – NA	C. St Germain – AYE	M. Larouche - AYE	J. Viviano – AYE
	R. Bursch – AYE	M. Wilson - AYE	J. Pewtherer - Abstain	

- 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). (Cont. from March 19th to April 2nd)
M. Wilson noted that the Administrator investigated the question about the stream and found the stream stats report came back well below the .5 square mile threshold. However, she still felt that the missing wetlands flags needed to be rehung. Commissioners agreed a peer review was no longer required.

Motion:	C. St Germain, to strike requirement for a peer review			
Second	J. Pewtherer			

Vote:	P. Stella – AYE	C. St Germain – AYE	M. Larouche - AYE	J. Viviano – AYE
	R. Bursch – AYE	J. Pewtherer - AYE	M. Wilson - AYE	
Motion:	C. St Germain, to continue to April 16.			
Second	J. Pewtherer			
Vote:	P. Stella – AYE	C. St Germain – AYE	M. Larouche - AYE	J. Viviano – AYE
	R. Bursch – AYE	J. Pewtherer - 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:

10 Sandy Cove Road:

Applicant not present. Reviewed Sophia's written notes and shared diagram but agreed Sophia needed to be present to explain.

Motion:	J. Pewtherer, to continue to April 16.			
Second	C. St Germain			
Vote:	P. Stella – AYE	C. St Germain – AYE	M. Larouche - AYE	J. Viviano – AYE
	R. Bursch – AYE	J. Pewtherer - AYE	M. Wilson - Abstain	

Extension Request Permits: None

Certificates of Compliance:

564 Page St- 208-1134

Tim Ialeggio presented the project. Notes from the most recent site walk indicate fencing installed and foliage in good health. M. Wilson reviewed the history of the project which was initially a violation. She noted that we have a letter on record from Dillis and Roy stating the area has stabilized. Applicant's view of the OOC disagreed with the Commission. M. Wilson clarified the requirements and described the as-planned and as-build variations.

Commissioners discussed the need for a wetland's scientist's letter stating the restoration has been completed.

Shane Walker of 564 Page Street then addressed the Commissioners, reviewing the history and his part in it. He clarified with the Commission that they are expecting 17 plantings.

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

Notice of Project Change:

711 Mass Ave 208-1249

Daniel Sheehan (Haley Ward) noted that this change has gone to the Planning Board and peer reviewed by Graves Engineering. He reviewed all the changes. Sophia's notes were reviewed. Pictures of a washout were shared. D. Sheehan agreed this erosion needed to be corrected immediately.

Motion:	R. Bursch, to approve as a de minimus change			
Second	C. St Germain			
Vote:	J. Pewtherer – AYE	R. Bursch – AYE	J. Viviano - AYE	M. Larouche – AYE
	C. St Germain – AYE	P. Stella - AYE	M. Wilson - AYE	

ENFORCEMENT: No updates

Violations, Enforcement Actions, and Hearings:

10 Mass Ave

1168 Mass Ave Rear

40 Fire Road 12

950 Chase Road

390 Howard Street

M. Wilson noted that a site visit noted a lot of erosion. A meeting with Kevin O'Brien is needed.

48 Meadow Lane

Emergency Certifications:

NEW BUSINESS:

Topics Unknown - 48 Hrs. Advance of Meeting: None

Peer Review Process: We should engage in a peer review any time we have any question about the delineation.

Need to estimate annual hours for this requirement so that we can engage in a contract.

OLD BUSINESS:

Update on Title Searches

April Earth Day Events

M. Wilson reviewed the current plans. M. Larouche acknowledged the efforts of Lakeview Nursery at the

Pollinator Habitat.

Conservation Budget report:

M. Larouche reviewed a Pollinator Habitat proposal for native plants. The proposal is for \$433.24. M. Larouche suggested we use the Haws fund.

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

M. Wilson suggested increasing the Maki PO, funded out of the timber rights fund, currently sitting at \$30,874. The Maki PO has a remaining balance of \$1,720. Bob Pease submitted estimates for work the Commission has requested an additional \$1,000. M. Wilson suggested adding \$2,000 due to the number of active and planned projects.

Motion:	J. Pewtherer, to approve \$2000 to the existing Maki Purchase Order			
Second	R. Bursch			
Vote:	P. Stella – AYE	C. St Germain – AYE	M. Larouche - AYE	J. Viviano – AYE
	R. Bursch – AYE	J. Pewtherer - AYE	M. Wilson - AYE	

Encroachment Issues:

950 Chase Rd - Shed Removed (owners wanted to sell the property!)

315 Lancaster Ave

Open Space and Land Use:

Chapter 61 OpenGov Workflow

Grants Update (LCC sponsored, award year 2023)

The parking permits have been granted.

Conservation Land Improvement

Hollis Road Residence:

Lease Agreements & Tenant Responsibilities

M. Larouche noted they were able to clean out the basement and remove some metal debris. All metal was collected by the Town's metal collection program.

Committee Reports – Any Update:

Open Space: None

Storm Water: None

Communications/Public Comment:

M. Wilson announced she will resign as Chair at the end of the month.

Adjourn:

Motion:	R. Bursch, to adjourn at 9:29 PM			
Second	J. Pewtherer			
Vote:	P. Stella – AYE	C. St Germain – AYE	M. Larouche - AYE	J. Viviano – AYE
	R. Bursch – AYE	J. Pewtherer - AYE	M. Wilson - AYE	

Meeting schedule: Next meeting is April 16th, 2025, at 7:00 PM by Zoom platform

Respectfully submitted,
Michael Gale - Admin Asst.