

TOWN OF LUNENBURG

Lunenburg Conservation Commission

Jennifer Pewtherer	<i>Chair</i>
Richard Bursch	<i>Vice Chair</i>
Michael Larouche	<i>Clerk</i>
Jeffrey Viviano	<i>Member</i>
Chris St Germain	<i>Member</i>
Peter Stella	<i>Member</i>
Mary Wilson	<i>Member</i>



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960 Massachusetts Ave
Lunenburg, MA 01462

Herlin Jaime – Interim Consv. Admin
Logan O’Connell – Temp Admin Asst.

MINUTES

Wednesday, 2025-06-04 – 7:00 P.M. | Zoom (Remote)

1. CALL TO ORDER

Present: J. Pewtherer, R. Bursch, M/ Larouche, J. Viviano, P. Stella, M. Wilson

Absent: C. St Germain

2. ANNOUNCEMENTS

- Public Comment. None.
- Minutes of Previous Meetings: None to review

3. NEW PUBLIC HEARINGS

a. 10 Sandy Cove Rd – RDA-25-5

REQUEST FOR DETERMINATION OF APPLICABILITY by CHRISTINE FURTADO for a ROLL-IN DOCK

- Motion for negative determination** raised by M. Larouche and seconded by M. Wilson. Roll call vote; AYE: M. Larouche, M. Wilson, J. Viviano, P. Stella, R. Bursch. (J. Pewtherer had connection issues.)

b. 1083 Northfield Rd – NOI-25-10 (Requested to be continued to the July 2nd meeting)

NOTICE OF INTENT by TANNER COLE for construction of a common driveway, private wells, on-site sewage disposal. Crosses bordering vegetated wetland in two locations. All proposed dwellings and private driveways outside the 100 ft buffer zone.

- Motion for continuation to June 18** raised by M. Larouche and seconded by M. Wilson. Roll call vote; AYE: M. Larouche, M. Wilson, J. Viviano, P. Stella, R. Bursch. (J. Pewtherer had connection issues.)

c. 60 Cross Rd – CAOC-25-1

Requested amendment to the Order of Conditions issued October 16th, 2024, for Notice of Intent DEP #208-13.

- Motion to approve the CAOC** raised by M. Larouche and seconded by M. Wilson. Roll call vote; AYE: M. Larouche, M. Wilson, J. Viviano, P. Stella, R. Bursch. (J. Pewtherer connection issues.)

4. CONTINUED PUBLIC HEARINGS

a. 417 Howard St – NOI-25-11 (Cont. from 05-21 to 06-04)

NOTICE OF INTENT by STEPHEN LAHTI for construction of a driveway and associated site work for construction of a single-family home with a Buffer Zone Impact of 57 ft.

- Site walk completed with Agent. Expected to have hard to find flags replaced. Request updated blue wetlands flags be added and confirmed by Agent upon erosion inspection.
- Will require rest of parcel be assessed for wetlands, agreed to by applicant.

- iii. **Motion to approve on condition that proper flagging is put in place before start of project and that it is noted no additional wetlands evaluation has been conducted for the rest of the property** raised by R. Bursch and seconded by M. Wilson. Roll call vote; AYE: M. Larouche, M. Wilson, P. Stella, R. Bursch. ABSTAIN: J. Viviano. NO VOTE: J. Pewtherer

b. 390 Howard St – ANRAD, DEP# 208-1304. (Cont. from 05-21 to 06-04)

Abbreviated Notice of Resource Area Delineation by Kevin O'Brien at 390 Howard Street

- i. Applicant not present.

- ii. **Motion to continue to June 18th** raised by R. Bursch and seconded by M. Larouche. Roll call vote; AYE: M. Larouche, M. Wilson, J. Viviano, P. Stella, R. Bursch. NO VOTE: J. Pewtherer

- iii. Applicant to be advised that we are about to lose original quorum.

c. 31 Round Rd – NOI-25-8 (Cont. from 05-21 to 06-04) (**Requested to be continued to July 2nd meeting**)

NOTICE OF INTENT by Shawn Farrow for the construction of landscape replacement walls, placement of removable docks & replenishment of beach sand within the 100 ft, 50 ft & 30 ft buffer.

- i. **Motion to continue to June 18th** raised by M. Larouche and seconded. Roll call vote; AYE: M. Larouche, M. Wilson, J. Viviano, P. Stella, R. Bursch. NO VOTE: J. Pewtherer

d. 221 Electric Ave – NOI-24-9 (Cont. from 05-07 to 05-21)

NOTICE OF INTENT by Daniel Sheehan (Haley Ward Construction) to construct a two-family dwelling and rain garden within the 100-foot buffer zone of a bordering vegetated wetland.

- i. **Motion to approve** raised by M. Larouche and seconded by R. Bursch. Roll call vote; AYE: M. Larouche, M. Wilson, P. Stella, R. Bursch. ABSTAIN: J. Viviano. NO VOTE: J. Pewtherer

5. **ADMINISTRATIVE DETERMINATIONS**

a. **Extension Request Permits:** None

b. **Certificates of Compliance:** None

c. **Notice of Project Change:** None

6. **ENFORCEMENT**

a. **Violations, Enforcement Actions, and Hearings:**

- i. 10 Mass Ave: No update, need to confirm the dates are still accurate.
- ii. 1168 Mass Ave Rear: No update.
- iii. 40 Fire Rd 12: Notified that boulders were replaced. Picture shared. Town to ask for a COC.
- iv. 390 Howard St: No update.
- v. 48 Meadow Ln: No update.
- vi. 1147 Mass Ave: No update.
- vii. 314 Highland St: No update
- viii. 199 Mass Ave: No update.

b. **Emergency Certifications:** None

7. **NEW BUSINESS**

a. Boilerplate OOC Verbiage- Delineating Larger Parcels of Land

- i. After discussion, it was suggested to have the existing draft written up and reviewed by the Town and Legal. Concern then noted that having this in the OOC may be too late in the process. Item was tabled.

b. There was on-going general discussion about the Wetlands Act and the responsibilities of the Commissioners.

8. **OLD BUSINESS**

- a. Peer Review Process: No update.
- b. Default Continuations Practice: No update.
- c. Conservation Budget: Process unclear, should be in meeting folder. J. Pewtherer will investigate to ensure we have an update for the next meeting.
- d. **Encroachment Issues:** None
- e. **Open Space & Land Use:**
 - i. Chapter 61 OpenGov Workflow
 - 1. 222 West Townsend Road waiting for Town Council 15-day review. Does not abut any Conservation property. It meets no other conditions for consideration as a land acquisition.
 - 2. **Motion to recommend not exercising our right of first refusal on this property** raised by M. Wilson and seconded by R. Bursch. Roll call vote; AYE: M. Larouche, M. Wilson, P. Stella, R. Bursch, J. Viviano, J. Pewtherer
 - ii. Grants Update: M. Wilson completed Parking Planning Grant and the request for 80% reimbursement (approximately \$28,000). Documentation submitted to Mass Trails Administrator, except awaiting copies of cancelled checks.
 - iii. Conservation Land Improvement: For Earth Day, the Lunenburg HS National Honor Society project in Table Rock. NHS members that could not attend but need community hours have done projects such as kiosk information updates, QR codes updates for on-line map tools. Two kiosks could not be updated due to the kiosk conditions. Another student is being directed to **the Blue Trail on the north** side of Mulpus Brook to add additional trail blazes. Boy Scouts want to widen this trail. Considering adding catwalks to control access. More "You Are Here" signs were added by additional NHS students.
- f. **Hollis Rd Residence:**
 - i. Lease Agreements & Tenant Responsibilities: Still with Town Council
- g. **Committee Reports – Any Update:**
 - i. Open Space: No update
 - ii. Storm Water: Still working on storm water utility

9. **COMMUNICATIONS / PUBLIC COMMENT:** None

10. **UPCOMING MEETING SCHEDULE:**

- a. Discussion about next fiscal year's meeting schedule. M. Wilson will double check as a partial schedule may have been published. Need to confirm July dates and ensure the Zoom session is available.
- b. Wednesday, June 18 at 7PM by Zoom

11. **ADJOURN**

- a. **Motion to adjourn at 8:50 PM** raised by R. Bursch and seconded by M. Wilson. Roll call vote; AYE: M. Larouche, M. Wilson, P. Stella, R. Bursch, J. Viviano, J. Pewtherer