

TOWN OF LUNENBURG

Lunenburg Conservation Commission

Jennifer Pewtherer *Chair*
Richard Bursch *Vice Chair*
Michael Larouche *Clerk*
Chris St Germain *Member*
Mary Wilson *Member*
Teddy Doucette *Member*
Andrea Burnap *Member*



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

Herlin Jaime – Interim Consv. Admin
Michael Gale – Admin Asst.

MINUTES

Wednesday, 2025-07-16 – 7:00 P.M. | Zoom (Remote)

1. CALL TO ORDER

Roll Call: M. Wilson, M. Larouche, A. Burnap, R. Bursch, T. Doucette, C. St Germain, J. Pewtherer
Call to Order at 7pm by J. Pewtherer

2. APPOINTMENTS

a. Eagle Project Presentations

Colby Golding and Brendon Stokes presented their separate Eagle Scout projects. Both are from Troop 1728 in Lunenburg. In the Small Town Forest, Colby wants to create an easy-access gravel picnic area that requires clearing of the existing area. Total cost is estimated to be between \$400-\$500.

Brendan wants to build a kiosk for the new Rayno Conservation area similar to the kiosk at Table Rock. If the trails are complete enough, he will add trail markers. Total cost is \$321.31 (Home Depot quotes). The completion date is expected to be before the end of August.

Motion:	M. Wilson, to approve both projects as proposed.			
Second	M. Larouche			
Vote:	M. Wilson – AYE	M. Larouche – AYE	A. Burnap – AYE	R. Bursch – AYE
	T. Doucette – AYE	C. St Germain – AYE	J. Pewtherer – AYE	

3. ANNOUNCEMENTS

a. Public Comment: None

b. Commissioner Comment: M. Larouche discussed Pollinator Habitat and the need for volunteers. QR codes on the trails make it easy to scan and volunteer. The rain barrel system was also discussed.

c. Minutes Approval: 2025-01-22, 2025-05-21, 2025-06-04, 2025-06-18, 2025-07-02

- i. Most Commissioners have not yet reviewed the minutes. R. Bursch reiterated concern about the Jan 22 minutes without specifics about how to adjust. He also indicated a repeating error regarding the term 'silt fence' versus 'silk fence'. No minutes were approved.

4. **NEW PUBLIC HEARINGS**

Pursuant to MGL Ch 131, s 40 & the Town of Lunenburg Wetlands Protection and Municipal Bylaws...

a. 833 Flat Hill Rd – RDA-25-7 (Cont. From 07–02)

Request for Determination of Applicability by Susan Ropiak for replacement of a rear deck extending the length of the house, having the same or smaller width, and addition of a 14 ft wide sun-room, involving work within the 100 ft buffer zone.

Applicant presented an updated plan with the 30-foot and 50-foot zones delineated as well as locations for waddles and silt fencing. Pillars will be installed using a mini-excavator or by hand-digging. A dump trailer will be used on the right side of the driveway.

Motion:	R. Bursch, for a negative determination as submitted			
Second	M. Larouche			
Vote:	M. Wilson – AYE	M. Larouche – AYE	A. Burnap - AYE	R. Bursch – AYE
	T. Doucette – AYE	C. St Germain – AYE	J. Pewtherer – AYE	

b. 225 Island Road – NOI-25-13

Notice of Intent by Thomas Bertram for the removal of two oak trees next to house, remove portion of dwelling and install addition and structural renovations.

Applicant shared the site plan. Two oak trees will be removed, which had previously been approved. A site walk took place the previous weekend, resulting in no concerns. All DEP questions have been addressed and documented in OpenGov. The Commission reviewed these comments. Any material will be stored on the existing paved driveway. It was requested to add a silt fence hay bale on the other side of the existing paved area to prevent runoff into the wetlands only if material is stored.

Motion:	C. St Germain, to approve with requirement for silt fence if materials are stored on site.			
Second	M. Larouche			
Vote:	M. Wilson – AYE	M. Larouche – AYE	A. Burnap - AYE	R. Bursch – AYE
	T. Doucette – AYE	C. St Germain – AYE	J. Pewtherer – AYE	

5. **CONTINUED PUBLIC HEARINGS**

a. 67 Island Rd – RDA-24-9 (Cont. From 07–02)

Request for Determination of Applicability by Melissa Cannavino for the renovation of a patio, stairs, and walkway within the 50-foot buffer zone of Hickory Hills Lake.

Ryan Proctor represented the applicant and provided a review of the project for the new Commissioners. Ryan reviewed the plans and the remediation proposal. Remediation is entirely through plantings and not removing anything from the deck itself. Commissioners expressed a desire to see an alternative plan that reduces the impervious impact.

Motion:	M. Larouche, to continue to Aug 6th
Second	C. St Germain

Vote:	M. Wilson – AYE	M. Larouche – AYE	R. Bursch - AYE	C. St Germain – AYE
	A. Burnap – AYE	T. Doucette – AYE	J. Pewtherer – Abstain	

b. 1083 Northfield Rd – NOI-25-10 (Cont. From 07–02)

NOTICE OF INTENT by TANNER COLE for construction of a common driveway to service four (4) single-family dwellings to be served by private wells and on-site sewage disposal systems, involving the crossing of a bordering vegetated wetland in two locations, with all proposed dwellings and private driveways outside the 100 ft buffer zone.

Greg Roy represented the applicant. Greg explained that the original 4-lot driveway has received a variance from the Zoning board to include the remaining fifth lot on the common driveway. He presented a proposal that requires about 4,200 SF of wetlands fill. Alternatives were evaluated but required more fill. Greg noted that the project has been elevated to peer review by the Planning Board. R. Bursch suggested we also get a peer review and start a fund for that process. Greg requested that the applicant be allowed to review the proposal before it is executed.

Greg then reviewed the responses to the DSEP questions. Greg suggested that the Conservation Commission ask the Planning Board to include enforcement language into the special permit for the shared as part of our order of conditions. Salt and snow storage will be covered in the next session.

Motion:	M. Wilson, to peer review the project			
Second	R. Bursch			
Vote:	M. Larouche – AYE	M. Wilson – AYE	C. St Germain - AYE	R. Bursch – AYE
	A. Burnap – N/A	T. Doucette – N/A	J. Pewtherer – AYE	

c. 390 Howard St- (Cont. From 07-02)

Abbreviated Notice of Resource Area Delineation by Kevin O’Brien at 390 Howard Street (DEP 208-1304)

Charles Caron represented the applicant. A site visit was conducted last Sunday. There was some confusion about one section that may have an intermittent stream and was not flagged. Charles suggested it may have been simple runoff. M. Wilson suggested that Charles and Herlin look at the area together. Kevin O’Brien commented that this has been going on for almost two years with multiple professionals and expressed concern that new things keep coming up. M. Wilson noted that the issue was documented in the first meeting.

Motion:	M. Wilson, to continue to Aug 6th			
Second	M. Larouche			
Vote:	M. Wilson – AYE	M. Larouche – AYE	A. Burnap - AYE	R. Bursch – AYE
	T. Doucette – Abstain	C. St Germain – Aye	J. Pewtherer – Abstain	

6. ADMINISTRATIVE DETERMINATIONS

167 Townsend Harbor Rd – CAD-25-10 (Removal of 3 dead trees and an additional 16 that are hollow, dying, dangerously close to housing, and preventing healthy growth of the existing trees).

Awaiting clarification on how many trees will be removed before we decide if we want them to file an RDA.

a. **Extension Request Permits:** None

b. **Certificates of Compliance:**

- i. 40 Fire Rd 12: The Town can request the COC. Herlin will speak with the Town Manager to see if she will file it or get an execution plan.

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

7. **ENFORCEMENT**

a. **Violations, Enforcement Actions, and Hearings:** Herlin suggested sending certified notices for each violation demanding an update in 30 days or receiving a \$300 violation fee.

Motion:	M. Wilson, authorize sending out notices regarding enforcement, including requirement for monthly updates and potential fees.			
Second	R. Bursch			
Vote:	M. Wilson – AYE	M. Larouche – AYE	A. Burnap - AYE	R. Bursch – AYE
	T. Doucette – AYE	C. St Germain – AYE	J. Pewtherer – Abstain	

i. 10 Mass Ave

ii. 1168 Mass Ave Rear

iii. 48 Meadow Ln

iv. 1147 Mass Ave

v. 314 Highland St

vi. 199 Mass Ave

b. **Emergency Certifications:** None

8. **NEW BUSINESS**

a. Conservation Updates

i. 2026 Meeting Dates

- 1. Herlin has provided all 2026 meeting dates

Motion:	M. Wilson, to approve the 2026 meeting schedule			
Second	C. St Germain			
Vote:	M. Wilson – AYE	M. Larouche – AYE	A. Burnap - AYE	R. Bursch – AYE
	T. Doucette – AYE	C. St Germain – AYE	J. Pewtherer – AYE	

ii. MACC updates, Fall Conference

- 1. October 25 at the conference center in Devens.

9. **OLD BUSINESS**

a. Conservation Budget: Budget has changed to a single collapsed Land Use budget. Still clarifying what this actually means to us.

b. **Encroachment Issues:** None

- c. **Open Space & Land Use:**
 - i. Grants Update: None
 - ii. Conservation Land Improvement: None
- d. **Hollis Rd Residence:**
 - i. Lease Agreements & Tenant Responsibilities: No additional items.
- e. **Committee Reports – Any Update:**
 - i. Open Space: None, next meeting is August.
 - ii. Storm Water: None
- 10. **COMMUNICATIONS / PUBLIC COMMENT:** None
- 11. **UPCOMING MEETING SCHEDULE:**
 - a. 08-06 by Zoom at 7PM
- 12. **ADJOURN**

Motion:	R. Bursch, to adjourn at 10:01PM			
Second	M. Larouche			
Vote:	M. Wilson – AYE	M. Larouche – AYE	A. Burnap - AYE	R. Bursch – AYE
	T. Doucette – AYE	C. St Germain – AYE	J. Pewtherer – AYE	

Respectfully submitted,
Michael Gale - Admin Asst.