

TOWN OF LUNENBURG

Lunenburg Conservation Commission

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



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

Herlin Jamie – Interim Consv. Admin
Michael Gale – Admin Assistant

MINUTES

Wednesday, August 6 – 7:00 PM | Zoom (Remote)

1. **CALL TO ORDER**

Roll Call: M. Wilson, C. St Germain, M. Larouche, R. Bursch, Andrea Burnap, Teddy Doucette.

Call to Order at 7:03 pm by J. Pewtherer

2. **APPOINTMENTS:** None

3. **ANNOUNCEMENTS**

a. **Public Comment.** None

b. Minutes Approval: [2025-01-22](#), [2025-05-21](#), [2025-06-04](#), [2025-06-18](#), [2025-07-02](#)

Motion:	M. Larouche, to approve minutes of January 22 meeting.			
Second	C. St Germain			
Vote:	M. Wilson – AYE	C. St Germain – AYE	M. Larouche - AYE	R. Bursch – AYE
	A. Burnap – Abstain	T. Doucette – Abstain	J. Pewtherer – AYE	

Motion:	M. Larouche, to approve minutes of May 21 meeting.			
Second	C. St Germain			
Vote:	M. Wilson – AYE	C. St Germain – AYE	M. Larouche - AYE	R. Bursch – AYE
	A. Burnap – Abstain	T. Doucette – Abstain	J. Pewtherer – AYE	

Motion:	M. Larouche, to approve minutes of June 4 meeting.			
Second	M. Wilson			
Vote:	M. Wilson – AYE	C. St Germain – AYE	M. Larouche - AYE	R. Bursch – AYE
	A. Burnap – Abstain	T. Doucette – Abstain	J. Pewtherer – AYE	

Motion:	M. Larouche, to approve minutes of June 18 meeting.			
Second	M. Larouche			
Vote:	M. Wilson – AYE	C. St Germain – AYE	M. Larouche - AYE	R. Bursch – AYE
	A. Burnap – Abstain	T. Doucette – Abstain	J. Pewtherer – AYE	

Motion:	M. Larouche, to approve minutes of July 2 meeting.			
Second	C. St Germaine			
Vote:	M. Wilson – AYE	C. St Germain – AYE	M. Larouche - AYE	R. Bursch – AYE

c. Pollinator Habitat

M. Larouche reviewed the Habitat Happening newsletter written by Kristina. 14 different kinds of butterflies were spotted. 4 different kinds of bumblebees. 3 kinds of moths, which are very desirable. As well as a bunch of caterpillars. A volunteer takes photographs that M. Larouche shared. The pathways are fully mowed. Always looking for more volunteers for things like watering or weeding. The Pollinator Habitat is located at 123 Hollis Road.

d. MACC Fall Fundamentals Frenzy Registration is Open: No update

4. **NEW PUBLIC HEARINGS**a. 260 Falulah Road– [CAOC-25-2](#)

A Request for Amended Order of Conditions by Fitchburg Land Property Owner, LLC for the reduction of scope and size of originally approved 367,000 sf warehouse building to 183,500sf warehouse structure.

Bill Hannigan from Hannigan Engineering represented the applicant. The project is half in Fitchburg and half in Lunenburg. Soil borings identified buried material not conducive to structurally supporting the building, so they eliminated the building in that area. Drainage plans have been adjusted accordingly. The new plans also include an improved 2:1 slope for runoff in an area that was previously a 1.5:1 slope.

M. Wilson noted that the NOI number was not listed on the agenda, making it more difficult to see what was originally approved. J. Pewtherer found it in OpenGov as record 1283 (prior to using workflow naming). R. Bursch asked if there was a change to the riverfront disturbance. B. Hannigan indicated it had been significantly reduced and discussed the technical reasons that resulted in dropping the building by 2-2.5 feet and then shared the updated table. A comparison of the 2022 version and the 2025 version indicates no substantial change. Considering the building changes are all outside of the riverfront area, this seemed reasonable.

Motion:	M. Larouche, to approve on the condition the new documents showing the grading changes are uploaded to OpenGov.			
Second	M. Wilson			
Vote:	M. Wilson – AYE	C. St Germain – AYE	M. Larouche - AYE	R. Bursch – AYE
	A. Burnap – AYE	T. Doucette – AYE	J. Pewtherer – AYE	

b. 499 Northfield Road- [NOI-25-12](#)

A Notice of Intent by Priscilla Deschamps for the construction of an 1,800-sf addition to an existing structure and associated site work. Work will also include the expansion of the existing septic system on site and associated grading.

Justin LeClair represented the applicant. The location is also known as the Pat Brody Shelter. ZBA approval has been received, and they are on the agenda for the Planning Board. They still need to go before the Board of Health. All structural work is outside the 50-foot zone. The septic expansion gets as close as 32-feet to the wetlands.

M. Wilson noted that during the site walk she noticed the flags were not blue as expected. Neither were the flags marked or numbered. J. LeClair explained the erosion control plans and indicated that this had also been a

DEP question. M. Wilson noted there is a valley between the two high points and expressed concern about erosion here during construction and would like better erosion control in place. J. LeClair agreed. R. Bursch also noted the D-series does not connect, but it was done six years ago. Discussion followed about needing the site properly delineated before approval while acknowledging the planned work appears to be outside of the wetlands. There was general agreement that the delineations from this firm do not generally meet our expectations.

Motion:	M. Wilson, to approve on the condition that the erosion control barrier be extended to wrap around the septic site.			
Second	C. St Germain			
Vote:	M. Wilson – AYE	C. St Germain – AYE	A. Burnap - AYE	M. Larouche – NAY
	R. Bursch – NAY	T. Doucette – NAY	J. Pewtherer – AYE	

5. CONTINUED PUBLIC HEARINGS

a. 67 Island Rd – [RDA-24-9](#) (Cont. From 07–16)

A 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 (Dillis & Roy) represented the applicant. R. Proctor reminded the Commission that this is an after-the-fact filing and that they were coming back with a revised remediation plan as requested at the last meeting. He reviewed the new plan. The new plan takes the landscape ratio from 1.8:1 to 2.75:1.

M. Wilson acknowledged the improved plans but also noted that the updated plans were received late for them to approve and suggested a deadline of the Friday before a meeting to have all items uploaded to OpenGov.

R. Bursch requested a timeline for the planting and walkway removal with a 1-year and 2-year update to ensure the survival of the plant material. A letter stating the plant material has survived would be sufficient. M. Wilson suggested a 12-month overall timeline as this is a retroactive situation. R. Bursch suggested 90 days.

Motion:	R. Bursch, for a negative determination with the following conditions: 90 days remove the walkway and get vegetation in place 1-year and 2-year plan status updates based on the date of planting.			
Second	M. Wilson			
Vote:	M. Wilson – AYE	C. St Germain – AYE	M. Larouche - AYE	R. Bursch – AYE
	A. Burnap – AYE	T. Doucette – AYE	J. Pewtherer – AYE	

b. 1083 Northfield Rd – [NOI-25-10](#) (Cont. From 07–16)

A 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.

Ryan Proctor (Dillis & Roy) represented the applicant, he had no updated and wanted to know the status of the peer review. J. Pewtherer explained that proposals have been sent to three firms, and we are still waiting to hear back.

Motion:	M. Wilson, to continue to the August 20 meeting.			
Second	R. Bursch			
Vote:	M. Wilson – AYE	C. St Germain – AYE	M. Larouche - AYE	R. Bursch – AYE
	A. Burnap – AYE	T. Doucette – AYE	J. Pewtherer – AYE	

c. 31 Round Rd – [NOI-25-8](#) (Cont. From 07-16)

A Notice of Intent by Shawn Farrow for the construction of two landscape replacement walls, placement of two removable docks & replenishment of beach sand within the 100 ft, 50 ft & 30 ft buffer zone of a wetland resource area on Lake Shirley.

Matt Marro represented the applicant. Christopher Stoddard (Royalston) is the new engineer on the project and re-evaluated all the plans.

R. Bursch wondered why the wall will not stay at the 30-foot? M. Marrow explained it will be from the base of the slope up to three feet, essentially an exchange of surfaces. The existing wall will be replaced because the applicant is concerned the stones will start coming out. The new wall will be of the same composition.

M. Marro confirmed the intent is to do work during a drawdown and expects that to be part of the conditions. He explained that the proposed new dock would be a 40x4 wheeled removable dock.

R. Bursch stated he was not in favor of building a new wall inside the 30-foot zone.

--Missing Motion vote info? --

d. 390 Howard St- (Cont. From 07-016)

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

Charles Caron represented the applicant and summarized the Commission's previous concern. The applicant conducted a site visit with Herlin where she determined it was not jurisdictional. J. Pewtherer agreed that Herlin's notes in OpenGov agreed with C. Caron's statement.

Motion:	M. Wilson, to approve ANRAD delineation as presented.			
Second	R. Bursch			
Vote:	M. Wilson – AYE	C. St Germain – AYE	M. Larouche - AYE	R. Bursch – AYE
	A. Burnap – AYE	T. Doucette – Abstain	J. Pewtherer – AYE	

6. ADMINISTRATIVE DETERMINATIONS

141 Hemlock Drive – [CAD-25-12](#) (Removal of 1 dead tree (2stems) which imposes an immediate hazard to our-and our neighbors' property. Removal of tree has already been approved by Hickory Hills Lake commission)

Herlin's notes indicate at least three trees are dead with no foliage. Bark exfoliation and decay were observed. Some trees lean towards the house and neighboring properties. Removable is reasonable.

Motion:	M. Larouche, to approve removal of dead tree with roots and stump to remain.			
Second	C. St Germain			
Vote:	M. Wilson – AYE	C. St Germain – AYE	M. Larouche - AYE	R. Bursch – AYE
	A. Burnap – AYE	T. Doucette – AYE	J. Pewtherer – AYE	

a. *Extension Request Permits: None*

b. *Certificates of Compliance:*

i. *12 Horizon Island Road- [COC-25-9](#)*

Herlin reviewed the documentation and the field conditions, and recommended full approval.

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

ii. *406 Sunset Lane- [COC-25-10](#)*

Applicant was present. Herlin stated no deviations or unpermitted work was identified and recommended full approval.

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

iii. *46 Arbor Street- [COC-25-11](#)*

Herlin noted all disturbed areas have been corrected, she reviewed the plans and recommends full approval.

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

iv. *147 Holman Street- [COC-25-12](#)*

Herlin's notes expressed concern about the as-built plan. Ally (Benjamin Builders) indicated she submitted the plans to OpenGov today. It covers both lots. The plans were shared and discussed.

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

v. *159 Holman Street Lot 4- [COC-25-13](#)*

Second lot of the above with the same notes.

Motion:	M. Larouche, to approve removal of dead tree with roots and stump to remain.			
Second	C. St Germain			
Vote:	M. Wilson – AYE	C. St Germain – AYE	M. Larouche - AYE	R. Bursch – AYE
	A. Burnap – AYE	T. Doucette – AYE	J. Pewtherer – AYE	

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

7. **ENFORCEMENT**

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

Herlin sent a letter to all active violations and has not yet heard anything back.

b. **Emergency Certifications:** None

8. **NEW BUSINESS**

a. **Conservation Updates**

i. **Master Plan Steering Committee**

Looking for a member of the Commission to participate. It meets the 2nd and 4th Wednesday and Friday at 6PM. T. Doucette expressed interest.

9. **OLD BUSINESS**

a. **Conservation Budget:** No update

b. **Encroachment Issues:** None

c. **Open Space & Land Use:**

i. **Grants Update:** No project work but waiting on reimbursements submitted. Reviewed some potential handicap improvement projects that would be reimbursed at 80%.

ii. **Conservation Land Improvement**

d. **Hollis Rd Residence:**

i. **Lease Agreements & Tenant Responsibilities:**

M. Larouche reviewed an incident with the riding lawn mower. A piece of metal fencing was wrapped around a blade. M. Larouche expressed concern that it was simply left outside and a volunteer noticed it.

e. **Committee Reports – Any Update:**

i. **Open Space:** August meeting next week.

ii. **Storm Water:** moving to 2 nights a month

10. **COMMUNICATIONS / PUBLIC COMMENT**

a. Discussion about MACC access and the Fundamental Frenzy coming up. Sept 23rd is the 101 class.

b. C. St Germain wondered how we are reminded of items like the 1 and 2-year updates we applied earlier. J. Pewtherer will research.

11. **UPCOMING MEETING SCHEDULE:**

a. **August 20 by Zoom**

12. **ADJOURN**

Motion:	M. Wilson, to adjourn at 9:56PM			
Second	C. St Germain			
Vote:	M. Wilson – AYE	C. St Germain – AYE	M. Larouche - AYE	R. Bursch – AYE
	A. Burnap – AYE	T. Doucette – AYE	J. Pewtherer – AYE	

Respectfully submitted,

Michael Gale - Admin Asst.