

TOWN OF LUNENBURG

Lunenburg Conservation Commission

Jennifer Pewtherer	Chair
Richard Bursch	Vice Chair
Michael Larouche	Clerk
Mary Wilson	Member
Teddy Doucette	Member
Andrea Burnap	Member
Vacant	Member



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Lunenburg, MA 01462

Herlin Jaime – Conservation Agent

MINUTES

Wednesday, October 7, 2026 – 7:00 PM | Zoom (Remote)

1. **CALL TO ORDER**

Present: J. Pewtherer, A. Burnap, and M. Larouche. T. Doucette, M. Wilson

Absent: R. Bursch

Call to Order at 7:01 pm by J. Pewtherer

2. **APPOINTMENTS:** None

3. **ANNOUNCEMENTS**

- a. Public Comment (*Comments are to be limited to 3 minutes and on a subject matter under the direct jurisdiction of the commission. Comments about current agenda items are to be made during the comment period of the specific agenda item. Please address all comments to the Chair*)

Lunenburg Snow Riders

Chris St. Germain met with the Commission to ask permission to do trail work after wind events on Lake Shirley, Flat Hill, Small Forrest and Lane Property.

Motion By: M. Larouche grant permission to the Snow Riders to do trail work

Second: T. Doucette

Roll Call Vote: T. Doucette, AYE, A. Burnap – AYE, M. Larouche – AYE, J. Pewtherer – AYE M. Wilson – AYE

Archery Season Notice

Ryan Proctor informed the Commission that Massachusetts archery season for white-tailed deer opened October 5, 2026 and extends through January 30, 2027. He reminded users of conservation properties, particularly during dusk or dawn, to wear fluorescent clothing while recreating on conservation land during hunting season.

Mushroom Walk Report

Andrea Burnap reported on the recent mushroom walk held at the Lane Conservation Area in partnership with the Lunenburg Public Library. Approximately 67 people attended. The event was led by Jonathan Kranz and included a large turnout of families and children. Commission members viewed photographs from the event. Ms. Burnap also expressed concern regarding dog waste observed along the trails. Discussion followed regarding existing regulations requiring pet owners to clean up after dogs and maintain control of pets. Commissioners suggested additional signage at trail entrances may be warranted and agreed the issue could be placed on a future agenda.

Zoning Draft Amendments Presentation

Planning Director Steven Wallace presented draft zoning amendments currently under review by the Planning Board for consideration at the 2027 Annual Town Meeting.

The amendments include:

· Senior Housing provisions intended to encourage additional housing options for older residents.

Inclusionary Zoning revisions, including affordable housing requirements and potential payment-in-lieu provisions.

- Updates to the Cluster Housing bylaw, including reducing the minimum parcel size from 25 acres to 10 acres.

- Creation of a Minor Site Plan Review process intended to streamline permitting for reuse of existing commercial and industrial buildings.

Mr. Wallace requested comments from the Commission by the end of November and encouraged members to review the proposed amendments posted on the Planning Board website. No formal action was taken.

Pollinator Habitat

Mr. Larouche provided an update on the pollinator habitat at 123 Hollis Road.

Discussion included:

- Seasonal transition activities and winter preparation.
- Draining and storing water containers for winter.
- Planned final mowing of the season.
- Potential pruning of a crabapple tree during the dormant season.
- Continuing bloom activity from asters and other late-season native plants.

The public was reminded that the habitat remains open for visitors.

4. Minutes of 9/16/26

Motion By: M. Larouche to approve

Second: T. Doucette

Roll Call Vote: T. Doucette, AYE, A. Burnap – AYE, M. Larouche – AYE, J. Pewtherer – AYE M. Wilson - AYE

5. NEW PUBLIC HEARINGS

- a. **3 Wilderwood Avenue RDA-26-12** *Request for Determination of Applicability by Matt Proctor for the replacement of a retaining wall.* Mr. Proctor presented plans to replace an existing failing fieldstone retaining wall with a block retaining wall. The proposal included removal of two mature shoreline maples and requests for additional pine removal.

Commission discussion focused on:

- Necessity of tree removal.
- Replacement tree requirements.
- Existing shoreline erosion.
- Stabilization of a sandy beach area.
- Options for limiting impacts to mature trees.

The Commission expressed support for retaining the pine trees and requested:

- A revised plan clearly identifying vegetation to be removed.
- A replacement planting schedule.
- Additional details regarding shoreline stabilization and beach protection.

T. Doucette, AYE, A. Burnap – AYE, M. Larouche – AYE, J. Pewtherer – AYE M. Wilson - AYE

- b. **143 Island Road NOI-26-30** *Notice of Intent by Michelle Salas for the replacement of a septic system.*

The applicant requested a continuance pending receipt of a DEP file number.

Motion: M. Larouche to continue to October 21, 2026

Second: T. Doucette

Roll Call Vote: T. Doucette, AYE, A. Burnap – AYE, M. Larouche – AYE, J. Pewtherer – AYE M. Wilson – AYE

- c. **386 Sunset Lane NOI-26-31** *Notice of intent by Matt Mitrano for replacement of a retaining wall including two timber walls*

The proposal includes replacement of deteriorated timber retaining walls with block retaining walls along the Lake Shirley shoreline and additional site improvements.

Commission discussion addressed:

- Existing wall deterioration.
- Tree preservation.

- Construction access and material staging.
- Safety concerns due to failing shoreline structures.

Because a DEP file number had not yet been received, the hearing could not be closed.

Motion: M. Larouche to continue to October 21, 2026

Second: T. Doucette

**Roll Call Vote: T. Doucette, AYE, A. Burnap – AYE, M. Larouche – AYE, J. Pewtherer – AYE
M. Wilson – AYE**

- d. **37 Fire Road 10 NOI 36-22** *Notice of Intent by Brian & Kelly Ryder for the removal and reconstruction of an existing patio and retaining wall.*

Commission discussion focused on:

- Reduction of impervious surface area.
- Removal of a dead tree.
- Relocation of blueberry shrubs.
- Proposed beach area and shoreline vegetation.
- Condition of existing stairs.

The Commission requested:

- Additional review of the proposed beach area.
- Consideration of retaining the dead tree where feasible.
- Further discussion regarding site restoration.

Motion: M. Larouche to continue to October 21, 2026

Second: T. Doucette

**Roll Call Vote: T. Doucette, AYE, A. Burnap – AYE, M. Larouche – AYE, J. Pewtherer – AYE
M. Wilson – AYE**

6. CONTINUED PUBLIC HEARINGS

All hearings are pursuant to MGL Ch 131, s 40 as amended and the Town of Lunenburg Wetlands Protection and Municipal Bylaws:

- a. **1625 Massachusetts Avenue: NOI-26-10**

Ryan Proctor reported that field survey and wetland delineation work had been completed. Design plans are being finalized.

Motion: M. Larouche to continue to October 21, 2026

Second: T. Doucette

**Roll Call Vote: T. Doucette, AYE, A. Burnap – AYE, M. Larouche – AYE, J. Pewtherer – AYE
M. Wilson – AYE**

- b. **934 Massachusetts Avenue: NOI-26-17**

Notice of Intent by Unitil for the construction of a new substation and replacement of utility poles. The agenda indicates that the hearing was continued to 10/21/26.

Motion: M. Larouche to continue to October 21, 2026

Second: T. Doucette

**Roll Call Vote: M. Larouche – AYE, A. Burnap – AYE, T. Doucette – AYE, J. Pewtherer – AYE – M.
WILSON - AYE**

- c. **108 Sunny Hill Road: NOI-26-24**

Notice of Intent by Jacqueline Rager for a driveway crossing of an isolated wetland area (BYLAW ONLY).

The Commission reviewed previously requested stormwater management revisions, including drip-line recharge trenches, rain gardens, and a stone infiltration system.

Because a voting quorum of members who had participated in all hearings was present, the Commission voted on the application.

Motion: M. Larouche to continue to October 7, 2026

Second: M. Wilson

Roll Call Vote: M. Larouche – AYE, A. Burnap – AYE, T. Doucette – AYE, M. Wilson – ATE, J. Pewtherer – ABSTAIN

d. 157 Goodrich Street: NOI-26-25

Notice of Intent by Stephen Violette for construction of an irrigation pond.

Mr. Proctor reported that the Water Quality Certification application had been submitted.

Motion: M. Larouche to approve Notice of Intent, subject to Water Quality Certification

Second: A. Burnap

Roll Call Vote: M. Larouche – AYE, A. Burnap – AYE, T. Doucette – AYE, M. Wilson – AYE, J. Pewtherer – ABSTAIN

e. 141 Pleasant Street NOI-26-26

Notice of Intent by Vanu Rajanok for the replacement of a septic system

The Commission received confirmation that Board of Health approval had been issued and a DEP file number had been received.

Motion: M. Larouche to approve Notice of Intent

Second: A. Burnap

**Roll Call Vote: M. Larouche – AYE, A. Burnap – AYE, T. Doucette – AYE, J. Pewtherer – AYE
M. Wilson – ABSTAIN**

f. 404 Page Street NOPI-26-27

Notice of Intent by Liam Byers & Tiffany Warren for the construction of a driveway access

Applicant requested a continuance

Motion: M. Larouche to continue to October 7, 2026

Second: T. Doucette

Roll Call Vote: M. Larouche – AYE, A. Burnap – AYE, T. Doucette – AYE, M. Wilson – AYE, J. Pewtherer – AYE

7. OTHER BUSINESS

a. Administrator's Determination: None

b. Amended Order of Conditions: None

c. Extension Request Permits: None

d. Certificates of Compliance:

i. 352 Sunset Lane (COC-26-8) Certificate of Compliance

Agent reported the site was stable, vegetated, and consistent with approved plans

Motion: M. Larouch to Approve

Second: M. Wilson

**Roll Call Vote: M. Larouche – AYE, A. Burnap – AYE, T. Doucette – AYE, J. Pewtherer – AYE
M. Wilson – AYE**

ii. 171 Island Road (COC-26-6 and COC-26-10)

Staff determined both historic Order of Conditions related to septic system work had be completed and closed.

Motion: M. Larouch to Approve

Second: M. Wilson

**Roll Call Vote: M. Larouche – AYE, A. Burnap – AYE, T. Doucette – AYE, J. Pewtherer – AYE
M. Wilson – AYE**

iii. 68 Laurel Lane (COC-26-12)

Motion: M. Larouch to Approve

Second: M. Wilson

**Roll Call Vote: M. Larouche – AYE, A. Burnap – AYE, T. Doucette – AYE, J. Pewtherer – AYE
M. Wilson – AYE**

iv. 163 Beal Street (COC-26-13)

Motion: M. Larouch to Approve

Second: M. Wilson

**Roll Call Vote: M. Larouche – AYE, A. Burnap – AYE, T. Doucette – AYE, J. Pewtherer – AYE
M. Wilson – AYE**

v. 15 White Street ©C-26-14)

Motion: M. Larouch to Approve

Second: M. Doucette

**Roll Call Vote: M. Larouche – AYE, A. Burnap – AYE, T. Doucette – AYE, J. Pewtherer – AYE
M. Wilson – AYE**

7. ENFORCEMENT None

8. NEW BUSINESS

a. Updates: None

OLD BUSINESS

Hollis Road Residence Update

Herlin Jaime reported that a meeting had been held with Town staff, counsel, and Commission representatives regarding occupancy and caretaker arrangements for the Hollis Road residence.

Updates included:

- A proposed caretaker position would likely require status as a Town employee.
- Steps are underway to bring the position before Town Meeting.
- Interior improvements can proceed while occupancy issues are addressed.

Flooring Proposal

The Commission reviewed a proposal from AMO Flooring to replace carpeting and install flooring in the laundry area at a cost of \$9,411.50.

Funding will be drawn from the Hollis Road account.

Motion: Approve expenditure of \$9,411.50 for flooring replacement.

Vote: Unanimous approval.

Commission members also discussed painting and volunteer work to prepare the residence

Motion: M. Wilson to Approve Carpeting and Flooring

Second: M. Doucette

**Roll Call Vote: M. Larouche – AYE, A. Burnap – AYE, T. Doucette – AYE, J. Pewtherer – AYE
M. Wilson – AYE**

9. COMMUNICATIONS / PUBLIC COMMENT

a. Open Space Committee

None

b. Stormwater

None.

10. UPCOMING MEETING SCHEDULE:

Wednesday, 10/711/4/26 at 7 PM by Zoom

11. ADJOURN at 9:51 pm

Motion By: M. Larouche

Second: M. Wilson

Roll Call Vote: A. Burnap – AYE, M. Larouche – AYE, J.Pewtherer – AYE T. Doucette - AYE

Respectfully submitted,

Andrea Schnepf –