



**OFFICE OF THE
CONSERVATION COMMISSION**

TOWN HALL, 511 MAIN STREET
DUNSTABLE, MA 01827-1313
(978) 649-4514 FAX (978) 649-8893
mailto:conscom@dunstable-ma.gov

Conservation Commission Minutes
Monday, March 11, 2024

Approved: **March 25, 2024**

Chair Alan Chaney called the meeting to order at 6:31pm.

Members present: Juan Amodei, Marijan Andacic, Leah Basbanes, Alan Chase, Kate DeLoureiro, and Al Starbird

Members absent: none

Meeting Minutes of February 26, 2023

Leah made a motion to approve the February 26th meeting minutes as presented. Juan 2nd the motion. – Motion passed unanimously.

Bills/Payroll

Juan made a motion to pay a \$287.00 reimbursement request from the Administrator for MACC Conference registration and mileage. Marijan seconded the motion. – Motion passed unanimously.

Kate made a motion to sign payroll. Juan 2nd the motion. – Motion passed unanimously.

Building Permit Release Request – 211 Off Pond Street

Marijan made a motion to approve and sign off on the building permit release. Alan Chase 2nd the motion. – Motion passed unanimously.

Site Visit Feedback, Proposed Garage Location – 93 Westford Street

Leah and Al S. visited the property owner and site on March 9th at 10am. There are extensive wetlands on the ~5-acre backland lot which abuts the 25.5-acre Black Brook Conservation Restriction at the rear of the property.

Leah advised the owner to have a certified wetlands consultant flag the property's wetland boundaries before proceeding with a Notice of Intent for a proposed detached 2-car garage. She noted that he must be 60' from the edge of wetlands to meet the Town's bylaw.



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Gateway Homes Properties Runoff Concerns – Westford Street

Alan shared that the Town Engineer has noted concerns with land disturbance and stormwater runoff from these four new homes site. With all the rain over the past months, there has been some runoff from the property under development. At times runoff with silt has gone down the road and into the wetlands.

There was no wetland filing for these multi-homes' property, as they are working outside of the wetland buffer area. The one remaining undeveloped lot at #178 has been cleared of trees, and as there was no posted sign prohibiting, Alan walked the backland property to assess. He did not see any current runoff or wetland concerns at this time.

Conservation Commission Funding

The DCC currently has only ~\$2,000 in the Conservation Fund available to support on-going conservation related needs. This fund supports actions related to critical maintenance of existing properties (like mowing, driveway maintenance, water bar installation, etc.), and offers the Commission the ability to move quickly on purchases of property, in the event a priority parcel comes available.

The Administrator shared a copy of a Groton Conservation Commission's 2023 application to their Community Preservation Committee requesting annual funding for their Conservation Fund needs. It's an extensive application with highlights of their history of acquisitions and stewardship efforts to support the fund augmentation sought.

Given the current financial condition of the Town, it is a difficult year to be seeking money and the consensus of the Commission is to not put an article in this Spring Town Meeting. The Commission agreed that funding is necessary for general maintenance of trails, fields, and driveway roads in general. This should be pursued in FY26. Discussion of creating a new Conservation Fund, for open space purchases specifically, and funded by CPC requests needs to be explored further.

The chair and a few members will do a review of Town lands for any potential timber cuts. Monies from timber sales could contribute a source of funding. Interested members will meet at the Town Hall on Friday, March 22nd at 9am to head out together.



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Swallow Mill Pond Grant Award Related

The Administrator noted:

- Mr. Davis has recorded his ANR on the lot and he is working to determine a closing date.
 - A discussion on whether the \$219 title insurance is necessary. The Commission agreed that they do not wish to purchase it for this property.
 - No status yet on the Conservation Restriction draft submitted to DCS.
 - Land Management related data gathering will occur during the scheduled work party on Saturday, March 23rd.
- ☐ Work party date: March 23rd at 10am; meet on Mill Street near dam.

Open Space and Recreation Plan Status *(expires March 2025)*

NMCOG has updated the "Dunstable Open Space and Recreation Areas" map and copies were provided to the Commissioners.

Leah will follow-up with the Town Administrator on whether NMCOG will be offering more services to help with additional updates to the plan.

Topics not reasonably anticipated by the Chair 48 hours in Advance of meeting

Enforcement Order, 285 Pleasant Street

The Commission will issue a letter of request for status to the owner on the outstanding enforcement order. Leah will check in with DEP for their guidance as well.

Site Visit Feedback – 20 French Street

Upon a request from the owners who are considering creating a pumpkin patch on a portion of the property, Leah and Al S. had stopped by this property after the Westford St. site visit on 3/9th. Owners sought CC guidance on clearing invasive brush near wetlands. Leah offered guidance on cutting boundaries.



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Leah made a motion to adjourn at 7:35pm. Motion seconded by Marijan. – Motion passed unanimously.

The Conservation Commission will meet next Monday, March 25th at 6:30pm, at the town hall.

Respectfully submitted,

Carol A. Rock
Administrative Assistant
Dunstable Conservation Commission

APPROVED