OFFICE OF THE
CONSERVATION COMMISSION
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Conservation Commission Minutes **Approved: November 23, 2026**
Monday, November 9, 2026

Chair Alan Chaney called the meeting to order at 6:30pm.
Members present: Marijan Andacic, Leah Basbanes, and Alan Chase

Members absent: Kate DeLoureiro, and Al Starbird

Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

Certificate of Compliance Request – 114 Hardy Street

The Commission reviewed a request for a Certificate of Compliance, on a septic system replacement Order of Condition authorized at 114 Hardy Street, by the owners Kelly and Brian Dinneen, who were in attendance. Leah noted that vegetation had become established, an as-built plan had been submitted, and all OOC requirements had been satisfactorily completed.

- Alan Chase moved to approve the Certificate of Compliance for 114 Hardy Street. Leah seconded the motion. – Motion passed unanimously, 4-0.

Public Hearing Continuation, Notice of Intent (NOI) – 309–315 Main Street, for KB Properties LLC.

Chair Alan reopened to continue the public hearing for the Notice of Intent filed by KB Properties LLC with the applicant, Bill Mitchell and his consultant, Maureen Herald of Norse Environmental Services in attendance.

Maureen reviewed her response sent to the DEP on their comments addressing alternatives analysis, wetland replication monitoring, and stormwater infiltration features which came with the DEP file number, 147-0331. She explained that site design had been driven primarily by severe ledge constraints and septic feasibility. Commission members agreed that relocating the house to the front of the lot was not a practical alternative because the 60-foot buffer, local setback requirements, well location, and septic requirements left insufficient buildable area. Members noted DEP was likely unfamiliar with local zoning and dimensional limitations.

The Commission further discussed DEP recommendations regarding replication area monitoring and observed that the proposed two-year monitoring program and vegetation success standards were already required under the Wetlands Protection Act

performance standards. Discussion then focused on rooftop recharge and driveway infiltration trench systems located within 50 feet of the bordering vegetated wetland. Members concluded that the proposed recharge structures represented an environmental improvement over existing conditions by controlling runoff and promoting groundwater recharge. The Commission determined that no additional response to DEP regarding those features was necessary and supported retaining them on the approved plans.

Chair Alan noted that a separate Land Disturbance Permit through the Planning Board would be required because the project exceeded applicable disturbance thresholds. The septic system had previously received Board of Health approval.

There were no further questions or comments from the public in attendance.

- Leah moved to close the public hearing. Alan Chase seconded the motion. – Motion passed unanimously, 4-0.

The Commission had no additional discussion.

- Marijan moved to issue the Order of Conditions based upon the October 9, 2026 revised plan set, with Attachment A of standard DCC's special conditions to be included. Leah seconded the motion. – Motion passed unanimously, 4-0.

Public Hearing Continuation, NOI – 215 Pleasant Street, for 215 Pleasant LLC

Chair Alan reopened the public hearing continuation on the Notice of Intent filed by 215 Pleasant LLC, with the applicant, Matt Raymond and his consultant, Jeff Hannaford of NDS, Inc. in attendance.

Jeff reviewed his response send to the DEP on their comments which were issued upon receipt of the DEP file number, 147-0332. He had submitted the Estimated Habitat Map requested by DEP. Discussion centered on the relationship between the Estimated Habitat and Priority Habitat mapping. Jeff explained that identical habitat boundaries had been shown on the previously submitted mapping and that the newly submitted map did not materially alter the project. Commission members discussed the location of the proposed leach field relative to habitat boundaries and noted that the project was located at the edge of the mapped area. The Commission concluded that the additional mapping information did not introduce new environmental concerns or require changes to the proposal.

Leah reported that erosion control measures previously requested by the Commission had been inspected in the field and were properly installed. With no additional questions or comments from the public in attendance, the Commission determined the project was ready for final action.

APPROVED

- Alan Chase moved to close the public hearing. Leah seconded the motion. – Motion passed unanimously, 4-0.

The Commission had no additional discussion.

- Alan Chase moved to issue the Order of Conditions based upon the September 24, 2026 plan set, with Attachment A of standard DCC's special conditions to be included. Leah seconded the motion. – Motion passed unanimously, 4-0.

Request for Determination of Applicability – 510 Forest Street

Jeff Hannaford presented the RDA to replace a failed septic system located within the buffer zone but more than 50 feet from the bordering wetland. He proposed installation of a Presby Enviro-Septic innovative alternative system. Extensive discussion occurred regarding Title 5 design requirements, groundwater separation standards, seasonal high-water table determinations, innovative alternative technologies, and long-term system performance. He explained that a conventional system would require substantial grading and retaining structures because groundwater was encountered approximately four feet below grade. Use of the Presby system allowed a reduced offset to groundwater for a repair project and substantially minimized grading impacts. Tanks and pump chambers were located outside the buffer zone, access was proposed outside the resource area, and disturbed areas would be restored following construction.

Commission members discussed septic system longevity, maintenance requirements, and the distinction between actual groundwater observations and soil indicators used to determine seasonal high-water elevations. Members concluded that the proposed repair would improve existing conditions, minimize disturbance, and adequately protect wetland resource areas.

- Leah moved to issue a Negative Determination 3. Marijan seconded the motion. – Motion passed unanimously, 4-0.

Stewardship

- **Dunstable Properties and Trails Website Project**

Members provided comments on the Dunstable trails website and suggested replacing outdated plot-plan images with more readable mapping derived from the Open Space Plan or Assessors maps.

- **Oxbow Associates Invasives Treatments Report**

Members discussed the management report and Oxbow's recommendation for field survey follow-up on effectiveness in 2027 and subsequent growing seasons to assess the effectiveness of the 2026 application. It was commented that the Dunstable Rural Land Trust participation for McLoon Farm treatment was reflected on project mapping but not prominently referenced within the report narrative. A future search for sprouts of the treated species in and around the treated locations will occur in Spring of 2027.

APPROVED

Meeting Minutes of October 26, 2026

- Marijan moved to approve October 26, 2026, meeting minutes with a typo correction. Alan Chase seconded the motion. – Motion passed unanimously.

Bills/Payroll

- Alan Chase moved to approve one payroll. Marijan seconded the motion. – Motion passed unanimously.

No bills.

Future Agenda Items

The Commission acknowledged receipt of an RDA submission for 52 Pleasant Street and directed that the hearing be scheduled for November 23, 2026.

Marijan moved to adjourn the meeting. Alan Chase seconded the motion. – Motion passed unanimously.

The next meeting scheduled is Monday, November 23, 2026, at 6:30pm.

Respectfully submitted,

Carol A. Rock
Administrative Coordinator
Dunstable Conservation Commission

APPROVED