OFFICE OF THE
CONSERVATION COMMISSION
TOWN HALL, 511 MAIN STREET
DUNSTABLE, MA 01827-1313
Tele: (978) 649-4 514 x230
MAILTO:Conscom@dunstable-ma.gov

Conservation Commission Minutes **Approved: March 23, 2026**
Monday, March 9, 2026

Chair Alan Chaney called the meeting to order at 6:31pm.
Members present: Marijan Andacic, Leah Basbanes, Alan Chase, Kate DeLoureiro, Bridgette Pontbriand and Al Starbird
Members absent: None

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

Extension/Waiver for NOI Hearing – 164 Pleasant St/MCO Cottages for MCO & Associates

The Administrator noted that the NOI application was received on February 19, 2026, and additional time was required for proper public notice and Commission review. The proposed project consists of the construction of thirty-six (36) cottage style buildings on the 28.5-acres Town owned property. The applicant formally requested an extension from the Commission to open and hold the hearing until their next meeting of March 23, 2026.

An abutting neighbor in attendance offered his personal experience of concerns regarding flooding and emergency access along the road behind the post office during extreme rain and beaver dam backup events. The Commission will flag this issue for discussion with the project engineer when the hearing is opened.

- Kate made a motion to accept the public hearing extension request. Alan Chase seconded the motion. – Motion passed unanimously.

Open Space and Recreation Plan (OSRP) Letter of Support

The Commission reviewed the draft versions of a letter of review and selected the shorter version for its clarity and tone.

- Al Starbird motioned to adopt the preferred letter of support for the Open Space and Recreation Plan and authorized the Chair to sign it on their behalf. Alan Chase seconded the motion. - Motion passed unanimously.

APPROVED

DRLT McLoon Property Conservation Restriction (CR) Acceptance Approval

The Commission took a formal vote to accept the previously discussed Conservation Restriction for the McLoon Property (389 Thorndike St / 60 Main St), with the holder being the Dunstable Rural Land Trust (DRLT). Chair Alan Chaney, members Alan Chase and Bridgette Pontbriand, who have DRLT board affiliations, abstained from the vote.

- Kate motioned to approve and accept the CR from DRLT for the McLoon Property, to be recorded in perpetuity for conservation purposes, subject to final signatures by the Secretary of Energy & Environmental Affairs. Al S. Seconded the motion. – Vote: Approved to Accept, 4–0–3.

Meeting Minutes of February 9, 2026

- Marijan made a motion to approve the February 9th meeting minutes. Alan Chase 2nd the motion. – Motion passed unanimously.

Bills/Payroll

- Kate made a motion to sign off on two payrolls. Al S. seconded the motion. – Motion passed unanimously.
- Marijan made a motion to sign off on a $130 invoice from Massachusetts Association of Conservation Commissions (MACC) for member Bridgette to attend two upcoming fundamentals courses via Zoom on March 18th and April 8th. Al S. seconded the motion. – Motion passed unanimously.

Stewardship & Administrative Updates

Chair Alan shared updates on

1. Timbering:
    a. Spaulding–Proctor CA: the forestry operation by feller buncher was completed in December, and the final revenue received was over $100,000. These funds are restricted, by the deed, to be used for land conservation purposes along the Salmon Brook corridor. The trails are in good condition after the operation, however the two logs placed near road access need to be resolved with the forester.
    b. Basler Forest: harvesting has been completed (~29,000 board feet on ~5 acres) and the revenue is forthcoming. This was a chipping operation to leave site neat.
    c. Farnsworth Wildlife Refuge: Ongoing selective harvest with chainsaws has approximately one month remaining to wrap-up.
2. DCC Property Maintenance:
    a. Unkety Brook CA Hazardous Tree: next to 93 Adams Street, the neighbor has reported a fallen/leaning pine over roadway; Commission agreed to obtain a professional assessment and quote for the safest, lowest-cost mitigation approach.

APPROVED

b. Property Signage: Commission to compare pricing for property signs via the state prison industries program versus standard sign vendors. The Administrator will proceed with quotes on two sample signs, confirm mounting approach (trees or posts) and sizes for Stoddard, Meeting House Hill properties to start. Future signs for Holmes, Sawyer, Best Triangle, and Gardner will be considered after quality review.

3. Programs and Outreach
   a. DCC Website: Marijan shared his recent research for a website for hosting DCC properties descriptions and trails information. The Commission discussed creating a low-cost, self-maintainable website which is OpenStreetMap-integrated to be linked from the Town website. Estimated hosting ~$250/annually for the first three years; domain selection pending. Content (maps, photos, descriptions) to be developed in phases.
   b. Monday Morning Walks in May: Chair Alan will once again lead three guided walks on Town or DRLT properties on May 4, 11th and 18th. Weather permitting, interested citizenry should meet at the Town Hall parking area for 9am, to caravan in their own vehicles to the selected property of the day.
   c. Great American Rain Barrel Program: Orders via https://www.greatamericanrainbarrel.com/community/ are due by March 29th; with pickup on April 11th, at the Tyngsborough Highway Department, 89 Kendall Rd, between 9-11am.
   d. Invasive Species "Pull Party"/ Property Clean-Up: Target a date late May/early June when there are optimal conditions and easier identification of bittersweet & buckthorn. The Commission will seek community volunteers and could be combined with other property kiosk/signage cleanup needs.

The Administrator will promote these outreach programs via social media.

Future Agenda Items / Forthcoming Filings

- A Request for Determination of Applicability (RDA) is expected for the Groton water line extension on Groton and Kemp Streets. All work will be within the roadway and erosion controls will be set.
- A Notice of Intent (NOI) is anticipated from New England Power for the Pleasant Street Substation; new building and expanded fencing.

Leah moved to close the meeting at 7:35PM. Marijan seconded the motion. – Motion passed unanimously.

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

Respectfully submitted,

Carol A. Rock
Administrative Coordinator
Dunstable Conservation Commission

APPROVED