OFFICE OF THE
CONSERVATION COMMISSION
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Conservation Commission Minutes **Approved: May 12, 2026**
Monday, April 27, 2026

Chair Alan Chaney called the meeting to order at 6:39pm.
Members present: Alan Chase, Bridgette Pontbriand and Al Starbird

Members absent: Marijan Andacic, Leah Basbanes and Kate DeLoureiro

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

NOI Public Hearing Continuation – 164 Pleasant St/MCO Cottages for MCO & Associates

The Commission continued the public hearing on the Notice of Intent for the proposed MCO Cottages project at 164 Pleasant Street. DEP file number 147-0328 was issued for this project on Friday, April 24th with comments requiring feedback from the applicant. Brian Milisci, of Haley Ward Inc., was in attendance to provide his planned responses to DEP, along with the developer/MCO & Associates, Mark O'Hagan and Brian Weilbrenner.

Brian M. and the Commission discussed revisions to plan details, including clarification of proposed tree lines, correction of elevation labeling errors, and the need for additional soil testing at proposed groundwater recharge areas. Stormwater management design was reviewed, with confirmation that the proposed system exceeds regulatory requirements for total suspended solids (TSS) removal and overall treatment efficiency. The applicant confirmed that no stormwater discharges are proposed within buffer areas associated with a potential vernal pool. The Commission expressed satisfaction with the responses provided, noting that final review remains contingent upon DEP concurrence. Members indicated that the public hearing may be closed at the next meeting, with consideration of a final Order of Conditions (OOC), subject to receipt of DEP acceptance of the applicant's feedback to comments.

Brian M. briefed the Commissioners on recent coordination with Natural Heritage and Endangered Species Program (NHESP) staff regarding mitigation expectations for state-listed species habitat. A draft mitigation plan is in preparation by the project consultant and will be submitted for agency review. The Commission discussed the need for a conservation restriction on the undeveloped portion of the site and expressed willingness to hold the easement, consistent with prior precedent on similar

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developments. Members noted that the MESA permit remains in progress and is not expected to be issued prior to the next scheduled meeting. The final OOC to be issued will refer to the NHESP File No. 25-19232 and Heritage Hub Form ID of RC-98277 for guidance on the expected Conservation and Management Permit (CMP).

Given the Commission's preference to await DEP's response to the applicants' feedback on comments, Brian M. formally requested a continuation of the hearing to the next DCC meeting on May 12th.

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

Stewardship

The Commission reviewed stewardship activities and upcoming programs including:

- Flat Rock Trail Race, June 13th – Race Director Rob Fiero provided an update on participant registration numbers, course layout, logistics for portable restroom placement, insurance coverage, and coordination with public safety officials. A small, informal practice run is planned for mid-May. Members reported that trail conditions are currently in very good shape.
- Flat Rock CA Volunteer Clean Up, May 9th – This scheduled volunteer stewardship workday currently has four registrants to help the Commissioners with trail clearing, trash removal, and some invasive species education, identification and management. Commissioners will install the two new conservation property signs on nearby properties.
- Property maintenance needs were reviewed including field mowing and vegetation management priorities to maintain access and prevent overgrowth. The invasive species treatments at three properties, contracted with Oxbow Associates, is scheduled to occur in late summer.
- Monday Morning Walks in May will occur on May 4th, 11th and 18th, meeting at the Town Hall for 9am, weather permitting.

Approval of Emergency Permit/Beaver Mitigation – Nashua River Rail Trail Culvert at Unkety Brook

The Commission reviewed the 3-week update on progress to address beaver mitigation measures at the Nashua River Rail Trail culvert, coordinated with the Board of Health and the Department of Conservation and Recreation. Volunteer Chris DeTurk notes he's passed 4' below high-water mark and is still encountering beaver debris. He's exposed several feet of the box culvert and the granite block training walls on each side. He will continue and hopes to find the bottom within the next 1-2 weeks. He needs to extend the emergency permit for another month to finish removing debris and then install the fence and pond leveler. He caught up with neighbor Ronnie Patenaude, who was very grateful for the efforts and gave permission to install the pond leveler cage within the impoundment.

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- Bridgette moved to support extension of the emergency permit to allow additional time for installation of the beaver deceiver system. Alan Chase seconded the motion. – Motion passed unanimously.

Meeting Minutes of April 13, 2026

- Al S. made a motion to approve the April 13th meeting minutes. Alan Chase seconded the motion. – Motion passed unanimously.

Bills/Payroll

- Alan Chase made a motion to sign off on one payroll. Al S. seconded the motion. – Motion passed unanimously.
- Al S. made a motion to sign off on a $37.64 Mass Correctional Industries invoice for two property signs. Alan Chase seconded the motion. – Motion passed unanimously.

Al S. moved to close the meeting at 7:46PM. Alan Chase seconded the motion. – Motion passed unanimously.

The next meeting scheduled is Tuesday, May 12, 2026, at 6:30pm.

Respectfully submitted,

Carol A. Rock
Administrative Coordinator
Dunstable Conservation Commission

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