OFFICE OF THE
CONSERVATION COMMISSION
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Conservation Commission Minutes **Approved: June 22, 2026**
Monday, June 8, 2026

Chair Alan Chaney called the meeting to order at 6:32pm.
Members present: Marijan Andacic, Leah Basbanes, Kate DeLoureiro, and Bridgette Pontbriand

Members absent: Alan Chase, and Al Starbird

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

Notice of Intent (NOI) Public Hearing Opening & Extension Request – 5 Pleasant Street Extension for New England Power (NEP)

Chair Alan opened the public hearing regarding the NOI for 5 Pleasant Street Extension. The applicant, NEP, was not in attendance but had provided the Department of Environmental Protection (DEP) with the stormwater reported they'd requested. While DEP had provided their file number, 147-0329, a hearing extension request by NEP was driven by DEP's need to review the stormwater information provided.

The Commission discussed DEP's initial comments, particularly regarding compliance with 310 CMR 10.55 governing bordering vegetated wetlands, and the requirement that proposed work not impair such areas within an Area of Critical Environmental Concern (ACEC). The Commission agreed that additional clarification should be obtained from the applicant at the next hearing.

- Leah moved to grant the requested extension of the public hearing to June 22nd. Bridgette seconded the motion. The motion passed unanimously.

Notice of Intent (NOI) Public Hearing Continuation – 164 Pleasant St/MCO Cottages for MCO & Associates

Chair Alan reopened the NOI public hearing for the MCO Cottages project at 164 Pleasant Street with Commissioner Leah recusing herself from the discussions. The applicant and their representative Haley Ward were not in attendance.

The Administrator reported that the applicant had recently submitted to DEP the requested mean high water mark verification, and four test pit results and were in the

process of updating site plans. Pending potential DEP feedback on the information provided, the applicant requested an extension of the hearing via email.

The Commission discussed the continued involvement of Natural Heritage and the anticipated requirement for a Conservation and Management Plan (CMP). Additional discussion focused on the need for a Conservation Restriction (CR), including questions regarding the appropriate CR holder and associated costs. Commissioners noted that further coordination with legal counsel and relevant agencies would be required.

- Kate moved to grant the extension request of the public hearing to June 22nd. Marijan seconded the motion. The motion carried with Leah abstaining.

Election of Officers

The Commission discussed organization for the upcoming year.

- Leah moved to maintain the current slate of officers, including Alan Chaney as Chair and Marijan Andacic as Vice-Chair. The motion was seconded by Kate and, with no further nominations offered, passed unanimously.

DRLT Robins Farm Road Conservation Restriction (CR)

Chair Alan provided background on the property history and state's Conservation Partnership Grant Program. He described the 3.65 acres, at 26 Robins Farm Road, as an irregularly shaped lot, originally created as part of a cluster subdivision. It is surrounded on three sides by existing Dunstable Rural Land Trust (DRLT) conservation land. The Commission considered a request from the DRLT to hold a CR if the Trust were to acquire the parcel. The Commission reviewed the requirement that a CR be held by an entity other than the landowner and its role in agreeing to holding the CR for the grant application purposes.

- Kate made a formal motion to accept the offer to hold the Conservation Restriction for the DRLT, subject to final review and approval of the CR document, and to authorize the Administrator to issue a letter of agreement for the grant application. Leah seconded. The motion passed by a vote of 3-0 with 2 abstentions.

Site Visit Needs

The Commission discussed scheduling of upcoming site visits. A previously scheduled visit to 13 Brook Street was canceled due to inclement weather. The Commission agreed to reschedule for Sunday, June 14 at approximately 10:00 AM, pending confirmation with the property owner.

The Commission also discussed a request for a pre-review site visit at 153 Off Pond Street, where a prospective buyer is seeking to replace a previously existing deck on

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similar footings. Members expressed a preference to inspect the site prior to providing guidance and indicated that both visits could be scheduled for the same day. The Administrator will follow up accordingly.

Enforcement Order – 285 Pleasant Street

The Commission reviewed the status of an existing enforcement matter. Members who had driven by the site reported minimal recent activity and no significant impact to wetland resource areas. While some minor soil disturbance had been observed, no complaints had been received from abutters. The Commission discussed the limitations of enforcement given available resources and prior efforts, including a previously submitted remediation plan. Members expressed frustration with the situation but generally agreed that further enforcement action was not warranted at this time. Consensus was reached to take no additional action.

Community Preservation Committee Appointment

The Commission revisited the need for an appointment to the Community Preservation Committee. A motion was made and seconded to appoint Al Starbird as the Commission's representative once again for the year. The motion passed unanimously.

Stewardship

DunstableTrails.ORG website for trails

Marijan will have a telephone conversation with Scott Lewis regarding his offer to help build a Commission website specifically for hosting town properties trails information.

Volunteer Cleanup Day, May 16th

Members reflected on the recent cleanup effort at Flat Rock Hill CA, noting limited participation but a productive several hours of work improving the Mill St parking area entrance through removing invasive species as well as repairing trail markers. Additional work was identified for future efforts, including signage and kiosk improvements.

Property Maintenance and Invasive Species

Discussion included mowing schedules, equipment availability, and best practices for invasive plant management. The Commission reviewed approaches to knotweed treatment and agreed that timing and methodology would be important for effectiveness. The Commission has a contract with Oxbow Associates to treat invasives at three conservation properties in late summer.

Conservation Property Signage

The Commission discussed ordering new conservation property signs for the Best Triangle, Curtis, Gardner, Parkhurst, Tercentenary, and Holmes properties. The Administrator noted the MASSCOR state vendor was not accepting new orders for the fiscal June year end. An order will be placed as soon as the vendor has availability to produce.

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Meeting Minutes of May 26, 2026

- Leah made a motion to approve the May 26th meeting minutes. Kate seconded the motion. – Motion passed unanimously.

Bills/Payroll

No bills or payroll needed to be approved.

Marijan moved to close the meeting at 7:18PM. Leah seconded the motion. – Motion passed unanimously.

The next meeting scheduled is Monday, June 22, 2026, at 6:30pm.

Respectfully submitted,

Carol A. Rock
Administrative Coordinator
Dunstable Conservation Commission

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