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: October 26, 2026**
Tuesday, October 13, 2026

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

Members absent: Marijan Andacic and Al Starbird

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

Also Present: Maureen Herald (Norse Environmental), Bill Mitchell, John Thompson (DRLT), Cynthia Golubinsky-DiPrizito and Fred DiPrizito, Jeff Hannaford (NDS), Matt Raymond

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

Chair Alan opened the public hearing for the Notice of Intent filed by KB Properties LLC for construction of a limited project driveway crossing associated with a proposed single-family residence, including wetland alteration, wetland replication, retaining walls, stormwater management features, and associated site improvements. He noted that Commissioners had conducted a site visit and were familiar with field conditions.

Maureen Herald, representing the applicant, presented the project and reviewed plan revisions made following concerns identified during the site walk. She distributed an updated plan identifying a mature maple tree, oak tree, and winterberry shrub previously located within the proposed crossing area and explained that the driveway alignment had been shifted to avoid removal of those plants. Maureen explained that the project involves a limited project driveway crossing through a bordering vegetated wetland and includes wetland replication at a two-to-one ratio relative to the proposed wetland alteration area. She noted that retaining walls had been incorporated into the crossing design to reduce the overall footprint of disturbance within the wetland. She reviewed the proposed rooftop and driveway infiltration systems intended to manage stormwater runoff.

During the discussion, Leah commented on the applicant's effort made to preserve the mature vegetation identified during the site visit and noted that the replication area had been adjusted to accommodate the redesign while still providing sufficient area for compensatory mitigation.

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The Commission inquired about Board of Health approvals for the proposed septic system. Maureen confirmed that the septic design had previously received approval and that the revisions before the Commission did not alter the approved system location. The Commission requested that a copy of the BOH approval be provided for the file.

No comments were received from other Town boards. One audience member requested clarification regarding the property's location, which was provided by the Commission.

Because a DEP file number had not yet been issued, the hearing could not be closed, and the applicant requested a continuation.

- Kate moved to continue the public hearing for 309-315 Main Street to October 26, 2026. Alan Chase seconded the motion. – The motion passed unanimously.

Dunstable Rural Land Trust (DRLT) Violation – McLoon Farm Brush Pile

Chair Alan Chaney and Alan Chase recused themselves from the discussion due to their affiliation with the DRLT. Leah presided over discussion with DRLT President John Thompson regarding disposal of blast mats, brush and general farm property cleanup.

Mr. Thompson presented, and the Commission supported, the proposed temporary staging and brush burning location nearer the stone wall and current blasting mats area, approximately 80 feet from wetlands. Leah noted that any large stumps and logs may not be burned and will require separate disposal. Any brush burning would be subject to Fire Department review and permitting. Mr. Thompson was instructed to coordinate with Chief Farrell and report back to the Commission with updates and progress.

Certificate of Compliance Request – 211 Off Pond Street

The property owners Cynthia Golubinsky-DiPrizito and Fred DiPrizito were in attendance to represent the Certificate of Compliance request for 211 Off Pond Street.

Leah and the Administrator had conducted a site inspection for the Commission and found the project to be in substantial compliance with the approved plans. Improvements included a gravel driveway in place of pavement, revised retaining walls, pervious walkways, and stabilization of disturbed areas. No floodplain encroachment was observed.

- Alan Chase moved to issue a Certificate of Compliance for 211 Off Pond Street. Leah seconded the motion. – The motion passed unanimously.

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Public Hearing, Notice of Intent (NOI) – 215 Pleasant Street for 215 Pleasant LLC)

Chair Alan opened the public hearing on the Notice of Intent filed by 215 Pleasant LLC, for installation of a new septic system serving an existing developed property, located within the 200-foot Riverfront Area associated with Salmon Brook.

Jeff Hannaford, representing the applicant, presented the project and provided an overview of the site's history and existing conditions. Jeff explained that the property has been developed since approximately 1930 and currently contains a single-family residence, multiple accessory structures, commercial storage areas, and a one-bedroom accessory dwelling unit (ADU). He stated that the recent conversion of a former office to an ADU triggered review of the property's wastewater disposal systems under current Title 5 requirements.

Jeff described how MassDEP regulations require septic system upgrades when ADUs are added to properties served by wastewater systems installed prior to the 1995 Title 5 revisions. He explained that the property currently contains multiple aging septic components with limited documentation available regarding their construction and condition. As a result, the applicant elected to pursue a comprehensive upgrade of the entire property's wastewater infrastructure rather than modify individual systems. Jeff reviewed the proposed design, which includes new septic tanks, a grease trap to serve a proposed pizza restaurant, a pump chamber, and a new leaching field. He explained that all buildings on the property would ultimately be connected to a modern, integrated wastewater treatment system designed to meet current regulatory standards. He further noted that municipal water connections were being expanded on the site and that the completed project would provide both updated water supply and wastewater infrastructure.

Turning to environmental considerations, Jeff explained that while the work falls within the Riverfront Area associated with Salmon Brook, the proposed leaching field would remain outside the wetland buffer zone and would be located in an already disturbed portion of the property. He stated that the new leaching area would occupy a location approximately equivalent to the existing system's riverfront position but at a significantly higher elevation, providing greater separation from groundwater and improving overall treatment performance. Jeff indicated that no tree clearing would be required for installation of the system and that existing vegetative screening around the property would remain intact.

Leah confirmed that Board of Health approval had been obtained and discussed potential Riverfront Area regulatory thresholds. She indicated that she would review applicable performance standards before the continued hearing to confirm whether any additional analysis was required. Leah also emphasized the importance of erosion and sediment controls during construction and requested that erosion-control measures be revised to provide improved protection along the lower portion of the work area. Jeff agreed to modify the erosion-control layout and extend the protective measures as requested by the Commission.

Commission members discussed site grading, septic system sizing, restaurant seating capacity, and long-term flexibility of the design. Jeff explained that the system had been intentionally designed with additional capacity to accommodate future property needs while remaining compliant with current wastewater regulations.

No comments were received from other Town boards, and no questions were asked by the public in attendance.

Because a DEP file number had not yet been issued, the hearing could not be closed, and the applicant requested a continuation.

- Leah moved to continue the public hearing for 215 Pleasant Street to October 26, 2026. Alan Chase seconded the motion. – The motion passed unanimously.

362 Forest Street – Department Environmental Protection Notice of Complaint

The Administrator reported that a follow-up letter had been sent to the property owner regarding the DEP complaint forwarded to the Commission. The Administrator noted that the owner had called into the office and seemed cooperative. She had indicated that construction activity was limited to a rock wall near the front of the property. Chair Alan stated that he planned to contact the owner and would conduct a site visit if approved by the owner. Based on information received to date, commissioners expressed no immediate concerns and anticipated further follow-up as needed.

Stewardship

- **Invasive Species Management**

The Administrator shared an update received from Oxbow Associates, the invasive species contractor. Treatments have been completed at all scheduled locations, including recent deep-water treatment at Salmon Brook. Additional bittersweet treatment on Hardy Street may occur if funding allows. Results will be evaluated during the 2027 growing season.

- **Commissioners Workday**

Members reviewed the October stewardship workday which occurred on Oct. 3rd. Properties visited included Best Triangle, Meetinghouse Hill, Stoddard, and Tercentenary/Carrie Sawyer conservation parcels. New property signage was installed and roadside trash was removed. Alan noted he had subsequently removed the Tercentenary sign after it was placed on the wrong property and will be relocated appropriately. Additional signage placement is needed for Parkhurst, Curtis and Gardner parcels.

- **Dunstable Properties and Trails Website Project**

The Commission discussed the progress on the conservation website update, **DunstableTrails.ORG**. Members will review property classifications, trail use guidelines, and volunteer engagement information currently included. The Administrator

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will be listed as the primary contact for website inquiries. Additional property photographs are needed for several conservation parcels.

The Commission also discussed the revival of a Town fishing brochure project which Northern Middlesex Council of Governments is working on.

Meeting Minutes of September 28, 2026

- Leah moved to approve September 28, 2026, meeting minutes. Kate seconded the motion. – Motion passed unanimously.

Bills/Payroll

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

No bills.

Kate moved to adjourn the meeting at 7:37pm. Alan Chase seconded the motion. – Motion passed unanimously.

The next meeting scheduled is Monday, October 26, 2026, at 6:30pm.

Respectfully submitted,

Carol A. Rock
Administrative Coordinator
Dunstable Conservation Commission

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