OFFICE OF THE
CONSERVATION COMMISSION
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Conservation Commission Minutes **Approved: July 27, 2026**
Monday, July 13, 2026

Chair Alan Chaney called the meeting to order at 6:30pm.
Members present: Alan Chase, Kate DeLoureiro, Bridgette Pontbriand and Al Starbird.

Members absent: Marijan Andacic, and Leah Basbanes

Others Present: Paul Brinkman, Brian Milisci and Brian Weilbrenner

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

Request for Determination of Applicability (RDA) – 711 Main Street (Town Wells)

Paul Brinkman, of the Pepperell Department of Public Works, on behalf of the Dunstable Water Commission applicant, presented an RDA for installation of an underground injection well to receive discharge from the pH and chlorine residual analyzer serving the Town Wells located at 711 Main Street

Mr. Brinkman explained that water from the facility's continuous pH and chlorine residual analyzer has historically discharged onto the ground adjacent to the well station. Following a Massachusetts Department of Environmental Protection (MassDEP) inspection, conducted during recent upgrades to the water treatment system, the Water Commission was directed to discontinue surface discharge and install an underground injection system. He explained that the analyzer continuously monitors water quality and does not add any chemicals to the water.

The proposed project consists of a small, perforated ABS injection well surrounded by stone and connected to the well station by a short trench and discharge pipe. Mr. Brinkman stated that the work would be completed within one to two days with minimal disturbance. He noted that an Underground Injection Control permit application had been submitted to DEP and that no concerns had been identified during the review process. Straw wattles were proposed for erosion control due to the relatively flat terrain.

Commissioners reviewed the updated plans and discussed the location of the work within the buffer zone, construction details, and the status of DEP permitting. They discussed potential impacts within the buffer zone and determined the project would result in minimal disturbance to resource areas.

No questions or concerns were posed by the audience in attendance.

- Kate made a motion to issue a Negative Determination #3, finding that the proposed work within the buffer zone will not alter an area subject to protection under the Wetlands Protection Act or the Dunstable Wetlands Bylaw. Alan Chase seconded the motion. Motion passed (4-0-1), with Bridgette Pontbriand abstaining.

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

At 6:50PM, Chair Alan reopened the NOI public hearing for the MCO Cottages project at 164 Pleasant Street, with the applicant's representative Brian Milisci of Haley Ward and Brian Weilbrenner in attendance. No other public citizenry was in attendance.

The Administrator reviewed the outstanding items that had resulted in the previous continuance, including confirmation of corrected floodplain elevation labeling, updated plans showing revised test pit locations and elevation information, the status of the Conservation Management Permit (CMP) from Natural Heritage, and identification of an appropriate Conservation Restriction holder.

Representatives for the applicant reported that revised plans dated June 5, 2026, had been submitted addressing the requested plan corrections. The Commission also discussed correspondence received from Natural Heritage regarding the CMP process. Brian M. stated that the Dunstable Rural Land Trust (DRLT) had agreed in principle to serve as the Conservation Restriction holder, with attorneys continuing to work on the restriction language and related documentation.

Discussion also included the separate review being conducted by Natural Heritage for state-listed species. The Commission acknowledged that wildlife protection measures associated with the CMP would be addressed through Natural Heritage's permitting process, while the Commission's review remained focused on wetlands and floodplain interests under the Wetlands Protection Act and the Dunstable Wetlands Bylaw.

After determining that the requested information had been provided and that all outstanding issues had been adequately addressed, the Commission voted to close the public hearing and proceed with issuance of an Order of Conditions.

- Alan Chase made a motion to close the public hearing at 6:55PM. Kate seconded the motion. Motion passed unanimously.

With no additional Commissioner questions or discussion,

- Kate made a motion to issue an Order of Conditions for the project based upon the Site Development Plan dated April 2025 and revised June 5, 2026, finding that the project, as conditioned, complies with the performance standards of the

Massachusetts Wetlands Protection Act and the Dunstable General Wetlands Bylaw. Bridgette Pontbriand seconded the motion. Motion passed unanimously.

Potential Site Visit Needs

- 161 Pleasant Street

  The Commission reviewed information regarding a proposed screened porch project. Members noted conflicting information regarding existing and proposed construction and agreed additional clarification was necessary before providing guidance. A site visit was scheduled for Friday, July 17, 2026, at 10:00am.

Stewardship & Property Maintenance

The Commission discussed development of the DunstableTrails.org website and reviewed ongoing stewardship needs at several conservation properties. Discussion included conservation signage, maintenance work at Stone Arch Bridge and Flat Rock Conservation Areas, need for future improvements to the Sky Top Lane access area, and review of maintenance concerns at the Joint Grass Brook Dam on Mill Street. The Administrator will circulate the Stevens Associates Consulting Engineers dam inspection report, created in February 2023, for future discussion.

Meeting Minutes of June 22, 2026

- Bridgette made a motion to approve the June 22nd meeting minutes. Al S. seconded the motion. – Motion passed unanimously.

Bills/Payroll

- Alan Chase made a motion to approve MACC annual dues totaling $662 (includes Administrator and (1) E-Handbook subscription). Al Starbird seconded the motion. Motion passed unanimously.
- Alan Chase made a motion to approve a Staples invoice totaling $180.15. Kate seconded the motion. Motion passed unanimously.
- Al S. motioned to approve two payroll warrants. Kate seconded the motion. Motion passed unanimously.

Other Business

The Commission discussed an anticipated Notice of Intent filing for 60 Sky Top Lane, concerns regarding imported driveway materials at 125 Thorndike Street, activity at 13 Brook Street, recent forestry work on a Pleasant Street property, and a DRLT state grant application involving property at the end of Robins Farm Road.

- Alan Chase moved to close the meeting at 7:36PM. Al Starbird seconded the motion. – Motion passed unanimously.

The next meeting scheduled is Monday, July 27, 2026, at 6:30pm.

Respectfully submitted,

Carol A. Rock
Administrative Coordinator
Dunstable Conservation Commission