OFFICE OF THE
CONSERVATION COMMISSION
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Conservation Commission Minutes **Approved: August 24, 2026**
Monday, August 10, 2026

Chair Alan Chaney called the meeting to order at 6:32pm.
Members present: Leah Basbanes, Alan Chase, Kate DeLoureiro and Al Starbird

Members absent: Marijan Andacic and Bridgette Pontbriand

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

Public Hearing, Notice of Intent (NOI) – 60 Sky Top Lane, for K. Adulapuram
Maureen Herald, of Norse Environmental Services, presented a Notice of Intent on behalf of Kranthi Adulapuram, who was not in attendance. The NOI seeks approvals for replacement of an existing above-ground pool with an in-ground pool and associated improvements within the 100-foot buffer zone to a bordering vegetated wetland. DEP had issued their file number, 147-0330, with no comments.

The Commission discussed grading, use of native plantings, and disposal of existing pool water. Leah requested that existing pool water be pumped and removed rather than discharged to nearby wetland resource areas.

- Leah moved to close the public hearing at 6:40 p.m. Seconded by Alan Chase. – Motion passed unanimously.

- Leah moved to issue an Order of Conditions based on the plan submitted with the added condition that existing pool water be removed by tanker and properly disposed of. Seconded by Kate. – Motion passed unanimously.

Site Visit Feedback

a) 157 Forest St / *B. Mitchell*
The Commission reviewed their August 8th site visit with property owner, Bill Mitchell, regarding a proposed barn location. Members agreed the wetland delineation appeared accurate, but the proposed barn location was constrained by slope, vegetation removal concerns, and proximity to buffer zones. The Commission presented Bill with an alternate location east and in front of the main residence. This location would better protect wetland resource areas and, given the heavily wooded lot, be minimally visible from the street. They noted awareness of a zoning bylaw,

section 11.5 for Accessory Buildings which noted they "*shall not be located closer to the street line than principal buildings*", and recommended Mr. Mitchel pursue a Zoning Board of Appeals variance, which the Commission would support.

- Kate moved for the Commission to support an alternative barn location at 157 Forest Street and authorize the Chairman to submit a letter of support for the Zoning Board of Appeals, finding the location in front of the dwelling better protects nearby wetland resource areas than other feasible locations on the property. Seconded by Leah. – Motion passed unanimously.

b) 31 Lower Dam Way

The Commission discussed Leah and Chair Alan's observations from their recent drive-by site visit and unauthorized tree cutting within the buffer zone of Massapoag Pond. Consensus was reached to send a letter to the property owner requesting a Saturday site visit and directing that no further clearing, grading, filling, excavation, or vegetation removal occur pending Commission review. Stump grinding would be allowed, but stump excavation would not.

Flat Rock Trail Race Retrospective

Race Director, Rob Fiero and Jennifer LeBlanc of the Humane Society of Greater Nashua reviewed the June 13th trail race and expressed their gratitude to the DRLT and DCC for hosting the successful fundraiser. Ninety-two participants registered, raising approximately $5,600 for the Humane Society. Field parking preparation/capacity, positive neighbor relations, and the following race demographics were shared:

- 52% of racers were female and 48% were male
- 78% of racers participated in the 6-hour long race and 22% in the 5-miler
- Average age of racers was 45yo; with the youngest at 12yo and eldest at 77yo
- 81% of racers were locals; 16% regional (50-200mi) and 3% had traveled over 200miles to participate

The representatives inquired about the potential of a recurring event next year, noting there would be no increase in race participant count given the limited parking available. The Commission expressed support for hosting the event again in 2027, once additional approvals from the Dunstable Rural Land Trust (DRLT) were received.

MCO & Associates Cottages Conservation Restriction – 164 Pleasant Street

The Commission discussed clarification of prior statements regarding the conservation restriction holder on the Town owned property to be developed behind the post office in the MUD district. The Administrator noted that the DRLT has not agreed to hold the conservation restriction and that the holder remains to be determined.

APPROVED

Stewardship

- ***Dunstable Properties & Trails Website Project***

The Administrator reported positive feedback on the availability of a Senior Work Program spot and will coordinate an application into the Assessor Department for Scott Lewis. He will work on building out the **DunstableTrails.org** website to support the Open Space and Recreation Plans goal #5: "Strengthen Communication, Outreach, and Wayfinding".

- ***Other***

The Commission discussed including wetland boundary markers as part of Order of Conditions, and potential amendments to the Wetlands Regulations to establish a 25-foot natural vegetation buffer requirement. Leah noted she had submitted comments to Natural Heritage regarding their priority habitat mapping updates. Chair Alan noted the Farnsworth timber harvest had wrapped up after being put on hold for Whippoorwill nesting season.

Meeting Minutes of July 27, 2026

- Leah made a motion to approve the July 27th meeting minutes. Alan Chase seconded the motion. – Motion passed unanimously.

Bills/Payroll

- Alan Chase motioned to reimburse the Administrator $150 for registration expenses for a late-September MACC wetland and upland shrub identification course for the herself and Commissioner Bridgette Pontbriand. Seconded by Leah. – Motion passed unanimously.
- Kate motioned to approve one payroll. Leah seconded the motion. – Motion passed unanimously.

Leah moved to close the meeting at 7:40PM. Alan Chase seconded the motion. – Motion passed unanimously.

The next meeting scheduled is Monday, August 24, 2026, at 6:30pm.

Respectfully submitted,

Carol A. Rock
Administrative Coordinator
Dunstable Conservation Commission

APPROVED