



OFFICE OF THE  
CONSERVATION COMMISSION  
TOWN HALL, 511 MAIN STREET  
DUNSTABLE, MA 01827-1313  
(978) 649-4514 FAX (978) 649-8893  
mailto:conscom@dunstable-ma.gov

Meeting Held via Zoom  
This meeting was held virtually through Zoom, Zoom ID 872 4952 9127

**Conservation Commission Minutes**  
**Monday, February 28, 2022**

Approved: March 14, 2022

Chair Alan Chaney called the meeting to order at 6:35pm.  
Members present: Kate DeLoureiro, Marijan Andacic and Tiffany Naughton  
Member absent: Leah Basbanes, Juan Amodei and Al Starbird

**Abbreviated Notice of Resource Area Delineation (ANRAD) Hearing continuation**

Maureen Herald (Norse Design Services) and Tim Juszczak (developer) attended. DEP issued the file number (147-0311) with comments. Ms. Herald, in a letter dated February 22, 2022, posted the following responses:

- 1) The ANRAD narrative indicates that the applicant wishes to verify the locations of BVW, Bank, IVW, Perennial Stream (Riverfront Area) and BLSF, however Section B of the ANRAD Form only lists BVW and Bank. All resource areas under review should be included in Section B and depicted/labelled on the site plan.

Answer: Section B of the ANRAD form has been revised to request verification of the Bordering Vegetated Wetland, Bank of Perennial Stream, Unkety Brook, and Bordering Land Subject to Flooding or 100-year Flood Plain.

- 2) Potential Vernal Pools and Isolated Vegetated Wetlands cannot be verified under an ANRAD unless local Bylaw definitions apply, however alterations to IVW may be jurisdictional under federal regulations (401/404 permitting). The applicant should clarify if IVWs qualify as Isolated Land Subject to Flooding.

Answer: The applicant is requesting the Commission to approve the Isolated Vegetated Wetlands and acknowledge the potential vernal pools on the property, not verification of the Isolated Land Subject to Flooding.

- 3) BLSF on this property corresponds to a Zone A on the FEMA Flood Maps, which cannot be transferred directly onto the plans. If verification of BLSF is desired, the applicant should supporting information (observations or calculations) as required in 310 CMR 10.57(2)(a)(3). The 100-year Floodplain should not be located downgradient from Mean Annual High Water.

Answer: As mentioned in the ANRAD report, the beavers are active throughout the river and causing considerable flooding and ponding into the upland areas. The Unkety River is exhibiting pond characteristics rather than river features. As a result, the overlaid 100-year flood plain is located downgradient of the Mean Annual High Water. Conservatively we can denote the edge of water as Bordering Land Subject to Flooding or 100-year flood plain, Bank and Bordering Vegetated Wetland.

- 4) Additional justification is needed for the location of Bank/Riverfront Area beyond Flag



OFFICE OF THE  
CONSERVATION COMMISSION  
TOWN HALL, 511 MAIN STREET  
DUNSTABLE, MA 01827-1313  
(978) 649-4514 FAX (978) 649-8893  
mailto:conscom@dunstable-ma.gov

28B (the stated limit of Bank flagging).

Answer: The plan has been revised to show the entire Bank and 200 ft. Riverfront Area of Unkety Brook.

Alan said that he and Leah believe that DEP's comments have been satisfactorily answered. No one from the public attended. Marijan made a motion to close the hearing. Tiffany 2<sup>nd</sup> the motion. – Motion passed unanimously. Marijan made a motion to approve and endorse the amended ANRAD plan for the River Street, Coljack Development property. Tiffany 2<sup>nd</sup> the motion. – Motion passed unanimously.

Plan approved: Abbreviated Notice of Resource Area Delineation Plan – 0 River Street, Dunstable, MA – prepared for Coljack Development by LandPLex Civil Engineering, dated January 11, 2022 with a revision date of February 22, 2022.

#### **Meeting Minutes of February 14, 2022**

Will add to next agenda.

#### **Bills and Payroll**

No bills. Kate motioned to sign payroll. Marijan 2<sup>nd</sup> the motion. – Motion passed unanimously.

#### **Update on Drew Boardwalk Grant Application**

Members received the revised design cost. This will be discussed at the next meeting.

#### **Discussion on General Wetlands Bylaw Changes and Set up Hearing Date**

A hearing has been set up for March 14.

#### **Additional Topics Discussed Not Noted on the Agenda**

##### **1177 Main Street – Jared Davis – Tree Removal**

Members received an email from Jared Davis regarding tree removal on his property. Members will go out to the site on Wednesday, March 2 at 2pm.

##### **Complaint about Snow Dumping on Groton Street**

Members received information about possible dumping of snow on private property on Groton St. There is a bank on the property close to Unkety Brook. At this time, there does not seem to be a problem that would involve the Conservation Commission.

Motion to adjourn by Kate, seconded by Marijan at 7:00 pm. The next meeting of the Commission will be on Monday, March 14 at 6:30pm.

Respectfully submitted,

Cheryl A. Mann, Administrative Assistant Dunstable Conservation Commission