



OFFICE OF THE  
CONSERVATION COMMISSION  
TOWN HALL, 511 MAIN STREET  
DUNSTABLE, MA 01827-1313  
(978) 649-4514 FAX (978) 649-8893  
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**Conservation Commission Minutes**  
**Monday, August 22, 2022**

Approved: September 12, 2022

Chair Alan Chaney called the meeting to order at 6:30pm.

Members present: Juan Amodei, Leah Basbanes, Kate DeLoureiro and Tiffany Naughton

Members absent: Marijan Andacic and Al Starbird

**Presentation/Conceptual review of the property – 47 Thorndike Street – Moore, Ben**

Field Stone Land Consultants, Ken Robinson, wetland scientist presented wetland delineation worksheets as well as the conceptual subdivision for the property to the commission.

He noted that the 19.9 acres total property was proposed to be subdivided into 4 lots, with 2.6 acres for smallest and 9.1 acres for largest.

Wetlands transect the entire property with exception to driveway. Ken proposed a shared driveway for all four lots, which may be outside of bylaws specifying three lots maximum. Given the extent of wetland, it is their hope that a waiver will be granted to allow the proposed four lots to share a single driveway.

Wetlands have been flagged by Chris Guida, wetland scientist for Field Stone Land Consultants.

Alan questioned whether the stream on the eastern part of the property, where the swales come together, is a perennial/year-round stream. Leah had verified against USGS maps and the ANRAD would need to consider the stream under the riverfront act.

Parcel itself is not in the National Heritage area, but is abutting such and the commission recommends an application to review and consider threatened species.

Chair Alan indicated a formal ANRAD application was the necessary next step. This would initiate the commission to vote, schedule and then visit the site to confirm the wetland delineations offered on the plan.



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### **Meeting Minutes of August 8, 2022**

Leah requested a made a motion to approve the August 8<sup>th</sup> meeting minutes. Tiffany 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Bills and Payroll**

Tiffany made a motion to approve and sign the payment for a postage related bill, and Kate 2<sup>nd</sup>. – Motion passed unanimously.

Juan made a motion to sign payroll. Leah 2<sup>nd</sup> the motion. - Motion passed unanimously.

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

- Planning Board notified Conservation of an upcoming Public Hearing on September 19<sup>th</sup> for the solar array special permit application under consideration for 1177 Main Street.
  - The solar array placement itself is not expected to impact the wetland areas
  - Commission has already been out to the site in past and recommended some erosion control measures
  - Abutters had cited concerns about the 5 acre tree clearing; a NPDES permit would be required if stumps are removed and the soil is disturbed
  - National Heritage ought to be contacted to see if there are any concerns and verify species in the nearby habitat within the range of the property. Leah volunteered to check the maps and issue an email of concern to Planning Board if there is a concern and need for National Heritage engagement.
- A NOI is expected from the town engineer related to the Drew Landing project.

Tiffany made a motion to adjourn at 7:26pm. Motion seconded by Kate. Motion passed unanimously.

The next meeting of the Commission will be held on Monday, September 12<sup>th</sup> at 6:30pm at the Dunstable Town Hall.

Respectfully submitted,

Carol A. Rock  
Administrative Assistant  
Dunstable Conservation Commission