



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

**Conservation Commission Minutes**  
**Monday, September 12, 2022**

Approved: September 26, 2022

Chair Alan Chaney called the meeting to order at 6:32pm.

Members present: Juan Amodei, Leah Basbanes, Marijan Andacic and Al Starbird

Members absent: Kate DeLoureiro and Tiffany Naughton

**Extension Permit for Order of Conditions – Lake Massapoag Rod & Gun Club\* -  
Barbara Blanco**

Herbicides have been in use to address invasive species and keep up with the OOC over the past few years. Barbara Blanco noted that Chris McNeil is managing the applications. The lake water level has not been terribly low, despite this summer's drought and weeds seem to be under control.

Al S. made a motion to approve and sign the extension on the OOC, and Leah 2<sup>nd</sup>. – Motion passed unanimously.

**Meeting Minutes of August 22, 2022**

Leah made a motion to approve the August 22nd meeting minutes. Juan 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Bills and Payroll**

Al S. made a motion to approve and sign the invoice for payment of Hoyle Tanner invoice related to NOI for the Drew's landing proposed boardwalk, and Marijan 2<sup>nd</sup>. – Motion passed.

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

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

- Alan introduced the Mill Street / Morgan's Pond lot 5a, 4.87 acres (~2 acre pond and ~2.5 acre building lot) which will be available soon for purchase. This historic site of the Swallow Grist Mill would provide fishing and skating access to the pond for the public. There is no current price, but an appraisal estimate would provide the likely purchase price for Conservation Commission consideration. Alan contacted the MA dam agency and the dam itself is not large enough to be regulated by the state. Dam and dam rights would come with the property. All maintenance is controlled by the property owner, currently Alan Davis.



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- LAND program grant and a self-help 60% reimbursement with help from the Community Preservation Act could finance the purchase of the property for the town.
  - If interested in pursuing a purchase, the CC would need to have the land appraised and the town engineer look at the dam to assess its condition. The CC currently has the existing funds available to cover the costs of the dam inspection and an appraisal but an inquiry to the town administrator to utilize town engineering funds will be made by Alan/Carol.
- CC received an email notification regarding Mr. Ramirez property at 285 Pleasant Street noting the retention of Systematic Consulting Services to assist in coming to a mutually beneficial resolution and a restoration plan.
  - Planning Board has notified CC of the 1177 Main Street / Jared Davis ground mounted solar array proposal and upcoming Public Hearing to seek feedback and any concerns.
  - 0 River Street, (an 11 house lot forthcoming development) attorneys are in the process of transferring the 72 acres open space to Fish & Game.
  - DRLT are working on a near future conservation restriction for the McLoon property to be held by the Conservation Commission.
  - An inquiry email from a citizen about open bow hunting on town land was responded to by Alan directly. Alan shared that bow hunting is allowed on protected open space, with an exception wherever it is specifically posted as not allowed. For example, the Main Street/Fletcher Street DRLT property which is heavily utilized by citizens is considered too dangerous to allow.

Leah made a motion to adjourn at 7:14pm. Motion seconded by Juan. Motion passed unanimously.

The next meeting of the Commission will be held on Monday, September 26th at 6:30pm at the Dunstable Town Hall.

Respectfully submitted,

Carol A. Rock  
Administrative Assistant  
Dunstable Conservation Commission  
Conservation Commission Minutes – August 22, 2022