



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, September 26, 2022

Approved: October 11, 2022

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

Members present: Leah Basbanes, Marijan Andacic, Kate DeLoureiro and Tiffany Naughton

Members absent: Al Starbird and Juan Amodei

Review of ANRAD Application for Completeness—47 Thorndike—Ben Moore

The commission voted to perform a site visit on October 7th at 1pm. Marijan made the motion and Tiffany seconded. Motion passed unanimously.

The commission voted to extend the timeframe for a public hearing. Marijan made the motion and Leah seconded. Motion passed unanimously.

The Commission reviewed the application requirements for the ANRAD. DEP had offered some comments on the application for response by the applicant.

The Commission requested the applicant's wetland consultant update their application and plans to provide:

- Application change to include resource area bank and riverfront
- Plan updates: delineation of river bank and riverfront area associated (including inner and outer riparian zones)
- Additional data sheets and plan updates on types of wetland areas (ex. wet meadow) boundaries and how they were determined, with both soil and vegetative data.
- Revision of associated application fee category (given "Bank River" and multiple lots to be pursued), referring to DEP comments and linear footage >~4600'.

A public hearing will be advertised with a target date to occur on Monday, October 24.

Meeting Minutes of September 12, 2022

Kate made a motion to approve the September 12th meeting minutes. Leah 2nd the motion.

– Motion passed unanimously.



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Bills and Payroll

Tiffany 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. Marijan 2nd the motion. – Motion passed unanimously.

Kate made a motion to sign payroll. Leah 2nd the motion. – Motion passed unanimously.

Additional Topics Discussed Not Noted on the Agenda

- Kate motioned to reimburse Al Starbird for upcoming MACC Fundamental courses he plans to take in mid-late October. Tiffany seconded. Motion passed unanimously.
- Update on the Morgan's Pond/Davis property on Mill Street of purchase interest. Town Engineer and Alan C. visited the dam site today and received verbal permission from owner Alan Davis to inspect the dam and pursue the property appraisal. We are holding off on the property appraisal until the dam inspection occurs, as this would affect the price of the property.
 - Town engineer sub-contracts out dam inspections and has offered a conservative estimate of ~\$10K. A firmer estimate will be provided before the CC votes in the future to approve and contract to perform the inspection or not.
- Potential buyer/developer for "0" Lowell St, are contacting the Board of Health to pursue perc testing and making inquiries to Conservation Commission on requirements before conducting such.
 - There can be *"absolutely no perc, no touch within 100' of the perennial stream resource areas"*
 - Before any perc testing can proceed, he must hire a wetland engineer to produce an NOI. That NOI would present wetlands delineation, resources and clearly defines buffers, and acceptable areas for perc testing.
- Marijan inquired on status of the Ramirez property at 285 Pleasant Street. Aside from notification that the owner hired Systematic Consulting Services as their restoration vendor, we have not received further updates. Administrator will follow-up with an email of inquiry for status.
- Given the upcoming holiday on the date of our next regularly scheduled meeting, Marijan made a motion to move the meeting of the Commission to Tuesday, October 11th at 7:30pm. Leah second the motion. – Motion passed unanimously.



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The Conservation Commission will next meet on Tuesday, October 11 at 7:30pm, downstairs at the Dunstable Town Hall.

Leah made a motion to adjourn at 7:51pm. Motion seconded by Tiffany. Motion passed unanimously.

Respectfully submitted,

Carol A. Rock
Administrative Assistant
Dunstable Conservation Commission

APPROVED