



OFFICE OF THE
CONSERVATION COMMISSION
TOWN HALL, 511 MAIN STREET
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Conservation Commission Minutes
Tuesday, November 15, 2022

Approved: November 28, 2022

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

Members present: Marijan Andacic, Leah Basbanes Kate DeLoureiro, and Al Starbird

Members absent: Juan Amodei and Tiffany Naughton

Meeting Minutes of October 24, 2022

Al made a motion to approve the October 24th meeting minutes. Kate 2nd the motion. --
Motion passed unanimously.

Bills and Payroll

Leah made a motion to sign off on one Hoyle Tanner invoice for \$9,781.46 related to the NOI work on the Emery Woods/Drew Landing Boardwalk. Marijan 2nd the motion. -
Motion passed unanimously.

Leah made a motion to sign off on a \$110 reimbursement for Al Starbird's MACC coursework. Kate 2nd the motion. - Motion passed unanimously.

Marijan made a motion to sign payroll. Kate 2nd the motion. - Motion passed unanimously.

Drew Landing Elevated Public Boardwalk, Notice of Intent Status

The NOI application is in process by Joe Ripley of Hoyle Tanner and will be delivered on Monday, November 21st for the necessary signature as the applicant, by Alan Chaney. The Commission will likely review the application at the next meeting and a target date for the required public hearing is December 12th. Joe will present the application to the Commission and those attending. If an Order of Conditions is issued the DCC shall apply for a construction grant due by February 1, 2023. The hope is to receive a grant for 80% of the boardwalk construction costs with the remaining 20% to be requested of the Dunstable Community Preservation Committee.



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Certificate of Compliance Request – 575 Forest Street – Robert G. Guernsey

At our last meeting, Mr. Guernsey presented his application for a Certificate of Compliance (COC) for DEP file 147-0241, and a site visit by the Commission was scheduled. Kate reported on her visit and noted the site appeared as the photographs offered with the application. The wetland flowers were well developed and everything appeared to be in order.

Leah made a motion to issue the COC. Al 2nd the motion. - Motion passed unanimously.

The Commission members proceeded to sign the WPA form 8B, Certificate of Compliance.

Morgan's Pond Dam Inspection Approval Discussion -- Mill Street

The Commission has received two alternative quotes to evaluate the dam's condition from the town engineering firm and their subcontractor, Stevens Associates Consulting Engineers. The difference in options appears to be related to the type of report detail offered after the inspection. Alan will have a follow-up conversation with Hoyle-Tanner and Stevens Associates to clarify further before returning the vendor task order with the alternative selection.

The CC will utilize available wetland funds to cover this inspection cost at this time. In Alan's prior conversation with the property owner, Alan Davis, he'd agreed to knock off the dam inspection and repairs cost off of any final property price, if approved to be purchased by the town. The project will qualify for a self-help grant to support a portion of the cost of the property, which would be applied for once an appraisal and purchase price is determined. A first step in the purchase of this property would require an understanding of the potential cost to repair the dam, if any. An appraisal of the property would be the next step but understanding the cost to address any dam issues would affect that appraisal.

Marijan made a motion to approve funding \$12,744.00 for the dam inspection. Al 2nd the motion. – Motion passed unanimously.

Chair Alan signed the Hoyle-Tanner task order #14, "Mill St. Dam Inspection".



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Town Center 3 House Lots for Purchase Consideration – Main Street

Ken Tully has approached Alan and offered to sell the town 3 contiguous lots which he owns on Main Street near the town center across from Hillcrest Street. The properties are ~16 total acres and buildable/perked house lots (Map 17-134, 134-1, 134-2). While the Main Street side is wetland, the property rises in elevation at the back, and is where new houses would be potentially build.

Property was the site of the former Proctor family place circa 1720, and is comprised of wet meadow and some mowed fields. Alan has previously seen a Blanding turtle in the immediate vicinity and will report the habitat area to National Heritage. Dunstable's rural landscape with wetland in a town center is unusual, and should any future building occur it would alter the look of the town's gateway and overall esthetics forever. The Commission discussed and agreed they are interested in this project enough to pursue more information. Alan will have an additional conversation with Ken about his interest in selling and any timeframe of need and report back to the Commission.

Blanchard Hill

There was a brief discussion on the tree line blocking the expansive view of the distant range from the hilltop. Alan shared that the town-owned ~10-acre property is under the control of the Water Department. We need to approach the water board to have another discussion about a project to clear some of the trees.

Leah made a motion to adjourn at 7:38pm. Motion seconded by Al. – Motion passed unanimously.

The Conservation Commission will meet next on Monday, November 28th at 6:30pm, downstairs at the Dunstable Town Hall.

Respectfully submitted,

Carol A. Rock
Administrative Assistant
Dunstable Conservation Commission