



OFFICE OF THE  
CONSERVATION COMMISSION  
TOWN HALL, 511 MAIN STREET  
DUNSTABLE, MA 01827-1313  
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**Conservation Commission Minutes**  
**Monday, December 12, 2022**

Approved: December 27, 2022

Chair Alan Chaney called the meeting to order at 6:34pm.  
Members present: Leah Basbanes, Marijan Andacic, Tiffany Naughton and Al Starbird  
Members absent: Juan Amodei, Kate DeLoureiro

**Meeting Minutes of November 28, 2022**

Al made a motion to approve the November 28th meeting minutes. Leah 2<sup>nd</sup> the motion. -- Motion passed unanimously.

**Bills and Payroll**

Tiffany made a motion to approve the \$67.85 Groton Herald invoice for the NOI advertisement of the public hearing. Al 2<sup>nd</sup> the motion. - Motion passed unanimously.

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

**Notice of Intent, Drew's Landing Boardwalk, Public Hearing \***

The hearing was called to order at 6:40pm with the chair outlining the procedure.

The NOI application was presented by Kimberly Peace of Hoyle Tanner (HT) with supportive commentary by Joe Ripley who were both in attendance. The DEP file number assigned will be shared by HT as soon as available.

Copies of the full application and plans submitted were distributed at the November 28<sup>th</sup> meeting to members present for advance review. Additional plan copies were made available to the public attending this evenings hearing.

HT has developed a plan for the proposed boardwalk to minimize the impact to the surrounding wetlands and riverfront area. The bollards of the boardwalk design will be high enough so that any water rise will flow right over it. The permanent impact alteration proposed in the bordering vegetated wetland (BVW) will be 156 sq feet and 56 sq feet within the buffer for a total of 212 sq feet. The temporary impact will be



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4,539 sq feet within the BVW and 1,104 sq feet within the buffer for a total of 5,643 sq feet. The permanent impact alteration proposed in the riverfront area associated with Salmon Brook will be 212 sq feet. The Bordering Land Subject to Flooding (BLSF) impacted permanently is 56 sq feet with a temporary impact of 441 sq feet.

HT are not proposing replication to meet performance standards as the permanent BVW impact will be 156 sq feet, although the commission has local authority to override this decision. Replication of such a small BVW would be difficult to complete successfully. The proposed boardwalk, helical piles and abutments take up very little volume. Flood storage volume lost due to the installation will be minimal and no compensatory storage is proposed.

The positioning of the boardwalk was chosen to minimize the impact while still achieving the goal of crossing the protected resources to enjoy the Emery Woods parcel which it will connect to.

Proposed construction would be a modular boardwalk system with twenty-six 10' long panels that are preassembled. A mini-excavator "walks out" to install the two helical piles, and then installs the boardwalk section and utilizes it to crawl out ten more feet and repeat. The temporary impact is primarily construction workers in waders to set rods for elevations, with the equipment high/dry on the boardwalk section laid.

Leah asked about footings on the end, which current plans show will be two small abutments. Joe has been working with a manufacturer to consider two helical piles with a galvanized end plate which would require less excavation and no concrete. His plans provided are the 75% plans and he will be revising on the final plans to eliminate the abutments. This will reduce the permanent impact proposed in the NOI. The helical piles are driven approximately 10-15' deep to carry the capacity of weight for the boardwalk panels.

Al inquired about thermal expansion, and Joe shared that each wooden panel of 10' length will have a little bit of room between each panel. The helical piles with end plate at the footing area will eliminate much of this concern. The galvanized steel piles are rated to last 75 years and straight-forward replacement of decking panels could occur when needed in the future.

Al asked about the curb design. Joe noted use of a double 2X4 to prevent wheelchairs from falling off. Design calls for a 6" spacer block in the first row with a continuous rail



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on top of that to allow for water and debris run off. The design is low enough to keep to the ADA requirements and allow for better viewing.

The public inquired about the timeline for the project. Alan shared it would be based upon a Mass Trails grant application outstanding and successful award to the DCC.

As the DEP file number has not yet been assigned, the hearing needed to be continued until the DCC's next scheduled meeting on December 27th.

A motion to continue the hearing was made by Leah. Tiffany 2<sup>nd</sup> the motion. - Motion passed unanimously.

The waiver/continuance for issuance of order of conditions was signed.

#### **Certificate of Compliance Request \*- 19 Woods Court**

Alan had driven by the property and saw no outstanding issues of concern.

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

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

#### **Morgan's Pond Status -- Mill Street**

Alan shared the status of the multiple efforts proceeding towards a potential purchase of the ~5 acre Mill Street Davis property which includes the pond.

An appraisal of the property is needed to help determine the value relative to comparative properties in the area. Alan had contacted Jon Avery to provide the DCC with a yellow book standard appraisal. The cost for this appraisal is \$3,500.

Tiffany made a motion to engage Jon Avery for a yellow book appraisal on the Morgan's Pond Mill Street property owned by Alan and Lisa Davis. Marijan 2<sup>nd</sup> the motion. - Motion passed unanimously.



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The appraisal cost will be paid for out of the Conservation Fund.

Alan shared that Hoyle Tanner's subcontractor, Stevens Associates, will be working to inspect the Mill Street dam. A site visit to perform this inspection is scheduled to occur in the morning of December 13<sup>th</sup> and members of the commission are encouraged to attend. This inspection will be partially paid for out of Wetland Funds, after the town Select Board meet to vote and approve of the use of those funds next week.

### **Woodward's Mill Pond Dam – Pleasant & Pond Streets**

Alan noted the state is aware of concerns with the integrity of the dam under Pleasant Street/Rte. 119 which needs work. This would be a town directed project as it is a state regulated dam. The property is owned by the town and controlled by the DCC after the property was purchased 30+ years ago. Hoyle Tanner's subcontractor Stevens Associates will be engaged to assess integrity and determine what may be needed to repair this dam. This will involve a wetland project for the town with an NOI submission for the DCC in the future.

Leah made a motion to adjourn at 7:36pm. Motion seconded by Tiffany. – Motion passed unanimously.

Given the observed holiday of December 26<sup>th</sup>, the Conservation Commission will meet next on Tuesday, December 27<sup>th</sup> at 6:30pm, via a Zoom call. (Link to be provided on agenda.)

Respectfully submitted,

Carol A. Rock  
Administrative Assistant  
Dunstable Conservation Commission