



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, February 13, 2023

Approved: February 27, 2023

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

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

Members absent: Al Starbird

Meeting Minutes of January 23, 2023

Tiffany made a motion to approve the January 23rd meeting minutes. Kate 2nd the motion. – Motion passed unanimously.

Bills

Kate made a motion to pay the \$2.28 invoice for postage. Juan 2nd the motion. – Motion passed unanimously.

Tiffany made a motion to pay the Hoyle Tanner \$3,762.10 final invoice for professional services associated with the Drew Landing Boardwalk NOI. Juan 2nd the motion. – Motion passed unanimously.

Notice of Intent Public Hearing Continuance, 125 Thorndike Street, McCarthy *

Alan opened the NOI hearing at 6:36pm, for the property located on map 16 parcel 51, Lot 0 and owned by James A. & Pamela G. McCarthy Rev. Trust. They seek approval of an alteration to a wetland resource area and buffer zone for construction of a driveway, single family home, well and septic. The DEP file number assigned is 147-0317.

Jack Visniewski, PE of J.A. Visniewski, LLC represented the applicants, James and Pamela McCarthy and presented the project and plans to the Commission. He noted the wetland flagging and delineation had been performed by Maureen Herald of Norse Design.

The 3.23 acre current lot has a large wetland in the front and another at the rear of the property. There is a channel, which appears to have been hand-dug that connects the two wetlands with a bordering vegetative area. The plan is to put in a long driveway, and build a single-family house with well and septic, on the back of the lot where the property is dry.

The owners propose to add 13' to existing property lot line from their adjoining property at 143 Thorndike. This would allow a gravel driveway to be far enough away from wetland and the 25'



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

no-touch zone and proceed to the rear of the property. A culvert to cross over the wetland would require fill of 435 sq feet. A 540 sq feet replication area would be brought down to the level of the wetland.

Jack closed his presentation noting the topography is flat but heavily overgrown with vegetation. The lot used to be a field with some larger trees. Silt fence erosion control will be installed and is included on the plans.

Commission Questions:

Leah asked about Board of Health status. Jack noted the septic system has been submitted to BOH and Bridgette Braley. She had responded with some questions and request for revisions which Jack has made and resubmitted, with no further responses. It will be a four-bedroom system. No house design as of yet, as he believes the McCarthy's plan to sell the lot and new owners would likely decide on design.

Leah asked about roof infiltration and Jack said he would be proposing drip trenches verses gutters.

Leah asked about subdivision of the lot and Jack noted it was subdivided many years ago. The small additional 13' portion for the driveway would be added to a new plan pending approvals from the Commission.

No further questions from the Commission nor public were posed.

- A motion to conduct a site visit to verify the wetland delineation was made by Leah. Tiffany 2nd the motion. – Motion passed unanimously.

A site visit on Saturday, February 18th at 10am, meeting on the driveway of abutting property, 143 Thorndike Street, was set.

A motion to continue the hearing was made by Leah. Juan 2nd the motion. – Motion passed unanimously.

Mill Street/Morgan's Pond Dam Inspection Report Review

Property owner Alan Davis was in attendance and expressed his preference to not see a house built on the property abutting his own. He hopes that an agreement with the town and Commission would add it to the open space, with future repair to retain the dam allowing the pond to remain.



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

Steven's Associates final report on the Morgan's Pond and Mill Street dam was received earlier today. While the Commission and Mr. Davis still need to review the report, there was some discussion on the possibility of a purchaser having the option to remove the dam and no longer have the pond. There is historical significance of the site as one of Dunstable's grist mills.

Alan reviewed next steps for pursuit of town purchase including the outstanding appraisal and noted he'd already forwarded the inspection report to Jon Avery for consideration.

Conservation Commission 2022 Annual Report

Juan made a motion to approve the annual report, with a small change to remove some wording on vehicle restrictions, and send it to the town administrator. Tiffany 2nd the motion. – Motion passed unanimously.

Wetland Delineation Report, 285 Pleasant St, Ramierez

A wetland delineation plan created by Goddard Consulting, LLC was received after the administrator emailed Mr. Ramierez for a status on the restoration plan. While this plan is an initial step needed, it does not offer a wetland restoration plan as required by the Enforcement Order issued by the Commission last June.

Leah offered to contact the MA Department of Environmental Protection to seek further guidance on how the Commission can best pursue the restoration plan for the removal of the fill.

Drew Landing Public Boardwalk Mass Trails Grant Submission

The Administrator submitted the grant application on January 31st and expects to hear feedback and a decision by June begin.

A town meeting warrant article will be created to request the town's 20% CPC portion of the boardwalk construction costs.

Payroll

Juan made a motion to sign two payrolls. Marijan 2nd the motion. – Motion passed unanimously.



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

Woodward's Pond Telephone/Lighting Pole Removal

Leah made a motion to have the Town Administrator pursue the removal of the pole on the property. Kate 2nd the motion. – Motion passed unanimously.

Larter Recreation Field Front Hay Field

Tiffany reported that she inquired with the Recreation Committee about whether there was any opposition to splitting off the hay field at the front of the property to ensure its retention as open space.

A town meeting warrant article will be created to request town approval.

Stormwater Committee

A member of the Commission is needed for quarterly meetings of the Town Stormwater committee. Leah offered to swap out as alternate on the Nashua Scenic River Stewardship (NSRS) and join this committee if another Commission member could take on the alternate NSRS member role. Marijan is currently the NSRS representative. The DCC will need to officially appoint new members for both the Stormwater and NSRS to the Board of Selectmen.

A future meeting agenda item will be added to make these appointments.

Leah made a motion to adjourn at 7:35pm. Motion seconded by Kate. – Motion passed unanimously.

The Conservation Commission will meet next on Monday, February 23rd at 6:30pm, at the town hall.

Respectfully submitted,

Carol A. Rock
Administrative Assistant
Dunstable Conservation Commission