



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, April 24, 2023**

Approved: May 9, 2023

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

Members present: Juan Amodei, Leah Basbanes, Kate DeLoureiro, Tiffany Naughton, Al Starbird

Members absent: Marijan Andacic

**SCHEDULED ITEMS**

None

**Meeting Minutes of April 10, 2023**

Leah made a motion to approve the April 10<sup>th</sup> meeting minutes. Kate 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Bills**

No bills

**Payroll**

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

**NEW/OLD BUSINESS**

**Enforcement Order Site Visit Feedback**, 285 Pleasant Street

Members of the Commission, Leah, Kate and Marijan, met with the owner's agent, Jeremy Ethier of Systematic Consulting Services, Inc. at 285 Pleasant Street on Friday, April 14<sup>th</sup> at 1pm.

The Commissioners request of the owner's and their agent was the removal of the fill, back to the base of trees which had been buried, as well as a plan to properly divert any water off the driveway. The wetland delineation flags set at the base of the hill and fill were accurate.

The Commissioners reminded the agent of the June 12<sup>th</sup> deadline for provision of all the items required in the original Enforcement Order issued in June of 2022.



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### **Building Permit Release Request, 47 Thorndike \***

Alan shared how the property owner's current plan is to build a single-family home with an in-law apartment approximately 100' north of the prior (now demolished) house site. There are no current plans to sub-divide the property into additional buildable lots, as previously considered – although the owners may return at a future point if perk testing is positive for such. The owners are submitting an application into the Zoning Board of Appeals, given the in-law apartment sought.

The owner's had previously received a positive ORAD decision from the Commission last October and the house construction planned is well outside of wetland areas.

Al made a motion for the Conservation Commission to sign off on release of the building permit for 47 Thorndike Street. Leah 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Future Conservation Fund Funding**

Alan introduced the topic by providing background on the current existing funds and how they are typically used. He noted in the past a Town Meeting vote would allow funding to the Conservation Fund, which would remain in the account from year to year. The Town understood that funding would allow the Commission to purchase land or provide for other needs readily without a need to return to another Town Meeting for explicit approval. For example, it was this pocket of money that allowed for the Commission to pay for the Mill Street dam inspection. The introduction of the Community Preservation Act modified this type of funding but allows for setting up separate accounts for recreation, affordable housing and conservation.

Alan asked the Administrator to inquire with the Town Administrator on how to best initiate funding into a Conservation Fund.

### **OLD BUSINESS**

#### **Town Meeting Articles**

Alan reviewed the two articles which the Conservation Commission will be sponsoring and presenting at the upcoming May 8th Town Meeting. He'll present maps, pictures and financing support needed for the Morgan's Pond acquisition and Drew's Landing Boardwalk construction project proposed.

#### **Wetland Protection Act**

Leah had previously recommended the purchase of hard copies of the WPA 310 CMR 10.00 for all members of the Commission to reference and plan to spend time covering topics which improved



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knowledge of the regulations. As an inland town, sections 10.01-10.14 and 10.51-10.60 apply to Dunstable.

Leah reviewed a bit of history on the genesis of the Wetland Protection Act, its goal to protect wetland resource areas, and how it established the creation of Conservation Commissions to oversee its regulations.

The Commission spent time in general discussion of the eight interests of the act and resource areas.

Leah made a motion to adjourn at 7:58pm. Motion seconded by Kate. – Motion passed unanimously.

Due to the upcoming Town meeting on May 8th falling on a regularly scheduled DCC meeting date, the Conservation Commission will meet next on Tuesday, May 9<sup>th</sup> at 6:30pm, at the town hall.

Respectfully submitted,

Carol A. Rock  
Administrative Assistant  
Dunstable Conservation Commission