



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, May 22, 2023**

Approved: June 26, 2023

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

Members present: Juan Amodei, Marijan Andacic, Leah Basbanes, Tiffany Naughton and Al Starbird

Members absent: Kate DeLoureiro

**Request for Determination of Applicability – 492 Forest Street, Peter Cronstrom – Jeff Hannaford of Norse Design Services**

Alan opened the public meeting at 6:30pm. Jeff Hannaford from Norse Design Services attended to present the RDA on behalf of the applicant, Peter Cronstrom. Jeff explained that the existing septic system failed Title V which prompted this replacement with upgrades to the tank and leeching area. He shared that the wetlands wrap all around the property and the owners sought to preserve two large trees. After surveying, wetland location and topography, they found adequate soils and have the required Title V setbacks to propose the system between the trees. The replacement system will be in the buffer zone no matter where they go. The existing system is 51' from the wetlands and the proposed new leaching field is 66' at its closest point.

BOH upgraded regulations now require a two-compartment tank, allowing for additional sewage treatment. In addition they are using an innovative alternative Presby Enviro-septic leaching field which DEP notes offers enhanced protection by treating in the leaching area better than conventional fields. The new system has a smaller footprint overall which allows the system to be concentrated in a smaller area.

Leah inquired about the whether there was any grading associated with this new system. Jeff responded that the topography on the slope allowed for gravity feed from the tank and it meets the estimated high water table separation. The Presby system allows for installation on a slope without a need for fill.

The public meeting closed at 6:45pm. Leah made a motion to approve the plan as presented and issue a negative 3 determination with the condition of erosion control installation. Juan 2<sup>nd</sup> the motion. – Motion passed unanimously.



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### **Possible Violation of Fill/Earthwork – 99 High Street, Jason Gallant**

A cease and desist letter and request to attend a DCC meeting had been issued to Mr. Gallant who was in attendance. Leah noted her observation and concern for potential fill being added to the natural buffer zone on the edge of his property.

A site visit to the property was arranged for Saturday, June 10<sup>th</sup> at 9:30am.

### **Request for new barn location guidance, site visit -- 19 Woods Court**

Leah recommended that the property owner have their wetlands delineated/flagged for a subsequent visit by the Commission to assist with best location for any new structure.

The Administrator will contact the property owner with this request and a future site visit will be arranged subsequently to flagging.

### **Meeting Minutes of May 9, 2023**

Al made a motion to approve the May 9<sup>th</sup> meeting minutes. Marijan 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Bills/Payroll**

No bills. Tiffany made a motion to sign payroll. Marijan 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Additional Topics Discussed Not Noted on the Agenda**

#### **Joint Grass Brook Culvert – Main Street**

Leah shared that a meeting with Hoyle Tanner is scheduled for Thursday, May 25<sup>th</sup> to further discuss replacement of the failing culvert under Main Street. They will discuss using an anodized metal replacement which meets stream crossing standards and therefore be eligible for grant funding.

#### **Dunstable Water Board – Blanchard Hill**

Alan will attend the next scheduled Water Board meeting on May 31<sup>st</sup> to discuss the possible transfer of the ~10 acres at the top of Blanchard Hill to the DCC. He'll also mention an interest in tree cutting at the top and installation of water bars on the Skytop Lane slope.



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### **Grant Applications**

A response to the MassTrails grant application for construction funding support of Drew's Landing Public Boardwalk is expected back in early June.

The Local Acquisitions for Natural Diversity (LAND) Grant application for the Morgan's Pond property on Mill Street is due in mid-July. The application and supporting materials required are currently in process of being put together by the Administrator and with Alan's help.

### **Dunstable's 350<sup>th</sup> Anniversary Committee Request for Larter Field Use**

Tiffany shared that the Committee is planning an October function to occur at Larter Field. They are inquiring for permission about the front hayfield on Groton Street to be used for parking purposes. Alan noted that George McGovern typically hays that field and coordination on timing of his cuts could likely allow such.

### **Stone Arch Bridge Area Beaver Activity**

Al shared that the water level near the Stone Arch Bridge is higher due to beaver activity and may be impacting the bridge footings. Leah will mention this concern to Hoyle Tanner, who she is meeting with about the Joint Grass Brook culvert on Thursday.

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

The Conservation Commission will meet next on Monday, June 12<sup>th</sup> at 6:30pm, at the town hall.

Respectfully submitted,

Carol A. Rock  
Administrative Assistant  
Dunstable Conservation Commission