



**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, October 23, 2023**

Approved: **November 14, 2023**

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

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

Members absent: none

**Public Hearing Continuation, Notice of Intent, – 211 Off Pond Street, Maureen Herald of Norse Environmental Services, Cynthia Golubisky-DiPrizito**

Alan re-opened the Public Hearing, continued from the October 10<sup>th</sup> meeting, at 6:30 with the Administrator's reading of the Public Notice.

Maureen Herald presented the NOI, with "Subsurface Sewage Disposal Plan" updated as of October 17, 2023 on behalf of the owner/applicant, Cynthia Golubisky-DiPrizito, who was in attendance with her husband Fred.

The project focuses on razing the existing single-family dwelling and constructing a new one. In addition to the new home, they are proposing installation of a new septic system, which has been submitted to the Board of Health for review and approval. Given the new building and proximity to side lot lines, the applicant has applied to the Zoning Board of Appeals, where a public hearing is scheduled for November 16<sup>th</sup>.

Maureen noted that the plans had been revised based on the prior meeting feedback and comments from the Commission during the on-site visit, October 14<sup>th</sup>. The Commission had noted the new dwelling could be no closer to the pond than the existing building. As a result, the patio addition on the original plan which was 5' closer to the pond had been removed and replaced with footpath stones. The trees requested to be removed near the bank and rear of the property will be kept.

The Commission inquired about the driveway and any intention to pave it. The applicant noted they would utilize pervious pavers or hot top-paved with a stone trench for stormwater runoff collection.



**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

The Administrator inquired about the standard template of DCC conditions to add to the Order of Conditions. Leah had reviewed and made one change, but the rest of the conditions would be included in the final order.

Alan asked if there were any additional questions from the Commission or the audience in attendance. There were no further questions.

Juan made a motion to close the hearing. Marijan 2<sup>nd</sup> the motion. – Motion passed unanimously.

Leah made a motion to approve of the Order of Conditions with the plan as presented dated Oct. 17<sup>th</sup> and including the additional DCC conditions. Kate 2<sup>nd</sup> the motion. – Motion passed unanimously.

Members added their signatures to the WPA Form 5 – Order of Conditions for 211 Off Pond Street.

**Site Visit Outcome, Request for Trees Removal – 47 Lower Dam Way, Judith Taylor**

The Commission visited the property and owners at 47 Lower Dam Way on Oct. 14<sup>th</sup> to observe the three tall, white pine trees within 75' of Massapoag Pond. After the wet summer the owners were concerned about the white pines shallow root systems and were requesting permission from the Commission to have the trees removed to prevent them from falling on their house or the next-door neighbor's. They offered to replace the trees with flowering shrubs which will be pollinator friendly and provide cover for wildlife.

Kate made a motion to approve of the tree removal with a condition to include stump grinding but no removal. Marijan 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Reschedule Nov. 13<sup>th</sup> DCC Meeting due to Town Meeting**

Leah made a motion to move the next DCC meeting to Tuesday, Nov. 14<sup>th</sup> at 6:30 given the scheduled town meeting on the regular meeting night of Nov. 13<sup>th</sup>.

Marijan 2<sup>nd</sup> 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

**Meeting Minutes of October 10, 2023**

Leah made a motion to approve the October 10<sup>th</sup> meeting minutes as presented. Juan 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Bills/Payroll**

Juan made a motion to pay an invoice for \$2,092.50 from Mirick O'Connell for legal services associated with review of the Conservation Restriction, to be held by the Commission, for the DRLT McLoon property. The invoice will be paid out of the Conservation Fund. Al S. 2<sup>nd</sup> the motion. As a Director with the DRLT, Alan Chaney abstained. Motion passed, 5-0-1.

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

**Clearing Party: Woodward's Mill/Shaw's Conservation**

The Commission will meet at the pond site on October 28<sup>th</sup> at 1:30pm to work on clearing brush near the bank area.

**Appointment of Alan Chase to Conservation Commission**

Juan had notified the Commission via email of a potential candidate, Alan S. Chase to fill the open seat on the Commission. He had provided a bio of Alan's professional work and volunteer experience. Alan was present at the meeting. He briefly reviewed his background as treasurer for nine years at Beaver Brook Association in Hollis, NH, membership with the DRLT and Dunstable Civic Trust.

Juan made a motion to recommend to the Select Board the appointment of Alan S. Chase to the Dunstable Conservation Commission. Kate 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Farmland of Local Importance**

Alan shared that Al Averill had completed his analysis of the soils within Dunstable which support agriculture. Al A. had provided his report to the DCC and captured screen images with maps of portions of the town properties.



**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

Leah made a motion to adjourn at 7:32pm. Motion seconded by Al S. – Motion passed unanimously.

The Conservation Commission will meet next Tuesday, November 14<sup>th</sup> at 6:30pm, at the town hall.

Respectfully submitted,

Carol A. Rock  
Administrative Assistant  
Dunstable Conservation Commission