



**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, November 27, 2023

Approved: **December 11, 2023**

Chair Alan Chaney called the meeting to order at 6:31pm.

Members present: Marijan Andacic, Leah Basbanes, Alan S. Chase, and Al Starbird

Members absent: Juan Amodei, and Kate DeLoureiro

Meeting Minutes of November 14, 2023

Leah made a motion to approve the November 14th meeting minutes as presented. Alan C. 2nd the motion. – Motion passed unanimously.

Bills/Payroll

No Bills.

Marijan made a motion to sign the payroll. Al S. 2nd the motion. – Motion passed unanimously.

General Store Building Expansion -- 238 Pleasant Street

The General Store owners have been approved by the Town to hold one of the licenses for retail liquor sales. They plan to utilize the building's lower level and parking area for the storefront. There is an isolated wetland directly across Groton Street. A rough sketch of a planned 19'X32' building expansion has been presented by the owners for the Commission to offer commentary back on any wetland permit filing needed.

As any potential project would result in work within 100' of a wetland area, Leah requested a wetland scientist's professional wetland delineation be performed for the property and a Notice of Intent with precise plans presented for consideration. The Administrator will notify the owner of the DCC recommendation to file the NOI.

DCC Meeting Start Time Change

The Commission briefly discussed a potential change to the start time for DCC meetings and decided to make no change to the 6:30pm time.

Morgan's Pond Grant Award

The FY23 LAND grant contracts from the Executive Office of Energy and Environmental Affairs MA Division of Conservation Services are being finalized with appropriate signatures



**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

and will be scanned for email delivery tomorrow to the Director, Vanessa Farny. There is a December 1st deadline and two copies of the 'wet signature' Project Agreement must be mailed to her Boston office.

Alan has marked up a draft of the required Conservation Restriction which must be provided to DCS no later than February 1st. After the Administrator incorporates edits, the Commission will be asked to review and approve.

The Administrator will reach out to Town Counsel for an estimate of costs to perform the required title search.

DCC Meeting on December 25th

Marijan made a motion to cancel the meeting of the DCC scheduled for December 25th, rather than reschedule it for that week. Al S. 2nd the motion. – Motion passed unanimously.

Proposed Tracking Ground Mounted Solar Array Inquiry – 165 Pleasant Street Solaris Renewables has inquired with the Commission for any wetland filing needed to receive approvals to install two ground-mounted tracking solar arrays on this property which abuts Salmon Brook.

The Commission seeks some more information on the size of the concrete pads, location proximity to the nearby bank, and tree or vegetation cutting planned. Depending on the vendor's feedback, it may require a Request for Determination filing.

Leah made a motion to adjourn at 7:04pm. Motion seconded by Marijan. – Motion passed unanimously.

The Conservation Commission will meet next Monday, December 11th at 6:30pm, at the town hall.

Respectfully submitted,
Carol A. Rock
Administrative Assistant
Dunstable Conservation Commission