



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, October 21, 2019**

Approved: November 4, 2019

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

Members present: Tara Alcorn, Juan Amodei, Leah Basbanes and Associate Member Bill Moeller

Members absent: Marijan Andacic and Kieran Meehan

Meeting held at the Dunstable Town Hall – 511 Main Street - lower level – Grange Room

### **Building Permit – 104 Pleasant Street – Ken Tully**

The lot subdivided in 1985, does not have wetlands. Leah made a motion to sign the building permit for Mr. Tully. Juan 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Meeting Minutes – September 23, 2019**

Leah made a motion to approve, as submitted, the September 23 meeting minutes. Tara 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Bills/Payroll**

The Chair signed one invoice for office supplies and the payroll.

### **Fiscal Year 2021 Budget**

Members discussed increasing next fiscal year's budget due to rising MACC dues, escalating Registry filings, educating new members, etc. After the discussion, Tara made a motion to request \$2,000 for a fiscal year 2021 budget (an increase of \$355). Juan 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **October 28 Meeting**

Members decided that since there are no agenda items for next Monday, they would cancel the October 28 meeting. The first meeting in November scheduled for November 11 is a holiday; therefore, the Commission will meet on Monday, November 4 at 6:30pm.

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

### **Isolated Wetland Discussion at 36 Parkhurst Street**

Alan mentioned that there has been some misinformation on-line regarding the isolated wetland discussed at the last meeting. The wetland is actually about 750 square feet in size and there are red maple, high bush blueberry plants and ferns (all wetland plants) growing in the area.



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### **Blanchard Hill – Campsite**

Alan told members that he walked up Blanchard Hill and saw tents, a fire circle, beer cans and benches. He also found a sports certificate from a resident on Sky Top Lane who may be involved, or know who is involved in setting up the site. Under the Commission's Rules and Regulations for Conservation properties, no fires are permitted, no littering, no consumption of alcoholic beverages, no benches may be constructed and no personal property may be left on conservation lands, without written authorization. There are fines associated with each of these violations. Alan will look into this further.

### **Solar Overlay District**

All articles, including the solar overlay district passed at last week's Special Town Meeting.

### **Well Field – 711 Main Street**

Alan reported that construction is proceeding at the well site. He stopped by recently and discovered an area which was disturbed but did not have silt fencing. Alan talked with the construction team and they complied with his request to install silt fence and hay bales.

### **Dunstable Rural Land Trust**

Alan stated that the McLoon Farm is nearly through the probate process. Once that is complete, renovations will begin on the house. He also said that the Trust has recently acquired 22-acres of backland off Danforth Road in Tyngsboro.

### **Bill Moeller's Objectives**

Alan reviewed Bill's handout from the last meeting and made the following comments:

- I. Preserve and increase "rural town" appearance – town wise, and now and into the future – so as to increase housing values of our existing houses. *That is already a goal of the Commission.*
- II. Get the state to again involve giving money to local farm-land owners so as to preserve farmlands. *There are three properties already under the state APR program.*
  - a. *Kennedy on High Street*
  - b. *Larter on Hollis Street*
  - c. *Tully on Hollis Street**The Commission and Fish & Game are aware of additional potential projects including land owned by the Tully's, Larter's, Kennedy's, McGovern's and a 20-acre parcel on River Street.*

- III. Install a "sales tax" statement that will order imposition of a lot-sale fund item on all



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residential property sales, and which is to be put into an account that the town will use to buy development rights from owners of other lands in town that can become "town land", or, to buy development rights from private farmland properties. *Alan said that he believes that may not be legal.*

- IV. Allow "high density" constructions on small parts of large parcels so as to preserve agricultural or forest segments as permanently reserved properties (any/every)where in town. *Leah said that although this is currently done under the Open Space Residential section of the Zoning Bylaw, she would like to see an increase from 35% open land to 50%. This would need to be discussed with the Planning Board.*

Leah made a motion to close the meeting at 7:15pm. Tara 2<sup>nd</sup> the motion. – Motion passed unanimously. The next meeting of the Conservation Commission will be held on Monday, November 4 at 6:30pm.

Respectfully submitted,

Cheryl A. Mann  
Administrative Assistant  
Dunstable Conservation Commission