



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, January 13, 2020**

Approved: January 27, 2020

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

Members present: Tara Alcorn, Juan Amodei, Marijan Andacic, Leah Basbanes, Kieran Meehan and Associate Member Bill Moeller

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

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

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

### **Bills/Payroll**

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

### **Emery Property – High Street – Discussion on Possible Purchase/LAND Grant**

Alan explained that the Emery's have 71.8 acres at 102 High Street. They will be submitting an ANR plan to the Planning Board to subdivide their property from one lot to five backland lots. They plan to sell Lots 1 & 2 to be developed. Lot 3 will encompass the existing home on ten acres. They are making Lots 4 & 5 available to the Conservation Commission to purchase. Alan told members that the property is one that the Commission has focused on for many years since the entire western border lies along Salmon Brook. Opposite the brook is the Urquhart Conservation area and the Town Wellfield. To the north is the Helen Sawyer Hogg Conservation Area and to the south is the Sargent Conservation Area. There is currently a Conservation Restriction on 10 of the 48 acres, leaving 38 acres unprotected. An appraisal is underway. Alan estimated that at the high end, the 48 acres could appraise at \$360,000. The purchase would be contingent on a state LAND grant, approval from the Community Preservation Committee to fund part of the purchase, and Town Meeting vote. 60% of the purchase price would come from the LAND grant, \$10,000 from the timber account and the remaining from Community Preservation Funds. After the discussion, Leah made a motion to go forward with the LAND grant application to purchase 48 acres identified on the preliminary site plan for 102 High Street dated December 19, 2019, contingent upon an approved LAND grant, CPA funds and Town Meeting approval. Tara 2<sup>nd</sup> the motion. – Motion passed unanimously. Kieran asked who was paying for the appraisal. Alan said that he is hoping that the Dunstable Rural Land Trust will pay for a portion and the Commission fund the rest. This will be discussed at the next meeting.

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



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

### **Hiking Trail System**

Tara brought up that Ron Keohane from Tyngsboro would like to meet with members to discuss a trail system that would connect Tyngsboro, Dunstable and Groton. The trail may go over property owned by Fish and Game. Alan said that permission would be needed to cross over property that is privately or state owned. Members asked Tara to invite Mr. Keohane and his committee to the next meeting to discuss this project.

### **Vacancy**

Alan told members that he knows someone in town that may be interested in joining the Conservation Commission. Mr. Starbird, a resident from Thorndike Street has a forestry background. Members feel he may be a good fit. Alan will extend the invitation to attend our next scheduled meeting.

Leah made a motion to close the meeting at 7:22pm. Tara 2<sup>nd</sup> the motion. – Motion passed unanimously. The next meeting of the Conservation Commission will be held on Monday, January 13 at 6:30pm.

Respectfully submitted,

Cheryl A. Mann  
Administrative Assistant  
Dunstable Conservation Commission