



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 Held via Zoom
This meeting was held virtually through Zoom, Zoom ID 858 4665 1957

Conservation Commission Minutes
Monday, December 14, 2020

Approved: December 28, 2020

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

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

Members absent: Tara Alcorn and Associate Member Tiffany Naughton

National Grid Pole Replacement – Pleasant Street – Jim Bolduc

Mr. Bolduc, Project Manager from TRC, attended the meeting to discuss the replacement of two utility poles on Pleasant Street. One of the poles is located within the 100-foot buffer zone to a Bordering Vegetated Wetland (BVW). Mr. Bolduc said removal of the pole would be from the road. Normally National Grid notifies the Conservation Commission by letter but he was not sure if he would need to file under the town's local bylaw. Leah said that the activity is exempt under our bylaw as well as state regulations. She asked that he send a letter stating what he plans to do, and reminded him to place erosion control on the site.

Meeting Minutes of November 23

Leah made a motion to approve, as submitted, the November 23 meeting minutes. Al 2nd the motion. – Motion passed unanimously.

Bills and Payroll –

Kate made a motion to pay Al Starbird for the materials he purchased to repair the Flat Rock Hill sign. Juan 2nd the motion. – Motion passed unanimously. Al made a motion to pay the title search company (for the Drew land) from the Wetlands fund. Juan 2nd the motion. – Motion passed unanimously. Juan made a motion to sign payroll. Marijan 2nd the motion. – Motion passed unanimously.

Review of 2020 Annual Report

Juan made a motion to approve the 2020 Annual Report, with correction. Al 2nd the motion. – Motion passed unanimously.

Building Permit – 5 Woodland Road - Ken Tully

After review of the emailed plan submitted by Mr. Tully, Leah said that work is outside of the flood plain, riverfront and buffer zone. Juan made a motion to sign the Building Permit for 5 Woodland Road. Al 2nd the motion. – Motion passed unanimously.



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Certificate of Compliance – Sky Meadow – 1981 – DEP #147-28

Trish Bell, a Paralegal from Atkins Callahan, PLLC contacted the Commission regarding a 1981 Order of Conditions (OOC) for the Sky Meadow Group. She said that the company did not start the work. They sold the property and the new owner filed their own Notice of Intent. Juan made a motion to issue a Certificate of Compliance for DEP file #147-28 stating the Order lapsed and work was never completed. Marijan 2nd the motion. – Motion passed unanimously.

Additional Topics Discussed Not Noted on the Agenda

Joe Silva – Main Street Property - Mikonis

Mr. Silva contacted the office regarding a 2-acre parcel on Main Street owned by Mikonis. Recently, the property listed for sale and generated a lot of interest. Mr. Silva told members that he would like a better understanding of what would have to happen to satisfy the town's requirements so he could build a single-family home on the lot.

The Commission explained that back in 2003, the owner of the property asked for a determination on whether the lot met the criteria for a single-family residence. After a site visit to the property, the Commission said they were *"unable to vote approval of a residential building permit for this parcel. This position is based on our understanding of the Dunstable General Wetlands Bylaw and its Regulations: in this case, specifically with regard to the presence of wetlands consisting of a drainage swale and the bordering vegetated wetlands associated with Joint Grass Brook. Because of these wetlands having been determined to be contiguous, and because of their location on said property, the lot does not meet criteria set forth in the Bylaw regarding siting of a residence."*

Members explained that there is a year round perennial stream and associated wetlands on the lot. The lot would need to meet the state wetland statute, the town wetland bylaw and the River's Protection Act. For the Conservation Commission to conduct a full examination, the property owner would need to hire an expert to delineate the wetlands/define the resource areas and file with the Conservation Commission. That was done in 2003, and at that time, it was determined that the lot was unbuildable. Whether anything has changed on the lot, a thorough investigation by the property owner would need to be conducted, taking into consideration the regulations mentioned above as well as housing setbacks, septic and expansion tank regulations, well regulations, etc., and then submit a plan with formal request.

2020 Christmas Tree Money

Although the Conservation Commission did not hold a sale, \$150 was collected.



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Emery LAND Grant

The Administrative Assistant told members that she mailed the signed contracts for the LAND grant to the state.

Joint Grass Brook Culvert

Leah explained that the Joint Grass Brook culvert will be replaced with either a box culvert or bridge.

Leah made a motion to close the meeting at 7:15pm. Marijan 2nd the motion. – Motion passed unanimously. The next meeting of the Commission will be on Monday, December 28 at 6:30pm.

Respectfully submitted,

Cheryl A. Mann
Administrative Assistant
Dunstable Conservation Commission