



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 817 5431 2833

Conservation Commission Minutes
Monday, August 9, 2021

Approved: August 23, 2021

Chair Alan Chaney called the meeting to order at 6:30pm.
Members present: Juan Amodei, Al Starbird, Kate DeLoureiro and Leah Basbanes
Member absent: Marijan Andacic and Tiffany Naughton

160 Westford Street – Discussion on Latest Plan

Thomas Carr and Sam Ingram attended. Members reviewed the latest plan showing five lots on Westford Street. Since one lot is within the 200-foot riverfront, the applicant is looking to shift the location of that septic system to avoid a Conservation filing. The applicant will be meeting with the Board of Health agent on August 12 to dig additional test pits. Leah reminded the applicant that if the reserve system stays in the current location, a filing with Conservation would be required, if it is ever needed. After the discussion, Leah moved to accept a new plan for 160 Westford Street provided the plan be amended to move the septic on lot 18-2-2 outside the jurisdictional area. Al 2nd the motion. – Motion passed unanimously. The applicant was reminded that if any changes are made during the Planning Board approval of the ANR, they might need to come before the Conservation Commission again. Alan will sign off on the new plan.

Pawel Chadzynski – Parkhurst Street Property Question on a Land Swap

Mr. Chadzynski told members that he may be looking to purchase a lot (13-67-0) owned by Donald Goldthwaite which has an access easement off Parkhurst Street. He has not contacted the owner, but if he does purchase the lot, he would like to give the lot to the Town in exchange for a section of lot 13-47-13 (closest to his home (13-47-25)). Alan explained that the town's parcel (13-47-13) is under the jurisdiction of the Conservation Commission and protected by Article 97 of the State Constitution. Article 97 says you cannot take dedicated open space unless there is first a vote at Town Meeting and then a 2/3 vote of each house of state legislature. A lot equal to or greater in value must be offered to the Town in its place. Members question whether the lot offered is equal to or greater in value since it may not be buildable. There would be many hurdles for Mr. Chadzynski to overcome. The Commission feels that residents may not find that a land swap benefiting only Mr. Chadzynski would be an overwhelming benefit to the town. Members indicated that they are not interested in supporting the land swap.

Meeting Minutes of July 12, 2021

Juan made a motion to approve, as submitted, the July 12 meeting minutes. Kate 2nd 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

Bills and Payroll -

Leah made a motion to spend \$25 for a new Mass Wildlife map. Kate 2nd the motion. –Motion passed unanimously.

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

Additional Topics Discussed Not Noted on the Agenda

Alan reported that Zoo New England worked on 3 acres at the Town Forest planting New England Blazing Star, a Species of Special Concern under the Massachusetts Endangered Species Act. This member of the aster family used to be widespread in Massachusetts. The same group has plans to increase the wood turtle territory in the west side of Unkety Brook.

Motion to adjourn by Juan, seconded by Leah at 7:25 pm. The next meeting of the Commission will be on Monday, August 23 at 6:30pm.

Respectfully submitted,

Cheryl A. Mann
Administrative Assistant
Dunstable Conservation Commission