



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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Meeting Held via Zoom  
This meeting was held virtually through Zoom, Zoom ID 819 3561 1799

**Conservation Commission Minutes**  
**Monday, January 10, 2022**

Approved: January 24, 2022

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

Members present: Marijan Andacic, Leah Basbanes, Kate DeLoureiro and Tiffany Naughton

Members absent: Juan Amodei and Al Starbird

**Request for Determination – Boston Gas Company – Installation of Gas Lines**

Siona Patisteas and Kevin Ferguson from TRC attended the meeting on behalf of Boston Gas Company. Ms. Patisteas explained that Boston Gas plans to install low-pressure distribution lines on Groton, Hall, Kemp and School Streets. Work will be entirely within the street. Construction includes pavement cuts, excavation, line installation, backfill and hot top at the end of the project. Lines will go to individual houses along their driveways. Ms. Patisteas said that there are wetland areas along the streets as well as ACEC, rare species and flood plain; however, any disturbance to buffers will be temporary. Compost bags or straw wattles will be placed near wetlands, as needed. There will not be excess spoils. They will remove cut pavement from the site. Ms. Patisteas does not anticipate dewatering. After the discussion, Leah made a motion to issue a negative 3 determination, which says, "*the work described is within the Buffer Zone but will not alter an Area subject to protection under the Act*". Kate 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Flat Rock Hill Conservation Area – Expansion of Parking Hours – Joe VLcek**

In attendance: Joe VLcek, Gus VLcek, Lori Joyce and Julia Joyce

Alan explained that the current parking restrictions for Flat Rock Hill are 1 hour after sunset to 1 hour before sunrise. Mr. VLcek told members that he works until 6pm, which makes using the property difficult in the winter when it gets dark by 5pm. He is asking the Commission to alter the parking ban, allowing vehicles until 9pm. He said that a year ago, Chief Dow said that he did not know of problems with cars entering the Flat Rock Hill Conservation area at night. Joe said that he also has not seen evidence of parties or problems when he uses the property at night. Gus VLcek supports an increase in night parking hours. He also asked about the Joyce's concerns.

Ms. Joyce told members that she spoke to Chief Dow who asked her to compile a list of her experience living next door to the site over the past 14 years. Some specific **nighttime** items mentioned were:

- 1) harassing phone calls from a neighbor,



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- 2) a neighbor entering her home uninvited to yell and swear because snow was blocking him from walking his dogs at night,
- 3) vehicles parked in the woods,
- 4) vehicles driving around the fields,
- 5) parking area used as a parking lot to shuttle teenagers to a party on Main Street,
- 6) people setting off fireworks,
- 7) overnight parking when it is too icy for owner to drive back out,
- 8) constant headlights shining into their home including elderly mother's bathroom and bedroom,
- 9) neighbor sitting in their car facing house with high beams on,
- 10) people yelling and swearing.

Julia Joyce told members that she has personally experienced much of what her mother listed including when someone came into their home and yelled at her parents.

Alan said that he contacted the Groton Land Trust who said that they do not allow parking on their properties from dusk to dawn. The Pepperell Conservation Commission said they make every effort to have parking areas right along the road and have installed cameras at some sites.

Mr. VLcek thanked Ms. Joyce for offering her perspective on living next to Flat Rock. He said he understands her frustration with the issues she and her family have encountered.

Alan said the Conservation Commission compromised on entrance to Flat Rock Hill at night by issuing an order that no cars may enter or park at Flat Rock Hill from 1 hour after sunset to 1 hour before sunrise. He personally feels that he would like to head off any additional issues and keep the hours the same.

Leah made a motion to leave the restriction as no cars entering or parking from 1 hour after sunset to 1 hour before sunrise. Tiffany 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Meeting Minutes of December 27, 2021**

Leah made a motion to approve, as submitted, the December 27 meeting minutes. Marijan 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Bills and Payroll**

No bills. Marijan made a motion to sign payroll. Kate 2<sup>nd</sup> the motion. – Motion passed unanimously.



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### **Update on Drew Boardwalk Grant Application**

The Administrative Assistant told members that the engineering firm would provide the completed feasibility study by this Friday, January 14. She will work on the application and finish it in time for the by February 1 deadline.

### **February 14 Meeting**

The Administrative Assistant told members that she will be out on February 14 but can zoom the meeting.

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

Motion to adjourn by Leah, seconded by Marijan at 7:30 pm. The next meeting of the Commission will be on Monday, January 24 at 6:30pm.

Respectfully submitted,

Cheryl A. Mann  
Administrative Assistant  
Dunstable Conservation Commission