



OFFICE OF THE  
CONSERVATION COMMISSION  
TOWN HALL, 511 MAIN STREET  
DUNSTABLE, MA 01827-1313  
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Meeting Held via Zoom  
This meeting was held virtually through Zoom, Zoom ID 894 0312 7957

**Conservation Commission Minutes**  
**Monday, January 24, 2022**

Approved: February 14, 2022

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

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

**Abbreviated Notice of Resource Area Delineation (ANRAD) Hearing – River Street**

In attendance: Paul Davey, Brock, Kathy McFadden, Joan Simmons and Matt Hamor  
Maureen Herald from Norse Environmental Services attended the meeting on behalf of Coljack Development. The applicant hired her firm to flag wetlands on the 86-acre River Street parcel. She said the plan submitted shows a perennial stream (Unkety Brook), associated bordering land subject to flooding, isolated wetlands (potential vernal pools), the 200' riverfront and 100-year floodplain. She also said that the premises is within NHESP (Natural Heritage & Endangered Species Program) priority habitat of rare species and estimated habitat of rare wildlife (Blanding's turtle). The developer has already been in touch and is working with NHESP. Leah said that the land is also within ACEC (Area of Critical Environmental Concern). After review, Leah asked why no base flood elevations were taken. Maureen said that the elevations go from 184 to 200 and they felt that because of the steepness, it was not required. The Department of Environmental Protection has not issued a file number; therefore, the hearing cannot be closed. Members asked to meet Maureen out at the site to review the wetland delineation. The site visit was set up for Thursday, January 27 at 2pm. Maureen then asked for a continuance of the hearing. Leah made a motion to honor the request and continue the hearing to Monday, February 14, 2022 at 6:30pm. Juan 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Meeting Minutes of January 10, 2022**

Juan made a motion to approve, as submitted, the January 10 meeting minutes. Kate 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Bills and Payroll**

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

**Update on Drew Boardwalk Grant Application**

The Administrative Assistant told members that the town engineer was planning on coming to the Town Hall to help her download the documents for the trail grant application. However, when Alan stopped by the office earlier today, he asked her to contact the state about the Conservation Commission Minutes – January 24, 2022



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chances of receiving a design grant this year and construction next year. The grant program manager said, *"The short answer to your question is that, if awarded a grant, we can only guarantee funding for that phase of the project and, given the competitiveness of the grant program, it is not likely that the following year will yield funding for a second phase. I have no way of knowing if subsequent years would either. My advice is for you to plan on applying for the most crucial phase of your project without an expectation of funding in the next few years. Basically, if you knew you were only ever going to get a set amount of funding for the project, what would you do? Not knowing anything about the project other than that it is boardwalk, that is my best answer to your question."*

Due to that additional information, members felt that it would be better to submit an application to request construction funds rather than for design. This will be discussed further.

#### **Discussion on General Wetlands Bylaw Changes and Set up Hearing Date**

Members reviewed the proposed changes to the Wetland Bylaw and agreed to set up a hearing in time for the changes to be placed on the Annual Town Meeting warrant.

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

Motion to adjourn by Leah, seconded by Kate at 7:18 pm. The next meeting of the Commission will be on Monday, February 14 at 6:30pm.

Respectfully submitted,

Cheryl A. Mann  
Administrative Assistant  
Dunstable Conservation Commission