



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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Conservation Commission Minutes

December 28, 2009

Meeting was called to order at 7:30pm by member Alan Chaney

Members present: Marilyn Pike, Jeff Haight and Judy Larter

Members absent: Juan Amodei, Leah Basbanes and Bill Moeller

Meeting held: At the Dunstable Town Hall, lower level

Finding of Uniqueness – Hardy Street (Carter) Property

Members of the Town Forest Committee (Ron Patenaude, Alan Chaney and Jeff Haight) were in attendance to discuss and vote on a “Finding of Uniqueness” for the Hardy Street (Carter) property. Alan explained that in order to meet state statute, M.G.L.C.30B s.16(e)(2), the Commission would need to file a “Finding of Uniqueness” at the Central Register. Alan read the description of the property, estimated value, source of valuation, and additional information for the parcel (see attached). After discussion, Marilyn made a motion to accept the statement Alan had just read regarding the Hardy Street (Carter) parcel and to support the filing in the Central Register. Judy 2nd the motion. – Motion passed with all four Conservation members voting in favor. Member, Jeff Haight then made a motion on behalf of the Town Forest Committee to move forward to support the “Finding of Uniqueness” for the Carter Property. Ron Patenaude 2nd the motion. – Motion passed with all three members voting in favor. The Secretary will file the “Finding of Uniqueness” with the Central Register on Tuesday, December 29th.

Off Pond Street Issue

Alan explained that there has been an on-going problem with the dumping of materials along the wetlands side of Off Pond Street. Members have been out to the site and feel there are several violations of the Wetlands Protection Act. Alan said that there are about 6-10 wheelbarrows full of debris (such as pine slash and waste from beach clearing) that have been dumped along the road. The dumped materials may give the impression that the road is wider than it is which could be dangerous to anyone driving, walking or biking. The materials are on private property and the owners may not be aware of the problem. After discussion, the Commission decided that they will mail letters to all owners on Off Pond Street regarding the illegal disposing of refuse and that the material must be removed to avoid fines. The letter will be sent to Attorney Larkin for review before being mailed. Alan will also contact the owners of the property to inform them of the violation and the letters that will be mailed to Off Pond Street residents.

Meeting Minutes

Two of the members in attendance were not at the December 14th meeting, therefore, the Commission decided to hold off on accepting the minutes until the next scheduled meeting.

Bills

Jeff made a motion to sign the one invoice for certified mail of an Order of Conditions for 55 Lower Dam Way. Marilyn 2nd the motion. - Motion passed.



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Christmas Tree Sale

The Secretary reported that \$1,160 was collected during the Christmas tree sale.

Sweets Pond

The Secretary reported that EPA e-mailed the Commission regarding the restoration plan for Sweets Pond. She called Steve Eriksen (Norse Environmental) who will be mailing a package to EPA and the Commission. The Commission will address this at the January 11th meeting.

Notice of Intent Filing – Lowell Street

The Secretary reported that the Division of Fisheries & Wildlife filed a Notice of Intent for work on Lowell Street. The hearing has been set up for Monday, January 11th.

YMCA Camp – Hall Street

Alan told the Commission that he and Leah had met with members of the Lowell YMCA, Bob Kennedy (DRLT), Chair of the Groton Conservation Commission and the President of the Groton Land Trust to discuss the YMCA property. A January meeting will be set up with Chris Lapointe from TPL to discuss the property further.

Trees at the Amos Kendall Property

Jeff asked the Commission if they would sell small pine trees from the Amos Kendall property to the public if someone wanted to purchase some. Members said that they would for \$20 a tree (same price that they sell Christmas trees for the first two Saturdays of December) but the resident would have to dig them out and fill in the holes. Jeff said that he may be interested in purchasing some of the trees in the spring.

Quonset Hut

The Commission discussed the Quonset hut on the Amos Kendall property. The previous owner had removed everything that was of interest to him after the property was sold to the Commission in 2006. The hut has been there for many years, and is now torn. Commission members agreed that it should be removed from the property.

Motion was made to adjourn the meeting at 8:35pm. Motion 2nd. - Motion passed. The next scheduled meeting for the Conservation Commission will be held on Monday, January 11th at 7:30pm, downstairs at the Dunstable Town Hall.

Respectfully submitted,

Cheryl A. Mann

Secretary – Dunstable Conservation Commission



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CR-3 CENTRAL REGISTER – ACQUISITION OR DISPOSITION OF REAL PROPERTY

AWARDING AUTHORITY: Town of Dunstable

AGENCY: Conservation Commission

PROJECT NUMBER: DCC-2009-CPA-01

Dunstable Conservation Commission

511 Main Street

Dunstable, MA 01827

978-649-4514 x230

PROPOSAL DEADLINE DATE AND TIME

Waiver under M.G.L.C.30B s. 16(e)(2)

CONTACT INFORMATION:

FAX: 978-649-8891

NAME: Conservation Commission

PHONE: 978-649-4514 x230

DESCRIPTION OF PROPERTY

Land lying on the easterly sideline of Hardy Street containing 10.89 acres, being a portion of the premises described in a deed at Middlesex North District Deeds, Book 7176, Page 226, and shown on a plan dated June 5, 2009.

ESTIMATED VALUE, SOURCE OF VALUATION:

\$260,000.00 proposed sale price, appraisal of Avery Associates

ADD INFORMATION: The Town of Dunstable Conservation Commission is involved in the acquisition from the Lyle G. Carter, Sr. and Mary E. Carter estate of certain real property on Hardy Street in Dunstable, described above, comprising approximately 10.89 acres. The premises are unique in their qualities and location having regard to the needs of the Town. The Commission working in conjunction with personnel in the other interested functionaries of the Town has targeted this particular parcel of land for acquisition, having learned from the owners that they were considering marketing the land. The land occupies approximately 286.88 feet of frontage on Hardy Street and abuts the Gage Town Forest (35 acres) and twelve (12) additional acres held as open space by the Dunstable Rural Land Trust (DRLT). The Town Forest and DRLT parcels are currently landlocked; the Carter property is the only available undeveloped land that provides access to those parcels. Town ownership of the Carter property will allow the creation of a system of trails throughout all three parcels for the use and enjoyment of the public. In addition, the Carter property contains varied habitat that supports five (5) documented species listed under the Massachusetts Natural Heritage Program.