



OFFICE OF THE
CONSERVATION COMMISSION
TOWN HALL, 511 MAIN STREET
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Conservation Commission Minutes
March 12, 2012

Meeting was called to order at 7:33pm by member, Alan Chaney
Members present: Bill Moeller, Jeff Haight, Marilyn Pike and Juan Amodei
Members absent: Leah Basbanes and Judy Larter
Meeting held: At the Dunstable Town Hall – lower level – Grange Room

The Secretary read the statement for hearings held under the authority of the Massachusetts Wetlands Protection Act G.L. Chapter 131, section 40, and the Town of Dunstable General by-law in which any activities...within 100 feet of wetlands or water bodies must be reviewed and approved by the Conservation Commission (see attached).

Notice of Intent Hearing – 17 Massapoag Way – Peter Palakavong Na Ayutaya

Alan opened the hearing at 7:36pm by explaining the procedure in which the hearing would be conducted. The Commission did not receive notification from anyone planning on making a video or an audio recording of the hearings.

Jeff Hannaford was in attendance representing the applicant for 17 Massapoag Way – Lot #1 which will be a single family home. Access to Massapoag Way is through Lake Street. Mr. Hannaford said that 7 feet of the house, driveway and leaching area were within the 100 foot buffer zone. There is an intermittent stream on the adjacent property. No fill would be needed over the septic system. Erosion control will be used as a limit of disturbance. After listening to Mr. Hannaford's presentation and reviewing the plan, the Commission suggested that the primary and expansion trenches be flipped to keep the leaching area out of the buffer zone. The applicant's agent did not see any problem with that change. The Commission asked Mr. Hannaford to explain how the new septic system works. He explained that this type of system must be approved by DEP. It's an innovative/alternative septic system that has a smaller footprint, less disturbance and is more efficient than a conventional system.

Members asked about the plans for the driveway. Mr. Hannaford said that the driveway will be paved. The Commission said that they will be asking for permanent demarcation to protect the wetlands.

Alan asked if anyone in attendance wanted to speak. John Martin said that he came to hear about the project, but did not have any questions.

At 7:53pm, Marilyn made a motion to close the hearing. Bill 2nd the motion. – Motion passed unanimously. The Order of Conditions for 17 Massapoag Way will be written at the next meeting which is currently scheduled for March 26th.



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Notice of Intent Hearing – 23 Massapoag Way – Peter Palakavong Na Ayutaya

Alan opened the hearing at 7:54pm by explaining the procedure in which the hearing would be conducted. The Commission did not receive notification from anyone planning on making a video or an audio recording of the hearings.

Jeff Hannaford represented Mr. Palakavong Na Ayutaya for 23 Massapoag Way – Lot #2. Mr. Hannaford explained that the applicant proposes to construct a single family home in the rear of lot#2. At the closest point, the home will be 75 feet away from the wetlands, with the leaching system 71 feet away. The dwelling will be 32 feet from lot#3. The well is shown to be located in the front of the house with the leaching system in the back. Mr. Hannaford said that he is willing to switch the primary system with the expansion to keep the primary out of the wetland buffer.

The Commission told Mr. Hannaford that they are also going to ask for permanent demarcation with this lot.

Members asked Mr. Hannaford about the driveway. He expressed that the applicant would like to pave it. The Commission said that if the plans are to hot top the entire driveway, it would have to be with permeable (popcorn) pavement. Mr. Hannaford said that because he feared the permeable pavement would catch gravel from the road, he would suggest that 250 feet from Massapoag Way towards the house be crushed stone with regular pavement from the 250 foot mark (near the well) to the house. The Commission suggested that the paved area be graded to tip south towards lot 3 so runoff will drain away from the wetlands.

Alan asked if anyone in attendance wanted to speak. John Martin, the only person in attendance, did not.

At 8:11pm, Bill made a motion to close the hearing. Jeff 2nd the motion. – Motion passed unanimously. The Order of Conditions for 23 Massapoag Way will be written at the next meeting which is currently scheduled for March 26th.

Meeting Minutes of February 27, 2012

Jeff made a motion to approve the minutes from the February 27th meeting. Bill 2nd the motion. – Motion passed unanimously.

Review and Sign Bills

The invoice for mileage to the MACC Conference was signed off

Review and Sign Payroll

The Commission reviewed and signed off on the 2/27/12 payroll for the Secretary.



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MACC Conference and Classes

The Secretary reported that she had attended the MACC Annual Conference on March 3rd at the College of the Holy Cross in Worcester. In addition to viewing the exhibits, she attended two classes, “Creative Approaches to Financing Your Commission” and “Update on the Open Meeting and Conflict of Interest Laws: New Changes in the Past Year.” A synopsis of the two classes was handed out to members.

Flat Rock Hill Culvert

Kevin Smith e-mailed a quote to repair the damaged culvert at Flat Rock Hill. The estimate of \$3,925 includes: removal of the old drainage pipe, removal of sediment in the brook, installing one 24” A.D.S. pipe approximately 25’ in length to be used from on site granite rock, loam/seed/mulch all slopes to the brook and clean up disturbed areas.

The Commission would like Mr. Smith to clarify the following:

- a) Will the sediment be removed from both upstream and downstream?
- b) What will be done with the excavated sediment?
- c) Will the bottom of the pipe be placed at the natural level of the bottom of the stream?

Demolition of Garage at Woods Court

No update

Certificate of Compliance

44 Swallow Lane

The Commission will go out to the site on Saturday, March 17th at 9:00am.

11 Brittany Lane

The Commission will go out to the site on Saturday, March 17th at 9:30am.

7 Brittany Lane

The Commission will go out to the site on Saturday, March 17th at 9:45am.

161 Off Pond Street

The Commission will go out to the site on Saturday, March 17th at 10:00am.

219 River Street

The Commission reviewed the file on 219 River Street. The wetlands are located across the street from the property and the Commission felt comfortable signing off on the Certificate of Compliance (COC). Jeff made a motion to sign the COC for 219 River Street. Alan 2nd the motion. – Motion passed unanimously.



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Additional Topics Discussed Not Noted on the Agenda

Stone Arch Bridge

Jeff mentioned that he had stopped a couple of 4 wheelers riding on conservation land near the Stone Arch Bridge. He explained to them that no motorized vehicles were allowed on Conservation Commission property. The men said that they didn't know about the restriction because there aren't any signs posted in that area.

Bill made a motion to close the meeting at 8:45pm. Alan 2nd the motion. – Motion passed unanimously. The next meeting of the Dunstable Conservation Commission will be held on Monday, March 26, 2012 at 7:30pm at the Dunstable Town Hall.

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Conservation Commission