



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 **Tuesday, October 22, 2012**

Meeting was called to order at 7:30pm by Chair Leah Basbanes
Members present: Bill Moeller, Alan Chaney, Juan Amodei, Judy Larter & Marilyn Pike
Members absent: Jeff Haight
Meeting held: At the Dunstable Town Hall– 511 Main Street-lower level– Grange Room

Public Hearing Continuation ANOI – 285 Forest Street – Derek Bernard

Garage/Shed

On October 9th, Mr. Bernard was asked to submit a more detailed drawing of the wetland markers in relation to the proposed garage/barn as well as the existing shed and basketball court. The shed is 19 feet from the wetlands and will be razed. The new garage/barn will be attached to the existing house and moved forward and away from the wetland (44 feet). The Commission stated that the garage falls under our bylaw *“nor shall any new permanent structure or impervious surface (greater than 100 square feet in the aggregate) be permitted within 60 feet of any freshwater wetland as defined in the Bylaw, except that the repair, replacement or enlargement of any single family dwelling house, or any appurtenant structure thereof, existing as of May 31, 1997, may be permitted within such area to the extent that such repair, replacement or enlargement does not result in a reduction in the minimum distance that existed between the previously existing structure or impervious surface and the fresh water wetland...”*.

Basketball Court

The basketball court was poured in the spring of 2012, is 29 feet from the wetland and was done without authorization from the Conservation Commission. This new structure is clearly in violation of our local bylaw. The Building Inspector does not require a building permit for a poured concrete type pad and Mr. Bernard stated that he did not realize the location of the basketball court was a violation. He went on to say that he really would like to keep the basketball court for his children to use. Members agreed that the court would be permitted under state statute, however, is not under our more stringent local bylaw. The Commission discussed whether to require Mr. Bernard to remove the pad now or to allow the pad “temporarily” (remove when the house is sold or in a few years).

Alan made a motion to close the hearing and write the Order of Conditions at the end of the meeting. Marilyn 2nd the motion. – Motion passed unanimously.



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Eagle Scout Project – Dan Calderan

Mr. Calderan attended the meeting seeking a signature on his final Eagle Scout project paperwork. Dan planted 10 Elm trees at the following locations: Little Red Schoolhouse, DRLT property, Cemetery, Pond Street and Brook Street. Alan reported that the trees were all doing well because the scouts watered them all summer long. Alan made a motion to sign the paperwork. Juan 2nd the motion. – Motion passed unanimously.

286 Pond Street – Geothermo System – Fernando & Elizabeth Viesca

Mr. and Ms. Viesca attended the meeting to inquire whether they need to file with the Conservation Commission when they install a Geothermo System at their Pond Street property. They indicated that they are about 400 feet from the wetlands. Leah stated that anything within 100 feet from the wetlands and 200 feet from a perennial stream is within the Commission's jurisdiction; therefore, the Viesca's do not need to file.

Meeting Minutes – October 9, 2012

Judy made a motion to approve the meeting minutes, as submitted, from the October 9th meeting. Marilyn 2nd the motion. – Motion passed unanimously.

Review and Sign Bills

Bill made a motion to sign the invoice for certified mail (\$5.95). Judy 2nd the motion. – Motion passed unanimously.

Review and/or Sign Payroll

Bill made a motion to sign the secretary's payroll slip. Judy 2nd the motion. – Motion passed unanimously.

Meeting of November 12, 2012 – Veteran's Day

The Secretary mentioned that the next meeting falls on a holiday. Members said that if no agenda items were scheduled by the week before, the meeting should be cancelled. If a meeting needs to take place, it will be held on Wednesday, November 14th.

Christmas Tree Sale

The Secretary asked if members were interested in selling Christmas trees again this year. Members indicated that they were. Trees will be sold on Saturday, December 1st and Saturday, December 8th, 10:00am-2:00pm at both Amos Kendall and Flat Rock Hill. The Secretary will contact Tim Joyce who abuts the Flat Rock Hill property.

Flat Rock Hill Culvert Repair

Leah mentioned that she has not been out to Flat Rock Hill to view the culvert. This will be put on the agenda for the next meeting.



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Conservation Commission Meeting of October 15th - NRWA

Leah and Cheryl were hosts of the Regional Conservation Commission meeting held at the Nashua River Watershed Association on Monday, October 15th. The topic of discussion was "Invasive Management". The next meeting will be held in January.

Invasive Species Control

Bill brought up that it may be beneficial to the Commission to have an inventory map of the locations of invasive species on town owned properties with the hopes that we can find funding to eradicate them. This service could eventually be offered to private landowners who have vast amounts of invasive species on their property and want them sprayed (homeowner would pay a fee).

30 Acre Parcel on Hall Street/Lake Street – Lewis Property

Alan told members that he had conversations with two of the three sisters that own the 30 acre "Lewis" property. The assessed value is \$313,300. Alan asked members for permission to approach the Dunstable Rural Land Trust (DRLT) for funding to have an appraisal done on the property. This has to be done before seeking State Self-Help funding. Members agreed to allow Alan to approach the DRLT. Alan is figuring on approximately \$180,000 in self help money, \$40,000 in current timber funds (directly abuts Spaulding Proctor), possible \$15,000 more of potential timber funds through a limited cut, \$15,000 of Red Pine timber that can be taken out of the Town Forest, DRLT and possible private donations.

Additional Topics Discussed Not Noted on the Agenda

Ryan Flanagan – Eagle Scout Project

Ryan Flanagan and his father attended the meeting to inquire about potential Eagle Scout projects. The Commission gave Ryan a number of ideas including: clearing a trail on Blanchard Hill, water bars at Sky Top Lane, trail on the 100 acre pasture, identify and list rare trees and vegetation in town, invasive species pamphlet. Ryan seemed to be interested in the 100 acre pasture trail. He will meet Judy Larter on Saturday to discuss this further.

61 Valley Street – Brenda Carter

Leah met with Maureen from Norse Environmental regarding the Enforcement Order at 61 Valley Street. Leah said that Norse will be submitting a sketch to scale with the wetland delineation and restoration plans by the December meeting. Leah mentioned that a portion of the town line marker was also covered with fill.



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Stone Arch Bridge – High Street

Judy mentioned that the parking area at the Stone Arch Bridge needs to be mowed as soon as the Commission has the funding.

Bill made a motion to adjourn at 8:56pm. Alan 2nd the motion. – Motion passed unanimously. The next meeting of the Dunstable Conservation Commission will be held either on Wednesday, November 14th or Monday, November 26th and will be posted in the next 2 weeks at the Dunstable Town Hall.

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Conservation Commission