



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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Approved: May 29, 2013

## **Conservation Commission Minutes** **Wednesday, May 15, 2013**

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

### **Building Permit – 252 Kemp Street – David Trahan**

Mr. Trahan did not attend the meeting nor did he call to cancel or reschedule.

### **Meeting Minutes – April 23, 2013**

Alan made a motion to approve the meeting minutes, as submitted, from the April 23<sup>rd</sup> meeting. Bill 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Review and/or Sign Bills**

None

### **Review and/or Sign Payroll**

One payroll slip was reviewed and signed.

### **Dock Repair Compliance – 473 Pond Street - Zannoni**

Bill and the secretary stopped by 473 Pond Street on Saturday, April 27<sup>th</sup> to inspect the dock before issuing a letter that the homeowner complied with MGL Chapter 91. The materials used and the construction of the dock was in line with the documentation that was previously submitted by the applicant. Alan made a motion to issue a letter of compliance to Mr. and Mrs. Zannoni. Bill 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Building Permit Application Signatures**

Leah and the secretary mentioned the difficulty for residents in seeking building permit signatures for projects that have been issued and filed Order of Conditions or for properties that do not have wetlands involved. It was suggested that the Commission might want to create a policy so that the Secretary or one member can sign a building permit under certain conditions. This will be added to the agenda for the next meeting.

### **Site Visit Procedures**

The Commission discussed a new policy concerning site visits. From now on, two members will be assigned, on a rotating basis, to attend a site visit. Currently all



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members are requested to attend. The Commission has found that either there are too many people in attendance or none at all.

### **May 27<sup>th</sup> Memorial Day Meeting**

The Secretary brought up that the next meeting falls on Memorial Day. The Commission decided that they would meet on Wednesday, May 29<sup>th</sup> at 7:30pm instead.

### **Notice of Intent Hearing – Lake Drawdown and Weed Control – Lake Massapoag Rod & Gun Club/Dunstable Conservation Commission**

Barbara Blanco attended the hearing along with a few residents from the lake. The Towns of Groton and Tyngsboro have already issued Order of Conditions for the drawdown and weed control. The lake drawdown usually occurs around November 1<sup>st</sup> so that the frost kills the weeds on the perimeter of the lake. The weed harvesting occurs in the late spring. Barbara said that the harvesting has been very effective and they are noticing fewer weeds each year they have harvested. Boats are not chopping up the weeds and distributing seeds around the lake. Swimming and canoeing has been better. No one had any questions or spoke against the application. Marilyn made a motion to close the hearing and issue an Order of Conditions at the next meeting. Alan 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Request for Determination Public Meeting–99 High Street-Estate of Russell Tobey**

Jeff Hannaford could not make the meeting; therefore, Bob Kennedy was in attendance on behalf of the applicant. Alan Chaney and Judy Larter announced that they were not going to participate in the discussion, nor vote on the matter as they are members of the Board of Directors of the Dunstable Rural Land Trust. Plans were passed out for review with Leah noting that the proposed septic system grading and trench will be within the 100' buffer zone. The septic is a replacement for the existing home. The system has already been approved by the Board of Health and will not have any wetland impact. Bill made a motion to close the public meeting and approve the Determination as a "negative 3". Marilyn 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Question on Paving Common Drive – 430 Groton Street – Jim Keough**

Mr. Keough from 430 Groton Street and Zhi Ming Dai from 420 Groton Street attended the meeting to ask about paving their common drive with RAP (Recycled Asphalt Pavement). The Commission asked if they had specs on the asphalt. They did not. Commission members said that the residents most likely will be required to lay a permeable substance down instead of traditional asphalt because of the wetlands. Members asked about rain and snow drainage (slope of driveway). Leah mentioned that the only alternative to permeable pavement may be to install a French drain/trench system. Currently the common drive is packed dirt and gravel. The Commission asked



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the residents to return to the next meeting with the specifications on the product they would like to use as well as information about runoff. They will be put on the agenda for Wednesday, May 29<sup>th</sup> at 7:30pm.

### **Motorized Vehicles on Property between Woods Court and Adam Street**

A resident called about the destruction of motorized vehicles that go from Adam Street onto Unkety Woods preserve. The police have been notified and Alan posted signs on Adam Street. We continually publish in the Neighbor to Neighbor about ATV and other motorized vehicles not being allowed on Conservation Commission property.

### **Pictometry Cost**

Juan told members that he had attended the Pictometry meeting at the Northern Middlesex Council of Government (NMCOG) office. He explained to Carlin Andrus who is running the program that the existing Pictometry program is difficult to use. Based on the cost, it is not worth purchasing an update. Juan mentioned to Carlin that he should think about an on-line access that towns could be charged a yearly fee for accessing. An on-line trial account was set up for Juan and the secretary to try. This was a much user friendly program. Juan will touch base with Carlin to see if NMCOG would be willing to give us a free year of the on-line program or charge a nominal fee such as \$500 for the year. This will be put on the agenda for the next meeting after Juan talks with Carlin.

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

#### **Building Permit Question – Dominic Locapo**

Mr. Locapo attended the meeting seeking guidance on whether he needs to file with the Conservation Commission before tearing down his existing home on the lake and rebuilding on the existing footprint. He estimates that he is 102 feet from the shoreline. Leah asked if he has had the wetlands flagged. Dominic said, "No". Leah advised that he have the wetlands delineated by a wetland consultant and submit a plan prepared by the individual showing the location of the house and distance to the wetland. Leah explained that until the Commission reviews that information they will not have an indication as to if Mr. Locapo needs to file with the Commission.

#### **Eagle Scout Project**

Felix Shen and his father attended the meeting to ask about potential Eagle Scout Projects. Judy mentioned connecting two trails at the 100 acre pasture along side a stone wall. This wall is made up of rocks that came from a local quarry. Invasive



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species identification, tree identification and wildlife inventory were other items mentioned. Alan said that he will ask members at the next Dunstable Rural Land Trust meeting if they have any ideas for projects. Felix's timeframe for completion of a project is this summer/fall. He will be placed on the agenda for the next meeting.

### **Horsehill Street**

Bill mentioned that a resident on Horsehill Street has an issue with a sink hole on an adjacent parcel that is moving onto her property. Bill said that the adjacent parcel is conservation land. The Secretary told members that the homeowner had called the office recently and the property is the vacant lot next door and is actually owned by Ken Tully & Hugh & George McGovern. She was advised to call the owner of the property to discuss this with them.

Motion made to adjourn at 8:50pm. Motion 2<sup>nd</sup>. - Motion passed unanimously. The next meeting of the Dunstable Conservation Commission is scheduled for Wednesday 29, 2013, 7:30pm at the Dunstable Town Hall.

Respectfully submitted,

Cheryl A. Mann  
Secretary  
Dunstable Conservation Commission