



OFFICE OF THE
CONSERVATION COMMISSION
TOWN HALL, 511 MAIN STREET
DUNSTABLE, MA 01827-1313
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Conservation Commission Minutes
Monday, December 8, 2014

Approved: January 12, 2015

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

Enforcement Order – 87 Westford Street - Coston

Mr. Coston attended the meeting at the request of the Commission. He was issued an Enforcement Order because of work done in a wetland area without a permit from the Conservation Commission. Mr. Coston explained that he didn't realize he was supposed to contact the Commission when he hired a company to remove damaged trees that had come down or were in danger of falling on his property. Alan and Bill had gone out to the site and instructed the operator of the skidder to cease working. An Enforcement Order was issued to the homeowner with instructions to: pull out the tree trunks from the wetland, using cable; establish a silt fence near the bottom of the slope; smooth out the wheel marks/gullies on the upper portion of the slope; layer small slash on any raw/open soil areas; cover the slope with 1st cutting mulch hay; and establish a silt fence at the top of the slope. Members decided that no upper silt fence is needed and the erosion control on the bottom can be done with mulch hay bales. A revised letter will be sent to the homeowner. Alan mentioned that in addition to the wetland violation, there is a violation of the Conservation Restriction on the property but that this will not be pursued due to Mr. Coston's cooperation in restoring the land.

264 Pond Street – Occupancy Permit – Godin

Mr. Godin attended the meeting for a signature on an Occupancy Permit. Members reminded him that he needs to apply for a Certificate of Compliance once the area is stabilized in the spring. The permit was signed.

Bob Bacon – Discussion Regarding Property on Forest Street

Mr. Bacon attended the meeting to discuss subdividing property on Forest Street. He told members that he was working with Ross Associates but was looking for direction from Conservation on what might be acceptable for a wetland crossing. He stated that he will have the wetlands delineated prior to filing with Conservation. Members told Mr.



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Bacon that it was not up to them to suggest how he can subdivide his property but said that it appears that he has options to access the lots without crossing wetlands.

270 Main Street – Occupancy Permit – Kanavas

Mr. Kanavas attended the meeting for a signature on an Occupancy Permit. Members reminded him that he needs to apply for a Certificate of Compliance once the area is stabilized in the spring. The permit was signed.

Meeting Minutes – November 17, 2014

Marilyn made a motion to approve, as submitted, the meeting minutes of the November 17th meeting. Judy 2nd the motion. – Motion passed unanimously.

Review and/or Sign Bills and Payroll

An invoice for certified mail and the Secretary's payroll were signed.

Christmas tree Sale Results

The Secretary reported that the Commission took in \$100 in presale money, \$90 for Flat Rock Hill Conservation area (\$180 was split with owner of adjacent property), and \$300 from the Amos Kendall property. Juan, Marilyn, Bill and Cheryl are signed up to work the sale on December 13th.

Tully APR Update

Alan reported that the Community Preservation Committee voted unanimously to spend \$364,500 in support of the Tully Agricultural Preservation Restriction. Alan suggests lining up support from the Board of Selectmen, Finance Committee and Planning Board.

545 Forest Street – Habeshian - Letter to Homeowner

Mr. & Mrs. Habeshian wrote the Commission saying they removed the materials from their proposed driveway as requested by the Commission. They forwarded copies of the bill of sale from the company that trucked the materials out of town. Leah will stop by to check out the property.

Fiscal Year 2016 Budget

Members reviewed the fiscal year 2016 budget. Alan made a motion to approve the budget as submitted. Judy 2nd the motion. – Motion passed unanimously.



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Additional Topics Discussed Not Noted on the Agenda

Certificate of Compliance – River’s Edge Estates

The attorney for River’s Edge Estates (Chapman Street) requested a Certificate of Compliance for work that never commenced. The Order of Conditions was taken out by the previous owner (NRLC). The new owner scaled down the subdivision and the proposed work is outside of the Conservation Commission’s jurisdiction. Alan made a motion to sign the COC. July 2nd the motion. – Motion passed unanimously.

Timber Report

Alan reported that the check from the Unkety Woods Preserve timber cut is on its way.

December 22nd Meeting

Members discussed that if there aren’t any agenda items scheduled by December 17th, the Secretary will cancel the December 22nd meeting.

Juan made a motion to adjourn the meeting at 8:28pm. Jeff 2nd the motion - Motion passed unanimously. The next meeting of the Dunstable Conservation Commission is scheduled for Monday, December 22, 2014, 7:30pm at the Dunstable Town Hall.

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Conservation Commission