



OFFICE OF THE
CONSERVATION COMMISSION
TOWN HALL, 511 MAIN STREET
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Conservation Commission Minutes
Monday, June 29, 2015

Approved: July 13, 2015

Meeting was called to order at 7:33pm by Chair Leah Basbanes
Members present: Alan Chaney, Juan Amodei, Bill Moeller and Jeff Haight
Members absent: Judy Larter and Marilyn Pike
Meeting held: At the Dunstable Town Hall– 511 Main Street-lower level– Grange Room

Building Permit – 6 Alexander Way (Lot 3) BGL Custom Homes

With no jurisdictional wetlands associated with the lot, Alan made a motion to sign the building permit for 6 Alexander Way. Bill 2nd the motion. – Motion passed unanimously.

Certificate of Compliance – 15 Valley Street – Brian Flanders

A Certificate of Compliance had previously been issued for the property. The previous owner never filed the certificate at the Registry of Deeds. The Commission re-issued the certificate for 15 Valley Street.

Building Permit – 2 Alexander Way (Lot 1) Gerry Welch

Mr. Welch presented a building permit for review. Since no wetlands are associated with the lot, Juan made a motion to sign the building permit for 2 Alexander Way. Alan 2nd the motion. – Motion passed unanimously.

Notice of Intent Continued Hearing – 2 & 4 Maple Street – Applewood Const.

Steven Eriksen spoke on behalf of Applewood Construction. He reminded members that the hearing had been continued due to having to notify abutters that had inadvertently been left off the list received from the Assessor's Office. Mr. Eriksen told the Commission that the applicant is proposing to construct a well, clearing, removal of trees, associated grading and utilities on Lot 1 within the 100' Buffer Zone, and a driveway, well, tree cutting associated grading and utilities on Lot 2, within 100' Buffer Zone of a Bordering Vegetated Wetland. DEP had no comments and assigned number 147-0288 to the project. The applicant filed with Natural Heritage. A letter dated June 17th indicated that the project as proposed would not adversely affect the actual Resource Area Habitat of state-protected rare wildlife species under the Wetlands Protection Act (WPA) and will not result in a prohibited "take" of state-listed rare species under the Massachusetts Endangered Species Act (MESA). The applicant indicated that he plans on leaving trees as a buffer to adjoining properties and will further put a restriction on the deed. The Commission, although not in their legal



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jurisdiction, asked the applicant if he would do the same at the corner and along the stone wall. He said that he has buyers for the properties and does not want to make changes to the plans. A resident stated her concern about the septic monitoring and safety of the system. Mr. Eriksen explained that Dunstable has stringent septic requirements. Another neighbor spoke about the terrain and drainage from the parcel flowing into the brook on her property in the spring. Mr. Eriksen said that there won't be additional drainage from the project. Leah told members that she reviewed the wetland delineation on the back and A line and is satisfied that they are correct. With no additional questions, Alan made a motion to close the hearing. Bill 2nd the motion. – Motion passed unanimously. The Order of Conditions will be written on July 13th.

Meeting Minutes of June 8, 2015

Alan made a motion to approve the minutes of the June 8th meeting. Jeff 2nd the motion. – Motion passed unanimously.

Review and/or Sign Bills and Payroll

One invoice for MACC dues and the Secretary's payroll were signed.

Miller Conservation Restriction (CR) Grant Application

Alan and the Secretary are working to finalize the grant application before the July 15th deadline. The Commission is hoping to receive approximately \$166,200 from the state project. \$65,000 of Community Preservation Act funds were approved at the Annual Town Meeting. Juan made a motion to authorize the use of Conservation funds from three accounts for the purpose of acquiring the Miller parcel. Bill 2nd the motion. - Motion passed unanimously.

Additional Topics Discussed Not Noted on the Agenda

Bill made a motion to adjourn the meeting at 8:30pm. Alan 2nd the motion - Motion passed unanimously. The next meeting of the Dunstable Conservation Commission is scheduled for Monday, July 13, 2015, 7:30pm at the Dunstable Town Hall.

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Conservation Commission