



OFFICE OF THE  
CONSERVATION COMMISSION  
TOWN HALL, 511 MAIN STREET  
DUNSTABLE, MA 01827-1313  
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**Conservation Commission Minutes**  
**Monday, November 16, 2015**

Approved: December 14, 2015

Meeting was called to order at 6:30pm by Chair Leah Basbanes  
Members present: Bill Moeller, Marilyn Pike and Jeff Haight  
Members absent: Judy Larter, Alan Chaney and Juan Amodei  
Meeting held: At the Dunstable Town Hall– 511 Main Street-lower level– Grange Room

**Discussion on Preserving Property on Westford Street – Susan Chaney**

Ms. Chaney requested to meet with the Commission to see if they would be interested in purchasing a Conservation Restriction (CR) to preserve 87 acres on Westford Street. She said there is 900 feet of frontage on the road. The parcel appraised at \$675,000 (\$750,000 - \$75,000 Silva culture value). Ms. Chaney stated that she is interested in selling the development rights to the Town for \$675,000. She went on to say that the property is a working forest with a mixture of hard and soft wood, provides excellent wildlife habitat, abuts existing conservation properties and is within the protected Natural Heritage area. The alternative to a CR may be house lots. Ms. Chaney offered that she would be willing to wait for the Commission to apply for the next round of Massachusetts Self-Help funds which could provide for 60% of the cost. She also suggested using Community Preservation Act funds. The Commission asked the Secretary to inquire about what CPA funds will be available. Leah asked:

- a) If Ms. Chaney would consider selling off one house lot to offset some of the cost? *She said that she would prefer to put a CR on the entire parcel, but may be open to that.*
- b) Did you approach Fish and Wildlife? *Yes, but they do not offer Conservation Restrictions and the money that was offered to purchase the property was not what was expected.*
- c) Did you offer this to the Dunstable Rural Land Trust? *Yes, but they cannot afford this at this time.*

After the discussion, Bill moved that the Conservation Commission pursue the inquiry of funding that would make this project an affordable event for the town. Jeff 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Meeting Minutes of October 19, 2015**

Jeff made a motion to approve, as submitted, the minutes of the October 19<sup>th</sup> meeting. Marilyn 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Bills and Payroll**

The two invoices (Neighbor to Neighbor and certified mail) were signed as well as the



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Secretary's payroll.

### **Christmas Tree Sign Up**

Members decided to hold the annual Christmas tree "Cut your Own" sale at the Amos Kendall Conservation Area off High Street on Saturday, December 5<sup>th</sup> and 12<sup>th</sup> from 10am-2pm. Jeff told members that he opened up the entrance to Amos Kendall by cutting back the tree branches hanging over the road. He will also provide flyers.

### **Acknowledgement of Receipt of Conflict of Interest Law**

Members in attendance signed their receipts which will be filed with the Town Clerk.

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

#### **Ecology and Evolution Club at the University of Massachusetts, Lowell E-Mail**

The office received an e-mail from a representative with the Ecology and Evolution club at the University of Massachusetts, Lowell. The club is interested in any projects or events that we would need volunteers for. They are also looking for maps of surrounding conservation land to add to their club resources. Bill mentioned seeing if the club is interested in creating guides full of information regarding our properties. Examples of information could be: veins of quartz in exposed bedrock formations, rare or unusual varieties of vegetation, geology, soil science, hydrology and previous land use. The Secretary will forward this information to the club.

#### **Stone Arch Bridge Stones**

Jeff asked members if they had any interest in applying for Community Preservation funds (from Historical Account) to hire a contractor to pull the stones out of the water at the Stone Arch Bridge and use them to restore the head wall. Members will look into this and discuss it at an upcoming meeting.

Motion to adjourn the meeting at 7:25pm, 2<sup>nd</sup>, passed unanimously. The next meeting of the Dunstable Conservation Commission is scheduled for Monday, December 14, 2015, 7:30pm at the Dunstable Town Hall.

Respectfully submitted,

Cheryl A. Mann  
Secretary  
Dunstable Conservation Commission