



OFFICE OF THE  
CONSERVATION COMMISSION  
TOWN HALL, 511 MAIN STREET  
DUNSTABLE, MA 01827-1313  
(978) 649-4514 FAX (978) 649-8893  
mailto:concom@dunstable-ma.gov

**Conservation Commission Minutes**  
**Monday, March 28, 2016**

Approved: April 11, 2016

Meeting was called to order at 7:31pm by Chair Leah Basbanes  
Members present: Juan Amodei, Judy Larter, Jeff Haight, Alan Chaney and Bill Moeller  
Member absent: Marilyn Pike  
Meeting held: At the Dunstable Town Hall– 511 Main Street-lower level– Grange Room

**Meeting Minutes of February 22, 2016**

Alan made a motion to approve, as submitted, the minutes of the February 22<sup>nd</sup> meeting. Bill 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Bills and Payroll**

No bills were submitted. Alan made a motion to sign the Secretary's payroll. – Bill 2<sup>nd</sup> the motion. - Motion passed unanimously.

**Transfer of Conservation Fund Monies to Spaulding Proctor/Kennedy Fund**

Alan mentioned that some Spaulding Proctor funds were mistakenly approved for the Miller Conservation Restriction purchase. The money needs to be replaced to the fund; therefore, Alan made a motion to move \$10,000 from the Conservation Fund to the Spaulding Proctor/Kennedy Timber Fund. Jeff 2<sup>nd</sup> the motion. – Motion passed unanimously.

**10 Lake Circle – Dock Permit for Cullip**

Leah said that the Cullips have complied with the Conservation Commission's request to apply for a dock permit for 10 Lake Circle. Bill made a motion to send a letter to the state acknowledging receipt of the application for the permit. Jeff 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Miller Conservation Restriction LAND Grant Update**

The sign is on order. Alan is reviewing the Land Management and the Baseline Documentation report. Alan requested help from members to get the GPS coordinates and pictures for the file. Juan will drop off his GPS equipment to the office. Alan and Jeff will head out to the site in the next couple of weeks. The Secretary reported that she reminded Attorney Larkin about finishing the Conservation Restrictions and setting up the closing date, which must be completed by June 1<sup>st</sup>.



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### **Westford Street Conservation Restriction Update**

Note: Alan left the room for the discussion. The Secretary reported that she had just received an electronic copy of the appraisal which came in \$20,000 more than the Commission had originally thought. The Secretary told members that with the new appraised value, the numbers looked like this:

\$770,000 appraised value  
\$ 87,000 less agricultural value  
\$683,000 purchase price of CR  
\$400,000 possible 60% LAND grant  
\$283,000 balance  
\$250,000 CPA funds  
\$ 33,000 balance  
\$ 15,200 Gage Town Forest funds  
\$ 17,800 balance

Leah said that she thought that the owner of the property may be looking for full appraised value. Discussion then took place on if that was the case, the town should own the property, not just the development rights. There was also the challenge of coming up with an additional \$104,800 to pay the full appraised value of the property. Members decided to table further discussion until Leah had time to call the landowner to discuss her thoughts.

### **Odor on Main Street**

Alan said that he had spoken to George McGovern and suggested that he expand his farm plan. He agreed to contact Dan Lenthall.

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

Motion was made to adjourn the meeting at 8:20pm, Motion 2<sup>nd</sup>. - Motion passed unanimously. The next meeting of the Dunstable Conservation Commission is scheduled for Monday, April 11, 2016, 7:30pm at the Dunstable Town Hall.

Respectfully submitted,

Cheryl A. Mann  
Secretary  
Dunstable Conservation Commission