



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 27, 2017**

Approved: April 10, 2017

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

**Meeting Minutes – March 13, 2017**

Alan made a motion to approve the March 13<sup>th</sup> meeting minutes as written. Juan 2<sup>nd</sup> the motion. – Motion passed with Leah abstaining from the vote.

**Bills/Payroll**

No bills. Bill made a motion to sign the Administrative Assistant's payroll slips. Alan 2<sup>nd</sup> the motion. Motion passed unanimously.

**Vazquez & Cote/Chartier Site Visit on March 25<sup>th</sup> – Removal of Trees**

Bill, Juan, Judy, Jeff and Leah met Mr. Vazquez and Ms. Cote out at the Forest Street site on Saturday, March 25<sup>th</sup>. The letter mailed to Mr. Chartier had been returned by the Post Office; therefore, he was not at the site visit. Members expressed their concern with the amount of tree cutting that had been done on both lots. The Forester clear cut all the way to the swale. Members said that the amount of tree removal clearly impacted the stability of the area causing many trees to snap or blow over. A letter will be drafted and sent to both parties directing them on what will be expected from them.

**Wetland Protection Act Funds Expense**

The Commission agreed that under the Wetland Protection Act, one of their duties is the protection of local lands, water resources and wildlife habitat by securing conservation restrictions. Members discussed using monies collected and placed in the Wetland Protection Act fund to acquire restrictions on five important parcels. Bill said that based on the fact that one of the functions of the Conservation Commission is to fund protection of lands, he made the motion to authorize the use of these funds up to \$4,600 to place Conservation Restrictions on five parcels. Juan 2<sup>nd</sup> the motion. – Motion passed with Alan Chaney recusing himself from the discussion and vote.

**Open Space and Recreation Plan Update**

The Administrative Assistant told members that she had received an email from the



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Town Administrative that since Dunstable's Open Space and Recreation Plan is current and won't expire until December 2017; we cannot apply for state grant funds to update the plan at this time. The Commission decided that they will work on updating the plan themselves.

### **E-Mail – Group Bus Trip to Climate March**

Members discussed the March 12<sup>th</sup> email from a senior at Groton-Dunstable Regional High School asking the Commission to share details of the bus trip he is organizing with residents of Dunstable. It was decided to place the link on our page of the town website.

### **Pleasant Street Extension Update**

Alan said he received a call from an abutter who reported seeing ATVs in the area of Pleasant Street Extension. Alan contacted the Police Department and asked that they send a car up to the site. Alan will follow up with the Police and report to members.

### **Westford Street Grant Application Update**

The Land Use and Management Plan are nearly complete. Attorney Falk is working on finishing the edits to the Conservation Restriction which will be sent back to the Reviewer for approval. Once that has been completed, Attorney Falk will start the title search and schedule a date for the closing.

### **Kendall Cranberry Bog – High Street – Alan Chaney**

Alan talked with Jonathan Avery who is scheduled to meet Alan at the High Street site to start the appraisal which will be paid for by the Dunstable Rural Land Trust.

### **Building Permits – 8, 24, 34 Maple Street (lots 1-3) and 425 River Street**

Ken Tully attended the meeting to request four building permit signatures. There are Orders of Conditions on 8 & 24 Maple Street (lots 1& 2) which have been filed at the Registry of Deeds. The proposed work on 34 Maple Street is outside the buffer zone. Alan made a motion to sign the building permits for all three lots. Bill 2<sup>nd</sup> the motion. – Motion passed unanimously.

425 River Street (lot 3) – No wetlands on the property. Juan made a motion to sign the building permit for 425 River Street. Bill 2<sup>nd</sup> the motion. – Motion passed unanimously.



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

#### **Building Permits – 422, 432, 442, 448, 468 & 478 Pond St. – High Oak Realty**

Bob Kiley came before the Commission with six building permits for Pond Street. All work for 432, 442, 448, 468 and 478 will be conducted outside the 100' buffer zone. It was agreed by both High Oak and the Commission to hold off on lot 1 (422 Pond Street) until Mr. Kiley is ready to build on that lot since there is a good chance that he will need to file with Conservation. Alan made a motion to sign the building permits for 432, 442, 448, 468 and 478 Pond Street. Bill 2<sup>nd</sup> the motion. – Motion passed unanimously.

#### **Timber Cut and Land Management Plans**

Alan received a Work Order to timber the Hogg, Kendall and Kennedy sites. A motion was made for Alan to sign the work order to have the Forester proceed. Motion 2<sup>nd</sup>. – Motion passed unanimously. It was discussed that Alan will request an estimate on having Land Management Plans for our larger parcels such as Spaulding Proctor and Kennedy.

#### **Bear Hill Acceptance of Conservation Restriction**

Attorney Douglas Deschenes sent a draft of a letter acknowledging that the Dunstable Conservation Commission will hold the Conservation Restriction (CR) for the Dunstable Rural Land Trust on the 21.696 acres off Hall Street which is part of the Bear Hill subdivision. Leah made a motion that the Commission hold the restriction. Alan 2<sup>nd</sup> the motion. – Motion passed unanimously.

Motion was made to close the meeting at 7:55pm. Motion 2<sup>nd</sup>. – Motion passed unanimously. The next meeting of the Dunstable Conservation Commission is scheduled for Monday, April 10, 2017, 6:30pm at the Dunstable Town Hall.

Respectfully submitted,

Cheryl A. Mann  
Administrative Assistant  
Dunstable Conservation Commission