



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, November 27, 2017**

Approved: December 11, 2017

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

**Notice of Intent Hearing – Christopher Bertrand – 493 Forest Street – Lot 2**

Jeff opened the Notice of Intent hearing at 6:30pm for 492 Forest Street (Lot 2). James Herrick from Herrick Consulting represented the applicant Christopher Bertrand (who attended). Mr. Herrick explained that the lot was previously subdivided and the Conservation Commission had approved a wetland delineation (ANRAD). The Notice of Intent filing included a septic plan showing the house, well, septic system and common driveway. No permanent structures are proposed within the 60-foot buffer zone, however, a portion of the driveway is. Mr. Bertrand indicated that he plans to keep the driveway gravel. Leah asked that silt fence and straw wattles (sock, not netting) be installed at the site.

The Applicant said that he must go before the Planning Board for a Special Permit to build on the backland lot. He was advised that he might want to continue tonight's hearing in case the Planning Board denies the Special Permit. Closing the hearing would mean a completely new filing if changes need to be made to the plan. Mr. Herrick and Mr. Bertrand told members that they did not want to continue the hearing. Members reminded Mr. Bertrand that in order to receive his Certificate of Compliance, he must submit an as-built with his Request for a Certificate of Compliance. Alan made a motion to close the hearing. Juan 2<sup>nd</sup> the motion. – Motion passed unanimously. Alan made a motion to approve the plan as submitted and issue an Order of Conditions. Juan 2<sup>nd</sup> the motion. Motion passed unanimously.

**Pleasant Street Frye Property Appraisal**

Alan told members that the initial cost of \$3,000 for the appraisal of the Frye property (to be paid by the Dunstable Rural Land Trust) involves more work than initially thought; therefore, the appraisal estimate is \$4,500. Alan asked if the Conservation Commission would cover the additional cost out of the Conservation Land Fund. There was discussion by members that they would like Alan to negotiate a lower fee with the appraiser. Juan made a motion to approve up to \$1,500 from the Land Fund to cover the additional cost of the Frye appraisal. Leah 2<sup>nd</sup> the motion. Motion passed unanimously.

**Eagle Scout Candidate Max Prescott**

Alan met with Max to discuss potential Eagle Scout projects. Max will consult with his scoutmaster and return to the Commission once he decides on a project.



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

Alan Chaney left the meeting at 6:55pm.

### **Camping Merit Badge Conservation Project**

Jacob Hughes attended the meeting to discuss a small conservation project as part of his camping merit badge. Two projects were mentioned; repairing the picnic table at the top of Blanchard Hill or disassembling and cleaning the fire pit area at Spaulding Proctor Reservation.

### **Meeting Minutes – November 6th**

Leah made a motion to approve the minutes of the November 6th meeting, with corrections. Juan 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Bills/Payroll**

No bills. The Chairman signed the Administrative Assistant's payroll.

### **Review Annual Report**

The Commission reviewed the Annual Report. Leah made a motion to approve the report with an addition. Juan 2<sup>nd</sup> the motion. Motion passed unanimously.

### **Certificate of Compliance – 17 and 23 Massapoag Way – Kenneth Tully**

Mr. Tully submitted requests for Certificate of Compliances (COCs) for 17 and 23 Massapoag Way. As-Builts were provided for both lots. Members decided to go out to the sites before issuing the COCs. A site visit is scheduled for Saturday, December 2<sup>nd</sup> at 9:00am.

### **Flat Rock Hill Property – Sheep Grazing**

The Administrative Assistant told members that she received only one inquiry for sheep to graze on the Flat Rock Hill Conservation area. Members asked that she contact Maria Amodei and let her know that she may use the area for her sheep.

### **Minor Changes to Order of Conditions for Lot 2 Forest Street–David E. Ross Assoc.**

The Commission received a request from Neil Gorman dated November 10<sup>th</sup> that his client, Christian Doherty, would like to revise plans under the current Order of Conditions (OOC). The revision is for the proposed house, sewage disposal system and well on Lot 2. No modification is proposed for the shared driveway construction. The revision is completely within the previously approved limit of disturbance for the project. The reason for the change is that the current owner decided it would be more beneficial to flip-flop the house and sewage disposal system locations in order to allow for a walk out basement at the back of the house. The Conservation Commission will remind the owner that he will need an As-Built plan as part of the Certificate of Compliance request. Members questioned if the Board of Health has approved the change. Leah made a motion to approve the minor change to the OOC for Lot 2 Forest Street on the condition that the Board of Health has approved the plan. Kieran 2<sup>nd</sup> the motion. –



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

Motion passed unanimously. Plan approved: Sewage Disposal System designed for Christian Doherty - #467 Forest Street, Dunstable, MA – by David E. Ross Associates, Inc. – dated October, 2017 with a revision date of November 10, 2017, Plan No: L-13292, Job no: 31752.

### **Kendall Cranberry Bog Grant Application Update**

No word from the state on the grant.

### **Pleasant Street Extension Site Visit – Poles in Wetland**

The Administrative Assistant has not received a call from National Grid.

### **Open Space and Recreation Plan**

The Administrative Assistant said that the plan should be forwarded to the state within the next few weeks.

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

#### **National River Watershed**

Jeff mentioned National River Watershed seminars to be held Tuesday & Wednesday this week.

#### **Westford Street CR**

Members supported Jeff contacting Ms. Chaney to remind her to mark the public trail and clear the designated parking area at the Westford Street property as specified in the Land Management Plan and the Conservation Restriction.

#### **Conservation Commission Members**

Juan made a motion to have Bill Moeller appointed back to the Conservation Commission. Kieran 2<sup>nd</sup> the motion. – Motion passed unanimously. Juan will contact Bill to see if he is interested in coming back as a Conservation Commission member.

#### **Conservation Commission Lands**

Leah asked the Administrative Assistant to verify wording on deeds for Conservation properties, which should say, "to be held as Open Space".

Motion was made, seconded and passed unanimously to close the meeting at 7:52pm.

Respectfully submitted,

Cheryl A. Mann  
Administrative Assistant  
Dunstable Conservation Commission