



OFFICE OF THE
CONSERVATION COMMISSION
TOWN HALL, 511 MAIN STREET
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Conservation Commission Minutes **Monday, January 8, 2018**

Approved: January 22, 2018

Chairman Jeff Haight called the meeting to order at 6:32pm
Members present: Alan Chaney, Juan Amodei, Kieran Meehan, Bill Moeller and Leah Basbanes
Member absent: Marilyn Pike
Meeting held: At the Dunstable Town Hall– 511 Main Street-lower level– Grange Room

Meeting Minutes – December 11th

Leah made a motion to approve the minutes of the December 11th meeting. Kieran 2nd the motion. – Motion passed unanimously.

Bills/Payroll

Bill made a motion to sign the bills and payroll. Kieran 2nd the motion. – Motion passed unanimously.

Frye Pleasant Street Property

Before Alan left for another meeting, he discussed the Frye Pleasant Street Conservation Restriction appraisal with Commission members. The appraised market value of the property came in at \$485,000 for three lots. The agricultural value is \$60,000, which leaves the Conservation Restriction (CR) value of \$425,000. Avery Associates completed the appraisal. Alan said that purchase of a CR would be on the condition of receiving a \$255,000 LAND grant from the state, \$20,000 from the Town Forest timber cut and \$150,000 from Community Preservation Act funds. Members mentioned that residents might question why the Commission does not purchase the property outright. Alan said the property owner does not want to sell the land, as he would like to keep it as part of the Fletcher homestead and to graze cattle on it. Alan said if the property owner retains the property, the Commission would not need to manage the property, the property would still generate taxes (lower because of 61A), the property would be economically viable (cattle), it would provide aquifer recharge and have a scenic value. The Dunstable Rural Land Trust agreed to pay \$3,000 towards the appraisal cost of \$4,500. The Commission voted at a previous meeting to pay the remaining \$1,500 from the Conservation Fund.

Request for Determination Extension – 29 Sky Top Lane

Jeff opened the public meeting. No one attended the meeting except Neil Gorman from David E. Ross Associates. Mr. Gorman explained that the town approved the original subdivision back in 1996. This is one of the last two remaining lots to be developed. He went on to say that because of the significant amount of materials that were excavated from the lot, the sewage disposal system had to be redesigned. The wetland on the property does not qualify as an



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Isolated Land Subject to Flooding. The house has been scaled down from a four bedroom to a three bedroom. Fill will be brought in and there are plans to create a rain garden to address runoff. The plans are under Board of Health review. Leah stated that the developer must keep a tight site and she expects to see hay bales and matting for erosion control. Leah made a motion to issue a negative 3 determination with a condition that excess erosion control measures must be taken during the duration of the project. Bill 2nd the motion. – Motion passed unanimously.

Christmas tree Money

The Administrative Assistant told members that a total of \$215.00 was collected.

Odor on Main Street

Danielle Mucciarone, the Conservation Director from the Town of Tyngsboro, contacted Leah. She had been receiving complaints about the smell and discolored water near Cummings and Kendall Road in Tyngsboro near the Dunstable line. Leah explained to her that we have contacted the DEP Circuit Rider to help determine the cause although the Commission has an idea as to what the source could be (runoff from used animal feed hops that enters a stream causing an outbreak of Sphaerotilus natans-white algae that responds to organic enrichment).

Kendall Cranberry Bog Grant Application Update

The Administrative Assistant told members that the draft Conservation Restriction (CR) has been received by the Reviewer, all paperwork that needed to be in by December 31st was sent early, and an ad has been placed in the Central Registry. Once the CR has been reviewed, a closing date can be set.

Pleasant Street Extension Site Visit – Poles in Wetland

Juan told members that he would construct a letter with pictures to send to Scott Farrar from National Grid explaining what wetland regulations have been violated. Juan said he is working on the issue but because of the time of year, a resolution may take until spring.

Open Space and Recreation Plan

The Administrative Assistant told members that she is waiting for a couple of letters of support for the Open Space and Recreation Plan. The draft plan will be mailed to the Division of Conservation and Recreation this week.

Conservation Commission Property Deeds

Leah told members that in order to protect Conservation property under article 97, specific language should be in the deeds. She will contact the town of Dartmouth to inquire about the language they used in an umbrella deed that will cover all of our properties.



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Additional Topics Discussed Not Noted on the Agenda

253 Hall Street – Tree Removal Site Visit

Jeff went out and met Nick Dulavitz at 253 Hall Street to check out the trees that Mr. Dulavitz would like removed. Jeff said there were at least four very large pine trees on a bluff about 20-30 feet from the house. The wetlands were about 150' away from the location of the trees. Jeff said he had no issues with Mr. Dulavitz removing the trees as long as machinery stays out of the wetlands.

Plowing of Conservation Commission Properties

Jeff mentioned that the Commission should ask the Highway Department to plow a couple of the open space parcels so the public can use them in the winter.

Turtle Crossing Signs

Jeff would like to install a couple of wildlife crossing signs on High Street near the brook.

Motion was made, seconded and passed unanimously to close the meeting at 7:48pm.

Respectfully submitted,

Cheryl A. Mann
Administrative Assistant
Dunstable Conservation Commission