



OFFICE OF THE
CONSERVATION COMMISSION
TOWN HALL, 511 MAIN STREET
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Conservation Commission Minutes **Monday, February 26, 2018**

Approved: March 12, 2018

Chairman Jeff Haight called the meeting to order at 6:30pm

Members present: Alan Chaney, Bill Moeller, Leah Basbanes, Juan Amodei and Kieran Meehan

Member absent: Marilyn Pike

Meeting held: at the Dunstable Town Hall– 511 Main Street-lower level– Grange Room

Community Preservation Funding Request–Lake Massapoag Rod & Gun Club–LMRCG

Barbara Blanco and Brian Weilbrenner from the Lake Massapoag Rod and Gun Club returned to discuss their application for Community Preservation funding (CPC) to treat invasive species in Lake Massapoag. Ms. Blanco said that since the last meeting, they spoke with members of the Town of Tyngsborough CPC, the YMCA camp and their own organization LMRCG. They reworked the numbers to include funding from two of the above-mentioned groups. The YMCA organization is non-profit however; they will discuss the possibility of funding a small portion when their Board meets. The club is now asking for \$45,000 from Dunstable instead of the original \$65,000. Ms. Blanco mentioned that while talking to the YMCA she mentioned Dunstable's possible interest in using their access to the lake for its residents. The YMCA said they would be willing to discuss this with the Town. Currently unless you live on the lake, there is no access for swimming or boating. Alan said it appears that there are sufficient funds for the CPC to finance the projects before them; however, the Accountant will need to verify the amounts. Everyone agreed that the more time that goes by increases the cost of chemically treating the weeds. Back ten years ago, the price was about \$40,000, now it is \$121,500. The chemical will eradicate a large amount of the weeds with the club having to spot treat the lake every few years. Ms. Blanco asked if the Town of Dunstable would be the applicant on the Notice of Intent. Members will discuss this with Town Counsel. Alan then made a motion to support the level of funding (\$45,000) that the Lake Massapoag Rod and Gun Club are requesting from the Dunstable CPC, subject to availability. Leah 2nd the motion. – Motion passed unanimously.

Troop 28 – Joshua Meyer – Eagle Scout Candidate

Joshua attended the meeting looking for ideas for an Eagle Scout project. The Commission mentioned parking and a kiosk at the cul-de-sac on Skytop Lane. Another project mentioned was water bars on Skytop Lane to stop the hill from eroding. Joshua will attend a future meeting once he decides on a project.

Meeting Minutes – February 12

Alan made a motion to approve the minutes of the February 12 meeting. Leah 2nd the motion. – Motion passed unanimously.



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Bills/Payroll

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

Building Permit – 27 French Court – Canine Realty/Zoe & Joe Cullen

Leah told members that this permit is for her niece. She explained that no building would occur within 100 feet of the wetlands. Alan made a motion to sign the building permit for 27 French Court. Bill 2nd the motion. – Motion passed with Leah abstaining from the vote.

Building Permit – 384 Forest Street – Christopher Bertrand

The Administrative Assistant presented the building permit for 384 Forest Street. No wetlands are on the property. Alan made a motion to sign the permit. Bill 2nd the motion. – Motion passed unanimously.

Odor on Main Street

Leah has tried to make contact with the DEP circuit rider but has been unable to talk with her.

Open Space and Recreation Plan

The Administrative Assistant told members that she has not heard from Melissa Cryan but would contact her for an update and report at the next meeting.

Kendall Cranberry Bog Grant Application Update

The Administrative Assistant told members that she picked up the sign. The CR made it through the state's legal department. It is now with Town Counsel for review. The owner of the property would like "no motorized vehicles and no hunting" added to the CR. Jeff and Alan took pictures and GPS coordinates for the Land Use and Management Plan.

Frye Field Conservation Restriction (CR) Discussion and Vote

Alan discussed the purchase of a CR on the 12-acre Frye field on Pleasant Street. He said that there are historic components to the field with the Fletcher homestead located across the street and the history of the old sawmill. Hawk Brook runs the length of the property, which originates from Hawk Pond, a quaking bog. 133 acres of Town Forest is nearby as well as the Goss Farm. Mr. Frye approached Alan regarding the purchase of a Conservation Restriction on this parcel. The Conservation Commission appraised the parcel with the appraiser determining there could be three house lots. The price came in at \$485,000 minus the agricultural value of \$60,000 that brings the price to \$425,000. Mr. Frye is willing to sell the development rights for \$499,000 of which \$255,000 would be covered by a state LAND grant (if approved), \$194,000 (if approved) from CPA funds and \$50,000 from Town Forest funds. Alan has already talked with the Historic Commission and received 100% support from them. The property is valued



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for its wildlife, water recharge, connection to other protected parcels, agricultural value, wetlands, aesthetic and historical components making it a prime piece to protect. Kieran brought up that the recreational aspects are poor for the property. Jeff had a concern using funds when other Conservation properties have projects and maintenance that need to doing. After the discussion, Alan made a motion that the Conservation Commission move forward with purchasing the development rights (CR) of the 12 acre Frye parcel subject to approval of Town Meeting to use CPC funds of \$194,000 and \$50,000 of Timber Funds as well as being awarded a state LAND grant of \$255,000. Leah 2nd the motion. – Motion passed with Kieran voting against the project.

Additional Topics Discussed Not Noted on the Agenda

Motion was made, seconded and passed unanimously to close the meeting at 7:38pm.

Respectfully submitted,

Cheryl A. Mann
Administrative Assistant
Dunstable Conservation Commission