



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 26, 2018**

Approved: April 9, 2018

Chairman Jeff Haight called the meeting to order at 6:35pm  
Members present: Leah Basbanes, Alan Chaney and Kieran Meehan  
Member absent: Juan Amodei, Bill Moeller and Marilyn Pike  
Meeting held: at the Dunstable Town Hall– 511 Main Street-lower level– Grange Room

### **Request for Determination – 393 Pleasant Street – Dana Barnes**

Mr. Barnes attended the meeting asking to place a 24'x24' accessory dwelling for his farm animals within the 100-foot wetland buffer. There will be precast concrete sonar tubes but no concrete foundation. Leah had been out to the site and reported that there already is a "grandfathered" structure 15-20 feet away from the wetlands. The new structure will be about 55 feet away. Although the Commission does not allow a structure within 60 feet, the new building will be no closer to the wetlands than the existing structure, matter of fact; it will be 35 feet further away. Members said they have allowed grandfathered structures to be rebuilt as long as the new structure is no closer to the wetlands. Instead of building the new structure on the existing footprint, Mr. Barnes is willing to move it further away. Mr. Barnes will build a retaining wall up near the structure. The Commission discussed the conditions they want placed on the Determination if allowed. Kieran made a motion to issue a Negative 3 Determination with the following conditions:

- a) The small existing structure 15-20 feet from the wetlands must be removed.
- b) Place erosion control around the project site, as described at the meeting.
- c) Install a ¾" stone drip line under the northerly roof peak.

Alan 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Meeting Minutes – March 12**

Alan made a motion to approve the minutes of the March 12, 2018 meeting. Leah 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Bills/Payroll**

No bills submitted. Leah made a motion to sign the payroll. Kieran 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Right of 1st Refusal – 61B – 27 French Ct., 28 & 38 Hardy St. - Canine Realty Trust**

Leah explained that her family owns these parcels (father is trustee) and since they will be conveyed to family members, they did not need to file with the Town for Right of First Refusal, however, decided to advise the Town of their intention. Since only three members at the meeting could vote, this will be tabled until the April 9 meeting.



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

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

The Administrative Assistant told members that she and Alan were working on the changes to the plan with the hope of getting the final document sent to Melissa Cryan (Division of Conservation Services) soon.

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

The Board of Selectmen and the Dunstable Rural Land Trust signed the Conservation Restriction (CR) (after reviewed by their attorney). Alan and Cheryl were working on finalizing the Land Management Plan. The CR will be forwarded to Denise Pires at the State for Matthew Beaton's signature.

### **Frye Field Conservation Restriction (CR) Discussion**

The Community Preservation Committee voted to financially support the placement of a CR on the Frye Field. The next step will be for the residents to vote at the Annual Town Meeting in May. Jeff suggested that the Commission sit down with Mr. Frye and discuss permitted and prohibited activities for the parcel.

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

#### **Tennis Court Cleaning – Phil Denyse – Parks & Recreation**

Phil Denyse came to talk with members about having the surface of the tennis court behind the Swallow Union School cleaned. He explained that algae covers the courts, which makes them slippery. The courts are near wetlands. Members said that unless they discharge the environmentally sensitive solution towards the wetlands, it should be fine. Mr. Denyse was told to make sure whatever company they hire rinses the solution off towards the baseball fields.

#### **Jeff Haight Suggestions**

Jeff suggested that if the Commission purchases a Conservation Restriction on a privately owned parcel in the future, they should consider sharing the appraisal cost with the landowner. He also mentioned that he'd like to see some money held for ongoing projects such as mowing.

#### **Tyngsboro Conservation Commission – Lake Massapoag Rod & Gun Club**

The Administrative Assistant received a call from the Conservation Agent in Tyngsboro regarding a joint hearing for Tyngsboro, Dunstable and Groton in order to expedite Lake Massapoag Rod & Gun Club's application to control the invasive species in the lake. Members felt that as long as the club files with each individual town, they saw no problem with holding one hearing.



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

**Notice of Intent – Kemp Street – Boston Gas Company/National Grid – Coneco**

The Administrative Assistant told members that she received a Notice of Intent filing for a gas line on Kemp Street. Members reviewed the map. The hearing will be on Monday, April 9.

**Board of Selectmen – Leo Dumont Property – Lowell Street**

Note: as Alan is an abutter, he did not take part in the discussion. Leah mentioned that the Board of Selectmen have decided to place an article on the May 14 Annual Town Meeting warrant for the purchase of 73 acres on Lowell Street owned by the Dumont family. The property price is \$2.9 million dollars. The large commercial garage on the lot will be the new home of the Highway Department. If approved, the existing property that is home to the Highway Department will be sold. Plans for the property include a solar field on approximately 15 acres and Affordable Housing.

Alan made a motion to close the meeting at 7:40pm. Leah 2<sup>nd</sup> the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann  
Administrative Assistant  
Dunstable Conservation Commission

APPROVED