



OFFICE OF THE
CONSERVATION COMMISSION
TOWN HALL, 511 MAIN STREET
DUNSTABLE, MA 01827-1313
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Conservation Commission Minutes **Monday, April 9, 2018**

Approved: April 23, 2018

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

Meeting Minutes – March 26

Alan made a motion to approve the revised minutes of the March 26, 2018 meeting. Leah 2nd the motion. – Motion passed unanimously.

Bills/Payroll

No bills submitted. Bill made a motion to sign the payroll. Kieran 2nd the motion. – Motion passed unanimously.

Notice of Intent Hearing – Boston Gas Company – Kemp Street

Hannah from Coneco Engineers & Scientists attended the hearing to discuss the Notice of Intent filing. She said that Boston Gas plans to install a natural gas line between 232 and 290 Kemp Street and replace service up to the residences. This will improve reliability to their customers. The project will have a temporary impact to the wetland buffer and riverfront, and is within estimated and priority habitat. Boston Gas proposes straw wattles for erosion control. Work will mostly be in the roadway. Although they filed for an NOI, replacement of a utility, in this instance, does not require a NOI. Neither the Commission nor the applicant received a DEP file number; therefore, the hearing could not be closed. The applicant requested a continuance to the April 23 meeting, which was granted by the Commission.

Right of First Refusal – 27 French Court, 28 & 38 Hardy Street – Canine Realty Trust

Leah told members that her family owns Canine Realty Trust. Since the three lots will be deeded to family members, there is no need for a Right of First Refusal, however, the Basbanes wanted to inform the Town of their plans. Alan made a motion to notify the Board of Selectmen that the Conservation Commission has no interest in these lots. Bill 2nd the motion. – Motion passed with Leah abstaining from the vote.

Site Visit to 415 River Street – Soares – Removal of Trees near Wetlands

Jeff met Mr. Soares at the site to discuss the removal of trees on his property. Jeff reported that there are a few trees in the front of the property out of Conservation's jurisdiction. He said there are trees in the back right corner about 50-60 feet from a vernal pool which Mr. Soares would like to remove. They are very large pine trees, one of which rotted. Jeff did not see any



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potential wetland issues but asked the homeowner to call the office when he schedules the work. Alan made a motion to accept the Chairman's report. Bill 2nd the motion. – Motion passed unanimously.

Support of Dumont Property Purchase – Lowell Street

Leah spoke about the possible purchase of the Dumont property off Lowell Street. The purchase price is 2.6 million dollars for approximately 73 acres of land. Fish and Wildlife may eventually purchase the wetlands on the property. Plans to help finance the purchase are to sell a lot off 91 River Street, sell the existing Highway garage and install a solar field. Juan made a motion to support the notion of purchasing the property. Kieran 2nd the motion. – Motion passed with Alan abstaining from the vote.

Open Space and Recreation Plan Update

The Administrative Assistant told members that she revised the plan per comments from the reviewer. She is waiting for two maps that the Northern Middlesex Council on Governments (Carlin Andrus) will be providing.

Kendall Cranberry Bog Grant Update and Land Management Plan Signatures

The CR is currently in Matthew Beaton's office, the Secretary of Energy and Environmental Affairs awaiting his signature. Commission members signed the Land Management Plan. Alan will forward to the Dunstable Rural Land Trust and Board of Selectmen for their endorsement.

Frye Field CR Update

Alan said he has received support from the Historical Commission, Community Preservation Committee and Planning Board for the purchase of a Conservation Restriction on the Frye Field. He will talk with the Board of Selectmen and the Finance Committee before the Annual Town Meeting.

Discussion on Guidelines for Future Conservation Restrictions

Jeff provided a set of guidelines to hand out to members for review. He asked that they read them and make comments for a future meeting.

Additional Topics Discussed Not Noted on the Agenda

Wild and Scenic River Designation

Alan made a motion to send a letter to the Nashua River Wild and Scenic River Study Committee in support of the stewardship plan. Members discussed this back in December of 2017. Juan 2nd the motion. – Motion passed unanimously.



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Status of Three Conservation Restrictions (CR) – Best, Howard’s Brook & Flat Rock

Members voted to sign the Conservation Restrictions for the Best and Howard’s Brook properties. The Administrative Assistant told members that she would give Alan the CRs to be signed by the Dunstable Rural Land Trust and Board of Selectmen. Once signed, the CRs will be forwarded to the CR Reviewer for Matthew Beaton’s signature (Secretary of Energy and Environmental Affairs). The Flat Rock CR is with the Rural Land Trust’s attorney and Town Counsel for their review.

Timber Report – Alan Chaney

Alan reported that the Town Forest cutting has been completed. Work will start on the Hogg lot soon.

Alan made a motion to close the meeting at 7:42pm. Leah 2nd the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Administrative Assistant
Dunstable Conservation Commission

APPROVED