



OFFICE OF THE
CONSERVATION COMMISSION
TOWN HALL, 511 MAIN STREET
DUNSTABLE, MA 01827-1313
(978) 649-4514 FAX (978) 649-8893
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Conservation Commission Minutes
Monday, November 26, 2018

Approved: December 10, 2018

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

Request for Determination Public Mtg–389 Thorndike St–Dunstable Rural Land Trust

David E. Tully and Robert Kennedy attended the meeting on behalf of the Dunstable Rural Land Trust (DRLT). No one from the public attended. Alan Chaney disclosed that he is a member of the Land Trust. Since the Commission could not act on the submittal without Alan (lack of quorum), members decided to invoke the "Rule of Necessity" to allow Alan to participate in the discussion and vote on the application. Alan stated that although a member of the DRLT, he would not receive a financial benefit from the project. 389 Thorndike Street is a residential property where a single-family house burned down. The Rural Land Trust would like to stabilize the area with silt fence, remove the debris (including the foundation) and regrade/seed the area, all 145 feet away from the bank of a Riverfront area. The septic system will remain. Juan made a motion to issue a Negative 3 Determination stating, "The work described in the Request is within the Buffer Zone but will not alter an Area subject to protection under the Act, therefore, said work will not require a Notice of Intent filing". Erosion control is to remain in place until the site is stable. Tara 2nd the motion. – Motion passed unanimously.

Notice of Intent Hearing –Blodgett St. /Lowell St.-David Albrecht -Solar

Alan opened the hearing by reading the hearing notice published in the Groton Herald. Mr. Albrecht attended the hearing along with Ryan Bailey. No one else from the public attended. Alan said that he, Leah, Bill, and Tara met Mr. Albrecht, Mr. Bailey and their wetland specialist at the site on November 17. The Commission asked for a more in depth evaluation of a couple of wetland areas. Once that is completed, updated plans will reflect any changes made. Mr. Albrecht had not received a DEP file number, therefore he asked members for a continuance until the next meeting, tentatively scheduled for December 10. Leah made a motion to grant the continuance. Tara 2nd the motion. – Motion passed unanimously.

Notice of Intent Hearing –Pleasant St./Groton St. -David Albrecht-Solar

Alan opened the hearing by reading the notice published in the Groton Herald. Mr. Albrecht and Ryan Bailey attended the meeting, however, no one else from the public attended. Alan said that he, Leah, Bill, and Tara met Mr. Albrecht, Mr. Bailey and their wetland specialist at the site on November 17. Mr. Albrecht said that like Blodgett Street, they would also be doing an additional review of this site. Once that is completed, updated plans will reflect any changes



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made. No word has come from the Natural Heritage Endangered Species division. Mr. Albrecht had not received a DEP file number, therefore he asked members for a continuance until the next meeting, tentatively scheduled for December 10. Leah made a motion to grant the continuance. Juan 2nd the motion. – Motion passed unanimously.

Neil Gorman/Christian Doherty – Lots 2 & 4 Forest Street – Driveways

Mr. Gorman (Ross Associates), Mr. Doherty (homeowner) and Jon Crandall (real estate agent) attended the meeting to discuss the November 5 meeting and the Commission's objection to paving the common driveway to lots 2 & 4 on Forest Street. Mr. Gorman asked the Commission if the homeowners could use porous pavement on the common drive. Alan said that porous pavement is a viable alternative to gravel if installed properly. Mr. Gorman asked if they could use bituminous asphalt outside of the 60' wetland buffer. Members discussed a recent case on Hardy Street where they required the homeowner to use the porous pavement within 100 feet, not just within 60 feet. There was discussion about the Highway Department requirement of placing traditional bituminous pavement within the first fifteen feet of where the road meets the entrance to the common drive. Members agreed to this. Members voted to allow the following:

- 1) Conventional bituminous asphalt may be used from the entrance to the common drive (at Forest Street) for the first fifteen feet **only** as required by the Board of Road Commissioners.
- 2) Only pervious (popcorn) asphalt is to be used in all other areas within the 100-foot wetland buffer.
- 3) You may use conventional bituminous asphalt (or pervious asphalt) on the turn-around shown on the plan near the house.
- 4) Specifications for what is used on the common driveway/individual driveway must be submitted to the Dunstable Conservation Commission, 511 Main Street, Dunstable, MA 01827 along with pictures of the finished project.
- 5) The Conservation Commission must approve additional work or changes.

Meeting Minutes – November 5, 2018

Juan made a motion to approve the meeting minutes from the November 5 meeting, as presented. Leah 2nd the motion. - Motion passed unanimously.

Bills/Payroll

Leah made a motion to sign the invoice for the MACC environmental on-line handbook and the payroll. Tara 2nd the motion. – Motion passed unanimously.

Fiscal Year 2020 Budget

Members discussed the fiscal year 2020 budget with the Administrative Assistant. No increase in expense budget is proposed. The Advisory Board will decide salary the increase. Leah made



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a motion to submit the budget to the interim Town Administrator. Juan 2nd the motion. – Motion passed unanimously.

149 Westford Street – Tree Removal

Alan reported that he received a call from a resident on Westford Street who wanted to remove four trees in the wetland buffer. Alan said there were two oak trees and two pine trees that were in danger of falling and landing on the home. Dave Nicol from Nicol Tree Services asked the homeowner to check with the Conservation Commission before he removed the trees. Alan told the homeowner that he may remove the trees but the stumps must stay in place.

Additional Topics Discussed Not Noted on the Agenda

Stone Arch Bridge/Flat Rock E-Mail

The Administrative Assistant mentioned that she received an email about the ruts at the top of the road where Mill Street meets the entrance to Flat Rock Hill and the entrance to the Stone Arch Bridge Conservation area. Leah said that she will try to get down to the Stone Arch Bridge and work on the entrance but with winter fast approaching, that may not be until spring. Members are hoping that the entrance to Flat Rock Hill may be addressed when the Highway Department eventually paves Mill Street.

Flat Rock Hill – Dogs

Alan reported that there seems to be some dog walking outfits using Flat Rock Hill. They arrive with six to eight dogs, mostly not leashed. There have been complaints from the public about the packs of loose dogs bothering people/dogs. Alan mentioned his concern about the affect on ground nesting birds. Tara made a motion to post "dogs must be leashed" signs on the property. Juan 2nd the motion. Motion passed unanimously.

Juan made a motion to close the meeting at 7:53pm. Leah 2nd the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Administrative Assistant
Dunstable Conservation Commission