



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, December 10, 2018

Approved: January 14, 2019

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

Roman Kordun – 93 Westford Street – Possible Beaver Flooding

Mr. Kordun told members that he believes the increased flooding and erosion damage he is currently experiencing at his home is due to beaver activity. He said that his driveway has begun to crack. Members reminded him about the Conservation Restriction on a large portion of his property due to the vast amount of wetlands in his backyard. This area also experienced a very wet fall this year. The Commission will go out to the area on Saturday, December 15 at 10am. Mr. Kordun was told that he might need to contact the Board of Health to make a determination on if the beaver activity could cause an issue with his well, septic or home.

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

Mr. Albrecht attended the hearing along with Ryan Bailey. No one else from the public was present. Mr. Albrecht said that members of SWCA Environmental Consultants met Leah out at the site on Friday, December 7 to review the revised wetland delineation. An area of the property could be land subject to flooding, therefore he is not proposing any solar equipment in that area until that has been determined. He was able to keep the same system size by moving panels closer together. The DEP file number was received (147-0302). Mr. Albrecht said that he would like the opportunity to come back to modify the plan by widening the rows if the area in question was not land subject to flooding. Members agreed that he would be able to do that. Bill made a motion to close the hearing. Juan 2nd the motion. – Motion passed unanimously. Leah made a motion to approve the project, accept the plans with the revised wetland delineation/potential isolated land subject to flooding and issue an Order of Conditions. Tara 2nd the motion. Bill then added that the applicant has the option to modify the plan depending on the outcome of the ILSF calculations. Leah 2nd the addition to the motion. Motion to accept the revised motion passed unanimously. *Plan approved: Notice of Intent Plan 0 Blodgett Road, Dunstable, MA 01827 8,834.670 kW DC STC Rated Solar Electric System – Borrego Solar – David Albrecht – Civil No. 37310 – Project Number 905-2244 – dated 11/08/18 with a revision date of 12/10/18*

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

Mr. Albrecht and Ryan Bailey attended the meeting, however, no one else from the public attended. Mr. Albrecht said that one wetland on the property was adjusted. They were able to
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keep the same system size by moving the panels closer together. The DEP file number was received (147-0303). A Natural Heritage letter dated December 10, 2018 said "... *the Project, as currently proposed, will not adversely affect the actual Resource Area Habitat of state-protected rare wildlife species.*" Mr. Albrecht is working with the state agency on replication areas for Blanding's Turtles. Leah made a motion to close the hearing. Kieran 2nd the motion. – Motion passed unanimously. Kieran made a motion to approve the plan as submitted and issue an Order of Conditions. Tara 2nd the motion. – Motion passed unanimously.

Plan approved: Notice of Intent Plan 0 Pleasant Street, Dunstable, MA 01827 11,246.040 kW DC STC Rated Solar Electric System – Borrego Solar – David Albrecht – Civil No. 37310 – Project Number 905-2212 – dated 11/06/18 with a revision date of 12/7/18

461 Forest Street – Dennis Chartier

Mr. Chartier came to the meeting to ask a couple of questions. He asked members if he could move his 4,000 square foot replication area so he can pave his driveway with regular bituminous pavement. Since adjusting the replication area will change the buffer zone, the Commission asked Mr. Chartier to submit a modified plan for approval, showing what he proposes to do. This must be completed before starting any work. He then asked about the removal of stumps. Members said that he may need to file a Notice of Intent for that project but suggested that he address the modification of the replication area first and then come before them for approval to remove stumps. Members scheduled to go out and meet Mr. Chartier at the site on Saturday, December 15 at around 10:30am.

104 Main Street – PYGN Group – Hiren Patel

Mr. & Mrs. Patel attended the meeting to inquire about wetlands on 104 Main Street. They would like to build a spiritual community center with a parking lot on the parcel. Members told them that in order to advise them, they would need to see a wetland delineation plan. They also explained that the Patel's would need permission of the owner of the property to enter the property.

Meeting Minutes – November 26, 2018

Juan made a motion to approve the meeting minutes from the November 26 meeting, as presented. Leah 2nd the motion. - Motion passed unanimously.

Bills/Payroll

No bills. Payroll was signed.

2018 Annual Report

Members reviewed and made changes to the fiscal year 2018 annual report.



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December 24 Meeting

Leah made a motion to cancel the December 24 meeting. Kieran 2nd the motion. – Motion passed unanimously. The next meeting for the Commission is scheduled for Monday, January 14 at 6:30pm.

Spring 2020 Pictometry Flyover Interest

The Administrative Assistant received an email from Carlin Andrus regarding a 2020 flyover to capture new aerial imagery. Members discussed that they are not interested in participating.

Additional Topics Discussed Not Noted on the Agenda

Eagle Scout Candidate Josh Meyer

Josh presented a slide show of his completed Eagle Scout project on Blanchard Hill. He installed three water bars and a parking area for three cars, as well as cleaned the overgrown trail. Leah made a motion to sign off on the scout's paperwork. Tara 2nd the motion. – Motion passed unanimously.

Signs

Members discussed purchasing two sets of signs for Conservation Commission properties. One saying, "*Private Property – Public Use of Trails Only*" and "*All dogs must be leashed*". The Commission has been receiving a number of complaints from walkers of unleashed dogs bothering both individuals and pets.

Leah made a motion to close the meeting at 8:30pm. Kieran 2nd the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Administrative Assistant
Dunstable Conservation Commission