



**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, February 26, 2024**

Approved: **March 11, 2024**

Chair Alan Chaney called the meeting to order at 6:35pm.

Members present: Juan Amodei, Marijan Andacic, Leah Basbanes, and Kate DeLoureiro

Members absent: Alan Chase and Al Starbird

**Meeting Minutes of February 12, 2023**

Marijan made a motion to approve the February 12<sup>th</sup> meeting minutes as presented. Juan 2nd the motion. – Motion passed unanimously.

**Bills/Payroll**

Leah made a motion to pay a \$67.50 invoice from Mirick O'Connell for legal services related to the DRLT/McLoon conservation restriction. Kate seconded the motion. – Motion passed unanimously.

Kate made a motion to sign payroll. Marijan 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Open Space and Recreation Plan Status**

The OSRP plan expires in March of 2025, but as it takes some time to put it together, the Town is getting underway. This will be an ongoing discussion. Leah shared that NMCOG has offered a grant to help the Town update the plan. She noted the Commission will need to do a survey of citizenry for input.

**Modifications to OOC Plan Approved – 211 Off Pond Street**

The applicants with the previously approved Order of Conditions, Cynthia Golubisky and Fred DiPrizio, were in attendance to answer any questions. The Commission reviewed the updated plan provided whereby the septic was modified to go from a two-trench to a three trench. Also, the contractor requested an additional tree be removed to allow for better access to the property.



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Leah made a motion to accept the revised plan, dated Nov 21, 2023, related to the septic system design changes, and allow for removal of an additional tree. Marijan 2<sup>nd</sup> the motion. -- Motion passed unanimously.

**Branch Trimming Request – 275 Pleasant Street**

The property owners had issued an email with photographs highlighting some brook banking trees which they are requesting be trimmed. Alan noted he had driven by and observed from the road the proposed trees and saw no concerns.

Leah motioned for the Commission to approve of the request for tree trimming as described. Marijan 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Proposed New 2-Car Garage Location – 93 Westford Street**

The property owner had contacted the Commission after reaching out to the Building Inspector to inquire about putting an additional garage on the property. There are wetlands at the rear of the lots on Westford St. which abut a 25.5-acre Black Brook Conservation Restriction behind the properties.

The Commission proposed a site visit on March 9<sup>th</sup> at 10am. The Administrator will contact the owner to confirm the date and time and issue an appointment for the Commission.

**Swallow Mill Pond Grant Award Related**

The ANR for the 4.76-acre property has been approved by the Planning Board. The recording at the registry is needed for the deed to be created.

The Administrator shared a copy of the title search received from legal. They quoted a \$219 cost for title insurance on the \$60,000 purchase price. The Commission suggested inquiring with the Town Administrator about whether this is needed or not.

Alan shared that the Highway Department will help install a new culvert and some gravel. They'll also help install the signage.



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The LAND Grant management plan and baseline report is outstanding. Data and pictures for these reports can occur during the group's work party when the weather turns warmer. The Commission will target March 23<sup>rd</sup> at 10am to meet and trim up some pathways and mark out the parking area.

**Drew's Landing Boardwalk**

Town engineering firm Hoyle-Tanner had provided an update on construction costs since the 2023 MASSTrails grant application. Given a \$100K maximum grant award possible, feedback from the trails director was to consider options to reduce costs on the boardwalk for any future grant application.

Leah thought the Commission should stick with the original design. Alan thought that the Commission should hold off on any changes and work on some private donations to help support the additional funding needed for construction.

The Commission will continue to discuss the project and options for funding ahead of any future grant reapplication.

**CPC Funding Needs**

Chair of the CPC, Joan Simmons inquired of the Commission for any potential projects which may need CPC funding this year.

Alan noted there may be a project forthcoming to purchase a conservation restriction on a larger, strategic parcel of land. Discussions are still in progress surrounding this project.

Leah made a motion to adjourn at 7:21pm. Motion seconded by Marijan. – Motion passed unanimously.

The Conservation Commission will meet next Monday, March 11<sup>th</sup> at 6:30pm, at the town hall.

Respectfully submitted,

Carol A. Rock  
Administrative Assistant, Dunstable Conservation Commission