



OFFICE OF THE  
**PLANNING BOARD**  
TOWN HALL, 511 MAIN STREET  
DUNSTABLE, MA 01827-1313  
(978) 649-4514 FAX (978) 649-8893  
planning@dunstable-ma.gov

## **Planning Board Minutes Monday, June 7, 2010**

Meeting was called to order by Vice Chair, Joyce Cail at 7:29pm.  
Members present: John Goldthwaite, Brett Rock and Joan Simmons  
Member absent: George Basbanes  
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

### **Election of Planning Board Officers**

Brett suggested that the Board take the Election of Officers out of order from the posted agenda. The Board agreed. Brett then made a motion to elect Joyce Cail as Chair. John 2<sup>nd</sup> the motion. – Motion passed. Brett made a motion to elect George Basbanes as Vice Chair. John 2<sup>nd</sup> the motion. – Motion passed. Joyce made a motion to elect Brett Rock as Clerk/Secretary. Joan 2<sup>nd</sup> the motion. – Motion passed.

### **7:31pm – Scenic Road Hearing – Cross Street – Adam Frye**

Joyce opened the scenic road hearing for Adam Frye. Mr. Frye broke through a stone wall on Cross Street. No fill has been brought onto the property. The Board mentioned their concern with runoff from the property seeping onto Cross Street. Mr. Frye stated that he has not had a problem thus far; however, he would address the issue if there was a problem in the future. The Board also explained their apprehension approving the location of the opening due to the possibility of a safety issue with cars traveling up and down Cross Street (site distance). It was suggested that Mr. Frye trim the brush on both sides of the opening for better visibility. The Board voted to close the hearing and will write up their recommendations after a site visit on Saturday.

### **ANR – Ron Patenaude – River Street**

Will be addressed at a future meeting. The materials were not submitted to the Planning Board.

### **Meeting Minutes – May 17, 2010**

Brett made a motion to approve the meeting minutes, as submitted, from the May 17th meeting. John 2<sup>nd</sup> the motion. – Motion passed.

### **Bills**

None

### **Payroll**

Two payroll slips were signed for the time period 5/9/2010 through 6/5/2010.

### **Ray Sullivan – Pond Street**

Mr. Sullivan came before the Board asking about combining two lots on Pond Street into one parcel to save on real estate taxes. The Board advised Mr. Sullivan to file an ANR if that was his intention. He then asked if he would be able to separate the parcel into two lots in the



OFFICE OF THE  
**PLANNING BOARD**  
TOWN HALL, 511 MAIN STREET  
DUNSTABLE, MA 01827-1313  
(978) 649-4514 FAX (978) 649-8893  
planning@dunstable-ma.gov

future. The Board said that that would depend on the zoning at the time that he decided to separate them.

**NMCOG Representative**

Joyce asked that if anyone was any interested in representing the Planning Board at the monthly NMCOG meetings, to please let her know.

Motion was made to close the meeting at 8:22pm. Motion 2<sup>nd</sup>. - Motion passed. The next scheduled meeting of the Planning Board will be Monday, June 21st at 7:30pm.

Respectfully submitted,

Cheryl A. Mann  
Secretary  
Dunstable Planning Board