



OFFICE OF THE
PLANNING BOARD
TOWN HALL, 511 MAIN STREET
DUNSTABLE, MA 01827-1313
(978) 649-4514 FAX (978) 649-8893
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Planning Board Minutes Monday, June 21, 2010

Meeting was called to order by Chair, Joyce Cail at 7:30pm.

Members present: John Goldthwaite, George Basbanes, Brett Rock and Joan Simmons

Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

ANR – River Street – Ron Patenaude/Albert Patenaude Jr.

In attendance: Ron Patenaude, Ann Patenaude, David Debay (Cornerstone Land Consultants) and Albert Patenaude Jr.

An ANR had been submitted before the meeting to the Planning Board and reviewed by Town Engineer, Jeff Rider. Jeff submitted his comments to the Board (dated June 21st) prior to the meeting. Two items of concern to Jeff were:

1. **The application (Form A) was signed by the applicant but not the owner.** Jeff said that without the owner's signature, the application is not valid and the 21 day time limit does not apply.
2. **Section IIB (d) of the Board's Rules and Regulations for the Subdivision of Land calls for a plat (plan) of the entire parcel of land from which the lot is being created.** Jeff said that this plan only shows a portion of the overall parcel. The plan does reference a previous plan; however, the previous plan does not show the entire parcel either.

Ron Patenaude is the owner of the property and his nephew, Albert Patenaude Jr., is the applicant who hired Mr. Debay to draw up the plan. Ron Patenaude stated that he would sign the Form A when he was satisfied that the plan had met all of the Planning Board's requirements for an ANR. He also said that he wanted the plan to either show the entire 73+/- acres or show that the parcel continued over the railroad bed. The Planning Board asked that the entire parcel be shown since the property has not been surveyed in recent years. After discussion, Ron Patenaude requested that the Board allow withdraw of the ANR until the requested changes can be made. The Board agreed and returned the plan to Mr. Debay.

Meeting Minutes – June 7, 2010

John made a motion to approve the meeting minutes, as submitted, from the June 7th meeting. Brett 2nd the motion. – Motion passed with George abstaining.

Bills

None

Payroll

One payroll slip was signed for the time period 6/6/2010 through 6/19/2010.



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Scenic Road – Cross Street – Adam Frye

The Board discussed the site visit to Adam Frye's Cross Street property and the conditions for the scenic road authorization. The Board would like Mr. Frye to use the rocks that were removed to build up the existing wall, remove the brush that is impeding the site of vehicular traffic, to not remove any living trees greater than 5 inches in width, and to be aware that if runoff becomes an issue, he will have to repair the problem. George made a motion to authorize the scenic road permit with the conditions outlined above. John 2nd the motion. – Motion passed.

July 5th Meeting

The Secretary mentioned that the next meeting falls on July 5th. The Board decided that if there aren't any agenda items scheduled by June 28th, the Secretary can cancel the meeting. The next regularly scheduled meeting will be held on July 19th.

NMCOG Representative

The Board discussed that currently there isn't anyone interested in representing the Planning Board at the monthly NMCOG meetings at this time. The Secretary will send out a notice to the Northern Middlesex Council on Governments to advise them that if this changes in the future, the Board would notify them.

George made a motion to close the meeting at 8:06pm. John 2nd the motion. - Motion passed.

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Planning Board