



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, November 1, 2010

Meeting was called to order by Chair, Joyce Cail at 7:25pm.
Members present: George Basbanes, Brett Rock, John Goldthwaite and Joan Simmons
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

Safe Pathways Members

Sue Psaledakis and Juliana Perrissinotto from the Safe Pathways Committee attended the meeting to ask for the Board's support in making sure developers install sidewalks in their subdivisions. Sue stated that some developments have sidewalks, while others do not. The Committee is concerned with our residents getting safety from one place to another. She further suggested that if the Board decided to waive the sidewalk regulation (i.e. in a cul-de-sac where the traffic is low), the Board should require the developer to deposit money into a fund. This fund would be used to make streets safer by establishing new sidewalks in heavily traveled areas. The first area the Committee will be concentrating on is in the center of town from the Swallow Union Elementary School/Town Hall to the Library.

ANR – Al Patenaude/Ron Patenaude – River Street

Mr. Patenaude presented a revised ANR (which he had previously withdrawn) seeking endorsement from the Planning Board. The Board had requested changes to the original plan due to comments that were made by the Town Engineer, Jeff Rider. Mr. Patenaude had withdrawn the ANR until the changes could be made.

Jeff reviewed the revised plan and observed that the surveyed plat of remaining land was not shown on the plan, as required. Ron Patenaude (owner of the property) submitted a request for a waiver stating that it would create a financial hardship to survey the entire parcel. He also mentioned that the Board had waived the same requirement a few years ago. The Secretary, working with Mr. Rider, located one such file for Davis on Mill Street that had similar circumstances. The Davis ANR had been signed even though the plan did not have the surveyed plat of remaining land on it. George stated that showing the entire plat of remaining land protects the land owner, and if Mr. Patenaude understands the possible ramifications of not surveying the entire parcel, the Board should waive the requirement. Mr. Patenaude said that he did understand that he was taking a chance by not having the remaining land surveyed, but the cost was too great. The Board explained that there could be a difference between the actual (surveyed) remaining usable frontage, wetland boundaries, acreage, etc. and what Mr. Patenaude believes he has. George made a motion to grant the request for the waiver. John 2nd the motion. – Motion passed with all voting in favor except Brett



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Rock who abstained. John made a motion to sign the ANR plan. George 2nd the motion. – Motion passed with all voting in favor except Brett Rock who abstained.

Matt Raymond

Mr. Raymond came in to discuss the fee schedule for a Commercial/Industrial Special Permit. The fee schedule states that there is:

- 1.) An application fee of \$1,000 plus \$75. per 1,000 square feet of gross floor area.
- 2.) Initial project review fee of \$5,000 with possible additional increases
- 3.) Inspection fees: \$3,000 with possible additional increases.
- 4.) Legal notice fee

Mr. Raymond said that the special permit he will be applying for will not involve the construction of any new commercial or industrial buildings. Renovations on his current buildings were completed through a permit issued by the Building Inspector. Mr. Raymond asked the Board if they would consider adjusting the fees to a lesser amount to reflect his particular Special Permit situation. The Board asked the Secretary to contact Jeff Rider to estimate how long it would take him to review Mr. Raymond's site plan, how many inspections he anticipates and his hourly rate. The Board will then adjust the figure to allow for any unanticipated project hours by Mr. Rider. The Board will continue this discussion at the December 6th meeting.

November 15th Meeting

The Secretary will be out on Monday, November 15th. The Board discussed canceling the meeting if there isn't anything scheduled for that night.

Meeting Minutes – August 16, 2010

John made a motion to approve the meeting minutes, as submitted, from the August 16th meeting. Joan 2nd the motion. – Motion passed unanimously with George and Brett abstaining from the vote.

Meeting Minutes – October 4, 2010

George made a motion to approve the meeting minutes, as submitted, from the October 4th meeting. Joan 2nd the motion. – Motion passed unanimously with John abstaining from the vote.

Bills/Payroll

No invoices – Two payroll slips were signed



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Open Space and Recreation Plan Endorsement

The Secretary explained that the Conservation Commission had until the beginning of December to file their Open Space and Recreation Plan with the Division of Conservation Services (DCS). In order for the Town to receive self-help funding for land acquisitions, the Town needs an approved plan filed with DCS. The plan has been completed and was sent to Boards/Commissions in Town. The Conservation Commission is looking for a letter of support from the Planning Board to file along with their plan. Some Board members wanted to review the plan before a letter is mailed.

Pond Street Stone Wall

Brett asked members to drive up Pond Street as he believes there is a resident that broke through a stonewall without a permit.

Motion was made to close the meeting at 8:35pm. Motion 2nd. - Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Planning Board