



OFFICE OF THE
PLANNING BOARD
TOWN HALL, 511 MAIN STREET
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Planning Board Minutes Monday, December 6, 2010

Meeting was called to order by Chair, Joyce Cail at 7:30pm.
Members present: George Basbanes, Brett Rock, John Goldthwaite and Joan Simmons
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

ANR – Jim Keough – 420 & 430 Groton Street

Mr. Keough presented an ANR for endorsement for 420 & 430 Groton Street. This involves a small sliver of property which one neighbor is giving to the other. This does not impact the frontage of either property. The engineering firm on the plan was Cuoco & Cormier (the firm our Town Engineer works for); therefore, Pat Flaherty from P.M. Flaherty Associates, Inc. in Chelmsford reviewed the plan. Minor changes were made to the plan before the meeting, at the request of Mr. Flaherty. Mr. Keough also asked for a waiver on the Town Control system requirement stating the following, "The Lot Line Relocation Plan we have submitted is based on the horizontal system of the 1930 layout of Groton Street. In preparing this adjustment plan we have re-created the original subdivision plan that we surveyed and prepared back in 1994 and which is recorded at the registry of deeds as Plan Book 186 Plan 81 and is on the 1930 layout of Groton Street horizontal system. Since this is a continuation of the previous survey, our client feels that having to tie into at least two points of the Town of Dunstable Control System would be very costly." George made a motion to grant the waiver of the Town Control system. John 2nd the motion. – Motion passed 4-1 with Brett voting against. George moved to endorse the ANR plan. John 2nd the motion. – Motion passed unanimously.

Meeting Minutes – November 1, 2010

George made a motion to approve the meeting minutes, as submitted, from the November 1st meeting. Brett 2nd the motion. – Motion passed unanimously.

Bills/Payroll

Two invoices totaling \$188.58 were signed as well as three payroll slips.

Discussion on Fee Schedule for Special Permit – Matt Raymond

At the last meeting, the Board asked the Secretary to contact the Town Engineer to find out how long it would take him to review a Special Permit filing for the Matt Raymond property on Pleasant Street. Mr. Raymond is looking for a reduction in the engineering fees due to the fact that the buildings already exist and changes to the property would be minimal. Jeff explained that without a site plan to review, he couldn't give an estimate. Factors that could impact the review would be what Mr. Raymond plans on



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doing on the site such as: parking, adding additional impervious surface, adding drainage, adding a treatment system, landscaping, lighting, signage, site distance, etc. The number of inspections depends on what he submits and what the Board requires of him. Jeff pointed out that the review and inspection fees go into an escrow account and any balance is returned to the applicant. The Board agreed that until Mr. Raymond files a Special Permit with the Town Clerk/Planning Board requesting a waiver, they would not address the fee schedule.

Open Space and Recreation Plan

Some Board members have or will be reviewing the Conservation Commission's Open Space and Recreation plan. The Commission would like to mail their plan to the Division of Conservation Services by next week. So that the plan is not held up, the Board decided to send a letter stating that they are in receipt of the plan and support the filing with DCS.

Conflict of Interest Law

Some Planning Board members filled out the Conflict of Interest paper that needs to be filed with the Town Clerk by December 31, 2010.

December 20th Meeting

Board members discussed that if there aren't any agenda items scheduled (by December 15th) for the December 20th meeting, they would like to cancel the meeting for that night.

Motion was made to close the meeting at 8:00pm. Motion 2nd. - Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Planning Board