



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 Tuesday, April 19, 2011

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

Scenic Road Hearing – 8 Forest Street – Peter White

No interested parties attended the hearing.

Joyce opened the hearing at 7:30pm. Mr. White told the Board that he owns frontage along Forest and Thorndike streets. He explained that when he purchased the property over 20 years ago, the previous owner had bulldozed through part of a stone wall, leaving a pile of stones as well as a pile of debris on the property. Mr. White has been cleaning up the debris and would now like to move the stone pile. He plans to use the stones at the entrance of his driveway (no wall currently exists) to make a structured wall similar to those in pictures he submitted. He would also like to re-position stones that, over the years, have fallen off an existing wall. No trees will be removed. Motion was made to close the hearing at 7:50pm, 2nd and passed unanimously. Brett then made a motion to issue the Scenic Road permit. John 2nd the motion. – Motion passed unanimously.

Special Permit Hearing – backland lot - 880 Main Street – Charles Rich

In attendance: Charles Rich, Michael Dunlay, Kathryn Tito and Susan Wright
Joyce opened the hearing at 7:52pm. Jack Visniewski from Cornerstone Engineering spoke on behalf of Charlie Rich. He explained that the Planning Board previously signed an ANR creating this lot from 874 Main Street. Charlie was now asking for a Special Permit to build on the 5 acre backland parcel. Mr. Visniewski stated that the septic system had been approved by the Board of Health and an easement will be given for the shared section of the driveway. After reviewing the plan, the Town Engineer asked for some changes because of potential drainage issues. Mr. Visniewski revised the plan and resubmitted it for review. Jeff Rider sent a letter dated April 7th to the Planning Board which stated that his previous comments had been adequately addressed. Charlie requested waivers for “submission of a project narrative, traffic impact report, lighting plan and landscaping due to the small scale of the project”. Brett made a motion to approve the requested waivers. John 2nd the motion. – Motion passed unanimously. An abutter was present and asked about the perk test, placement of the house, square footage and setbacks. All questions were answered. John then made a motion to close the hearing at 8:00pm. Brett 2nd the motion. – Motion passed



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unanimously. Brett made a motion to issue the special permit for 880 Main Street to build upon a backland lot. John 2nd the motion. – Motion passed unanimously.

Joan Simmons – yes to issue special permit

Brett Rock – yes to issue special permit

John Goldthwaite – yes to issue special permit

Joyce Cail – yes to issue special permit.

Meeting Minutes – April 4, 2011

John made a motion to approve the minutes, as submitted, from the April 4th meeting.

Joan 2nd the motion. – Motion passed unanimously.

Review and Sign Bills/Payroll

No bills were presented. One payroll slip was signed for the Secretary.

Peter Palakavong – Return of 53G Funds for Definitive Subdivision Plan of Massapoag Way

The Secretary explained that she had received a copy of the court dismissal for the Palakavong, Massapoag Way definitive subdivision case. The Secretary would like to return the remaining funds to Mr. Palakavong for engineering review. John made a motion to return roughly \$103 to Mr. Palakavong. Joan 2nd the motion. – Motion passed unanimously.

Brett made a motion to close the meeting at 8:16pm. John 2nd the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Planning Board