



OFFICE OF THE
PLANNING BOARD
TOWN HALL, 511 MAIN STREET
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(978) 649-4514 FAX (978) 649-8893
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Planning Board Minutes Monday, June 20, 2011

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

Northern Middlesex Council of Governments (NMCOG) Pre-Disaster Mitigation Plan

George Russell from NMCOG was in attendance to give the Board an overview of the Pre-Disaster Mitigation Plan process. He told the Board that it is a state requirement that Massachusetts towns prepare these plans (The Disaster Mitigation Act of 2000) every five (5) years. NMCOG is working on a regional plan to include the Town of Dunstable. Once the plan is accepted by each town, it goes to the State and then on to the Federal Government for final approval. This proposal is for natural disasters only which includes earthquakes, landslides, tornadoes, hurricanes, winter storms, severe thunderstorms, flooding, wildfire, drought, urban fire, etc. The plan will identify critical facilities such as schools, shelters, water mains, fire, police, day care centers, etc. Evacuation routes will be mapped out. Tonight's public meeting is the first of two community outreach opportunities. The 2nd event will be a publicized Board of Selectmen meeting. Mr. Russell told the Board that one of the reasons why it was important to address the Planning Board was because of the regulatory impacts of the Board's Rules and Regulations and Bylaws. Ways the Board can help would be to apply land use planning and regulation of development in hazard-prone areas, enforcement of building codes and environmental regulations, public safety (maintenance of roadways, culverts and dams), acquisition of properties in a floodplain, etc. Mr. Russell told the Board that if they have any comments to please contact NMCOG. This plan must be in place by the end of the calendar year in order for the Town to be eligible for future FEMA funding under the Pre-Disaster Mitigation (PDM), the Flood Mitigation Assistance Program (FMA) and the Hazard Mitigation Grant Program (HMGP).

Meeting Minutes – June 6, 2011

John made a motion to approve, as submitted, the minutes from the June 6th meeting. Joe 2nd the motion. – Motion passed with Brett abstaining from the vote.

Meeting Minutes – May 16, 2011

This will be put on the agenda for the next meeting.



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Review and Sign Bills/Payroll

The Secretary requested to purchase a roll of stamps, a box of envelopes and some office supplies before year end. Brett made a motion to allow the Secretary to do so. Joe 2nd the motion. – Motion passed unanimously. Bills and payroll were signed off.

Special Permit Hearing – New Cingular Wireless PCS, LLC d/b/a AT&T Mobility, LLC – Frank Kelley

George opened the hearing at 7:40pm. Mr. Riopelle, owner of the property was in attendance as well as the Town Engineer, Jeff Rider.

Mr. Kelley explained that the Special Permit filing involved adding three antennas to the existing three on the pole at 583 Pleasant Street. There will not be any increase in height with the addition of the three antennas. AT&T is currently located in the middle of the pole with the owner of the facility at the top (Voicestream/T-Mobile/Omni Point) and another telecommunication company (Nextel/Clearwire) at the bottom. The Board questioned whether the existing bond was enough for removal of the equipment if the facility was ever abandoned. Since the equipment is on private property, Mr. Riopelle stated that he had an insurance policy with the company for removal and/or damages. The town also holds a surety bond. The Board asked the Secretary to look into if it is adequate for removal of the equipment at today's prices. Mr. Kelley told the Board that if this special permit was approved, his company is planning on coming in with another Special Permit to add three more antennas (for a total of 9) to the tower. Jeff brought up that the request involves modifying some equipment on the ground. Mr. Kelley said that there aren't any new condensers or changes to the back up generators or compressors which would affect the noise level. Jeff also mentioned that the applicant was requesting a waiver from the Site Plan requirements in the Bylaw, no grading, removal of trees or other site related work is involved. After the discussion, Brett made a motion to close the hearing. Joe 2nd the motion. – Motion passed unanimously. Joe made a motion to approve the requested waiver. John 2nd the motion. – Motion passed unanimously. John made a motion to approve the Special Permit for three (3) additional antennas to be placed on the monopole at 583 Pleasant Street. Brett 2nd the motion. – Motion approved with the following votes:

Joan Simmons – yes	Willard (John) Goldthwaite - yes
Joe Vlcek – yes	George Basbanes – yes
Brett Rock – yes	

July 4th Meeting

The next Planning Board meeting falls on Monday, July 4th. The Board discussed canceling the meeting if there aren't any agenda items. If the Board needs to meet, they will do so on Tuesday, July 5th.



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July 18th Meeting

The Secretary told the Board that she will not be able to make the July 18th meeting. The Board decided to hold the meeting on Wednesday, July 20th at 7:30pm.

Brett made a motion to close the meeting at 8:28pm. Joan 2nd the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Planning Board