



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 7, 2011

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

Meeting Minutes – October 17, 2011

Joe made a motion to approve the minutes, with noted change, from the October 17th meeting.
John 2nd the motion. – Motion passed unanimously.

Review and Sign Bills

The invoice for the 53G MSR Utility account was signed off which now leaves the 53G account in a deficit. The Board asked the Secretary to follow up on the \$1,500 that MSR was asked to deposit into the account to pay for engineering review.

Review Payroll

The Secretary's two payroll slips were reviewed.

17 Pleasant Street - Mr. Parikh

Mr. Parikh, the new owner of 17 Pleasant Street, attended the meeting to inquire about the process for opening a food establishment in the former "Convenient Mann". He wanted to know what, if anything, the Planning Board required of him so he can obtain the necessary permits. Dana Barnes came in, at the request of the Board, and stated that as far as he's concerned Mr. Parikh does not need Planning Board approval because the business is grandfathered (as long as a similar type business is slated for the building), however, he would need to contact the Board of Health to see what their requirements are for the property. He also would need to approach the Board of Selectmen for a victualer license and apply for a building permit (from him) when he is ready to make renovations.

245 Forest Street – Joshua Kelly – Tree Removal

Mr. Kelly attended the meeting at the request of the Board. He received a letter regarding the renovations he made to the stone wall on his property. He said that he had contacted the Conservation Commission about working near the wetlands, but didn't realize he needed approval from the Planning Board with regard to the stone wall. He went on to say that the break in the wall is only temporary and was made because the tree company needed access to the property without driving over the driveway (concern about damage). He plans to rebuild the



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stone wall but would like to wait until the spring to do this so he can grade and seed the area where the trees were removed. He also asked about adding stones to the wall so it will aesthetically match the remaining wall on Forest Street. After the discussion, Joe made a motion that Mr. Kelly must repair the stone wall by November 7, 2012. Mr. Kelly is allowed to add natural field stones similar to what is already there. The Board also wants photos of the new wall when it is completed. John 2nd the motion. – Motion passed.

583 Pleasant Street - T-Mobile Cell Tower Bond

As a condition of approval for the cell tower located at 583 Pleasant Street (2001), the posted bond should be reviewed every 7-1/2 yrs. and tied to the construction cost index as published by American City and County Magazine. Although the first review should have been done in May of 2009, it was not completed until recently. At the request of the Planning Board, T-Mobile forwarded a new agreement; however, it was for the same amount (\$30,000) as the original bond. At the request of the Board, Jeff Rider reviewed the paperwork and told members that the bond actually should have been in the amount of **\$42,573**. The Board asked the Secretary to contact Jeff Platania or Tresca McKay at T-Mobile and ask for an updated bond.

53G Accounts for SAI Communications – AT&T

The Secretary told the Board that all engineering review bills from Cuoco & Cormier had been paid for the two SAI Communications Special Permits (583 Pleasant Street and 516 Main Street). She requested that the Board allow the remaining funds to be returned to the applicant. John made a motion to return the remaining funds from accounts: 8900-00-175-2550-0000-218 and 8900-00-175-2550-0000-219. Joe 2nd the motion. – Motion passed unanimously.

Motion was made to close the meeting at 8:05pm. Motion was 2nd. Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Planning Board