



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, January 3, 2012

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

ANR – 375 River St. (was part of 355 River Street-lot 2) – Christopher Deturk

Christopher Deturk was in attendance along with Jeff Hannaford, who presented the ANR to the Board. Mr. Hannaford stated that the lot was being subdivided into two parcels (3.43 acres and 4.11 acres). Town Engineer, Jeff Rider, was sent the materials to review and responded back to the Board on December 28th. Jeff had two comments for the Board's consideration:

- 1) Regarding the significant wetlands and whether the Conservation Commission has approved the limits of the wetlands shown. **Mr. Hannaford explained that Mr. Deturk had filed a Notice of Intent with the Conservation Commission; they went out to the site and issued an Order of Conditions for the property.**
- 2) The area enclosed by lot lines that are separated by less than 50 feet should be excluded from the lot area calculations. **Mr. Hannaford said that the lot is 4.11 acres and if the approximately 1,340 sq. ft. is removed, it would leave an adequate amount of acreage for the lot.**

The Board asked about Mr. Deturk's proposed driveway. Mr. Hannaford said that he will be utilizing the existing cart path for the driveway up past the culvert. Joe made a motion to approve the ANR-Plan of Land-355 River Street (lot 2), dated December 9, 2011. John 2nd the motion. – Motion approved unanimously.

Meeting Minutes – December 5, 2011

John made a motion to approve the minutes, as submitted, from the December 5th meeting. Joe 2nd the motion. – Motion passed unanimously.

Review and Sign Bills

None

Review Payroll

The Secretary's two payroll slips for 12/4/11-12/17/11 and 12/18/11-12/31/11 were reviewed by the Board.



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January 16th Meeting

The Board decided to cancel the January 16th meeting if, by January 11th, there aren't any agenda items to discuss.

2011 Annual Report

The Board reviewed and approved the draft annual report that the Secretary prepared.

Fiscal Year 2013 Budget

The Board discussed the fiscal year 2013 budget deciding on level funding for "Operations" and the Finance Committee's recommendation for salary increases to be added to "Salaries".

MSR Utility Special Permit

The Secretary reported that the Special Permit for MSR was picked up from the Town Clerk's office the end of December. As of this date, the additional funds for engineering review have not been submitted. Either has the required insurance rider. The Board asked the Secretary to contact Attorney Deschenes to find out the status of those items.

Motion was made to close the meeting at 7:58pm. Motion was 2nd. Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Planning Board