



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, March 19, 2012**

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

### **ANR – 993 Main Street – Lot 3A – Michael Stevens**

Jeff Hannaford from Norse Design Services spoke on behalf of the applicant, Michael Stevens. He explained that Michael is the grandson of the owner at 993 Main Street. Mr. Stevens plans on building a home on the 2 acres identified as Lot 3A. This will leave approximately 40 acres with the original parcel (lot 6A). There is a pond located on lot 6A which borders lot 3A. Jeff Rider reviewed the plan and commented that *"The Plan lists the total area of proposed Lot 6A. Under the requirements of the Zoning Bylaw, certain portions of the lot cannot be included in the lot area. It is obvious that the lot meets the minimum area requirements. However, since the lot does contain a pond, wetlands and floodplain, the Board may want the surveyor to document the various areas and actual lot area under the Bylaw on the plan for consistency with other submittals."* Mr. Hannaford said that the wetlands on Lot 6A were not delineated because of the expense and that with 40 acres it is obvious (as Mr. Rider pointed out) that the lot meets the minimum area requirements of the Zoning Bylaw. Mr. Hannaford asked for a waiver of the requirement. John made a motion to waive the requirement that the surveyor document the actual wetlands and lot areas. Joe 2<sup>nd</sup> the motion. – Motion passed unanimously. John then made the motion to endorse the ANR for Michael Stevens-993 Main Street. Joan 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Meeting Minutes – March 5, 2012**

Joe made a motion to approve the minutes, as submitted, from the March 5th meeting. John 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Review and Sign Bills**

None

### **Review Payroll**

None



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 Fees**

Jeff Rider had e-mailed a list of fees from the Planning Board in Shrewsbury for the Board to review. After discussing the fees, the Board decided not to make changes to the fee schedule with the possible exception of ANRs. The Board asked the Secretary to check with Mr. Rider to see if the current fees are covering ANR reviews.

### **Additional Topics Discussed Not Noted on the Agenda**

#### **MSR Utility Maintenance Corporation**

The Board asked the Secretary to find out how Mr. Raymond is making out with the drainage construction for his property on Pleasant Street.

#### **Meeting on April 2<sup>nd</sup>, 2012**

George said that if there aren't any agenda items scheduled for the April 2<sup>nd</sup> meeting, he would like to cancel our regularly scheduled meeting for that night. The Secretary will contact Board members by March 28<sup>th</sup>.

Motion was made to close the meeting at 7:55pm. Motion was 2<sup>nd</sup>. Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann  
Secretary – Dunstable Planning Board