



OFFICE OF THE  
**PLANNING BOARD**  
TOWN HALL, 511 MAIN STREET  
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## **Planning Board Minutes Tuesday, April 17, 2012**

Meeting was called to order by Chairman, George Basbanes at 7:36pm.

Members present: Joe Vlcek and Joan Simmons

Members absent: Brett Rock and Willard J. Goldthwaite, Jr.

Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

### **Building Permit – 375 River Street – Christopher DeTurk**

Mr. DeTurk was in attendance seeking a signature on his Building Permit for 375 River Street. An ANR had previously been signed off by the Planning Board. Joe made a motion to sign the Building Permit. Joan 2<sup>nd</sup> the motion. – Motion passed unanimously.

*The following document was introduced at the meeting: building permit – filed with the Building Inspector.*

### **Meeting Minutes – March 19, 2012**

Joe made a motion to approve the minutes, as submitted, from the March 19th meeting. Joan 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Review and Sign Bills**

None

### **Review Payroll**

One payroll slip was signed.

### **Scenic Road Extension – Peter White – Forest Street**

Mr. White faxed over a request for an extension for his Scenic Road permit which is due to expire this month. He stated that the reason was "beyond his control". The Board would like a general reason why he is seeking an extension. They would also like present day photos of the site. *The following document was introduced at the meeting: fax for Scenic road extension – in Mr. White's file – 8 Forest Street.*

### **ANR Review Costs**

The Secretary handed out copies of Jeff Rider's e-mail outlining the cost of the past five ANR reviews. We are currently collecting \$200 per ANR to subdivide one lot into two. The average cost of Jeff's review has been \$262.30. The Board asked the Secretary to conduct a study of local town's ANR fees and put this on the agenda for the next



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meeting. *The following document was introduced at the meeting: e-mail of ANR costs for last five reviews for Jeff Rider – list in “Schedule of Fees” folder*

### **Pleasant Street – MSR Utility Construction - Matthew Raymond**

The Secretary spoke to Matt Raymond who indicated that he plans on starting work on the upper parking area the week of April 23<sup>rd</sup>. Matt asked if members are interested in being contacted to view the site before, during, or after the work is done. Joe would like to be contacted during the excavation.

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

#### **Alan Chaney – 12 acres – Best Property**

Alan came to the meeting to address the Board regarding the possibility of the Town purchasing 12 acres (5 lots) on Main Street from the Best family. This property which is behind the veterinarian is referred to as the “triangle piece”, and was offered to the Town years ago for 1.2 million. The purchase was turned down by Town Meeting vote. The parcel is now being offered to the Town for \$699,000. Alan said that lots 4 & 5 would be kept as a field and could be used for community gardens and/or reserve for a subsurface disposal system for lots 1, 2 and 3. Lots 1, 2, and 3 could be used as housing for seniors. The Board inquired about funding this purchase. Alan said that CPA funds could be used for the bulk of the purchase price. Joan asked if this property was mentioned in the Master Plan. Alan said that it was. The Board asked Alan what he was looking for from them tonight. Alan said that he was seeking their support for the purchase of the property by the Town. George said that although they may approve the concept, before taking a formal vote, the Board would like additional information on exactly how the parcel would be funded as well as definitive plans for lots 1, 2, and 3. Joan added her concern with the town purchasing a piece of property for a future use only to find out that the parcel is unusable for the reason why we purchased it in the first place (i.e. purchasing land for senior housing and when it's time to build, they find endangered or threatened species on it).

Motion was made to close the meeting at 8:20pm. Motion was 2<sup>nd</sup>. Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann  
Secretary  
Dunstable Planning Board