



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, June 4, 2012**

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

### **Election of Officers – Planning Board**

Joe made a motion that the following members hold positions, effective June 18, 2012:

Brett Rock – Chairman

Willard (John) Goldthwaite – Vice Chairman

Joan Simmons – Clerk/Secretary

Joe Vlcek – Member at Large

George Basbanes – Member at Large

Motion was 2<sup>nd</sup>. - Motion passed unanimously.

### **Special Permit Hearing–Sprint–Equipment modification at 583 Pleasant St.**

In attendance for the town: Jeff Rider – Town Engineer  
David Archambault from Network Building & Consulting attended the hearing as representative for Sprint Spectrum. Mr. Archambault started off by explaining Sprint's desire to upgrade their existing base equipment and antennas as well as add six (6) Remote Radio Heads (RRH). Sprint leases space on the tower. The equipment change/addition will not increase the height of the tower nor create additional noise from the generator or air conditioning units. The entire process should take 1-2 weeks.

Jeff Rider pointed out that the Board requires the applicant to submit plans and calculations with regard to grading, drainage, access, lighting and landscaping. The applicant stated that he wanted to request a waiver from that section. Mr. Archambault then wrote out a note at the meeting requesting the waiver. John made a motion to grant the waiver. Joe 2<sup>nd</sup> the motion. – Motion passed unanimously.

No one else from the public was in attendance. George then asked for a motion to close the hearing. Joe made a motion to close the hearing and approve the Special Permit for Sprint Spectrum as outlined in the application and accompanying materials/plans. John 2<sup>nd</sup> the motion. – Motion passed with the following votes:  
George Basbanes – in favor of granting special permit  
Willard J. Goldthwaite – in favor of granting special permit  
Joan Simmons – in favor of granting special permit



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Joe Vlcek – in favor of granting special permit

### **ANR Fees**

The Board asked Jeff Rider to stay to discuss ANR fees. In the past six filings, Jeff's review fee had exceeded the \$200 application fee required for ANRs. He explained that it takes him 1½-2 hours to review the filings including running the inverse calculations and checking the Registry of Deeds. After the discussion, the Board agreed to schedule a hearing with following proposed increases:

Interior lot line adjustment only-no change in frontage: from \$150 to \$200

ANR for up to two lots or parcels: from \$200 to \$300

ANR for over two lots or parcels: \$300 plus \$100 for each lot or parcel over two

### **Meeting Minutes of May 7, 2012**

Joe made a motion to approve, as submitted, the meeting minutes of May 7<sup>th</sup>. John 2<sup>nd</sup> the motion. – Motion passed with George abstaining from the vote.

### **Meeting Minutes of May 21, 2012**

John made a motion to approve, as submitted, the meeting minutes of May 21st. Joe 2<sup>nd</sup> the motion. – Motion passed with Joan abstaining from the vote.

### **Review and/or Sign Invoices**

George signed the two invoices for office supplies and envelopes.

### **Review and/or Sign Payroll**

George signed the payroll slip for week ending June 2<sup>nd</sup>.

### **Community Preservation Commission Member**

George said that he would be willing to stay on as the Planning Board representative on the Community Preservation Committee. Joe made a motion that George stay on as a member of the CPC. Joan 2<sup>nd</sup> the motion. –Motion passed unanimously.

### **Additional Topics Discussed Not Noted on the Agenda** - none

Joe made a motion to close the meeting at 8:19pm. John 2<sup>nd</sup> the motion. Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann  
Secretary – Dunstable Planning Board