



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 Monday, August 20, 2012**

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

### **ANR - Best Triangle Parcel – Lowell Street/Main Street**

Jeff Hannaford was in attendance presenting the Best Triangle parcel ANR. Since the Town of Dunstable is the purchaser of the property, it was requested that the ANR fee be waived. George made a motion that the Board waive the ANR fee for the Best Triangle Parcel-Lowell Street/Main Street. Joe 2<sup>nd</sup> the motion. – Motion passed unanimously. Jeff Rider reviewed the 5 lot ANR and had two comments which were resolved prior to tonight's meeting. George made a motion to sign the ANR. John 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Meeting Minutes of July 16, 2012**

George made a motion to approve, as written, the minutes of the July 16<sup>th</sup> meeting. Joe 2<sup>nd</sup> the motion. – Motion passed unanimously.

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

None

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

Payroll for the week ending August 11<sup>th</sup> was reviewed by the Board.

### **September 3<sup>rd</sup> Meeting – Labor Day Holiday**

Our next meeting falls on Monday, September 3<sup>rd</sup> which is the Labor Day holiday. The Board decided that if there are agenda items, the meeting will be moved to Tuesday, September 4<sup>th</sup>. If we do not have anything scheduled, the meeting will be cancelled.

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

Scott Connell from Connell Construction (Tyngsboro) asked to address the Board regarding the NRLC property on River Street. He said that the new owner of the property was away and asked him to attend the meeting to inform the Board that his intent is to build the subdivision as approved; however, he is interested in the Board's opinion in phasing the development. George asked who purchased the property.



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Mr. Connell said The Candlewick Group (Alexander Wolfram) out of Concord, MA. Brett told Mr. Connell that because he was not on the agenda, he would need to make an appointment for a future meeting and give the Board an idea as to what items he would like to discuss. The Board explained that this situation is new to them, i.e. court settlement, property went into auction, new owner, etc., therefore, they need to get legal and engineering advice before they can answer questions Mr. Connell has with specifics on the development of the subdivision.

George made a motion to close the meeting at 8:00pm. John 2<sup>nd</sup> the motion. Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann  
Secretary  
Dunstable Planning Board