



OFFICE OF THE
PLANNING BOARD
TOWN HALL, 511 MAIN STREET
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Approved: March 18, 2013

Planning Board Minutes Monday, March 4, 2013

Meeting was called to order by Vice Chairman, John Goldthwaite at 7:30pm.

Members present: Joe Vlcek, George Basbanes and Joan Simmons

Member absent: Brett Rock

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

Meeting Minutes of February 4, 2013

George made a motion to approve, as written, the minutes of the February 4th meeting. Joan 2nd the motion. – Motion passed unanimously.

Review and/or Sign Invoices

Two invoices for the Groton Herald and certified mail were signed off.

Review and/or Sign Payroll - none

Extending date of permits for River's Edge Estates & Riverview Estates

The Secretary told members that she had received a letter (dated February 12, 2013) from Kevin Eriksen at Deschenes & Farrell regarding the Permit Extension Act of 2012. Mr. Eriksen was requesting acknowledgement from the Planning Board that they agree that the Approvals are now valid through the dates mentioned in the letter. George made a motion to send a letter to Mr. Eriksen acknowledging the validity of the present law. Joe 2nd the motion. – Motion passed unanimously.

7:35pm - Scenic Road Hearing - 224 High Street/High Street – Pallis/Parker

Mr. Pallis requested the hearing before the Board in order to seek permission to alter two stone walls on High Street, the wall at 224 High Street and across the street at his neighbors. The neighbors, Elizabeth and James Parker also signed the request for a scenic road hearing. The applicants are not requesting to remove any trees. Many of the original stones have fallen off the walls. Mr. Pallis provided photos of the area. Tree Warden Bob Bacon was in attendance and explained to Mr. Pallis that he was not to cut/remove any tree that shades High Street or that is within the town's right of way. George made the following motion, "to approve the permit to rebuild the stone walls along High Street for Jeffrey Pallis (224 High Street) and Elizabeth & James Parker (4 Thorndike Street) using the stones that have fall off the walls, natural field stones if any additional stones are brought in, no trees are to be cut/removed without permission from the Tree Warden, work shall be completed within 3 years, the Board requests



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before and after pictures of the wall, and no further alteration or work shall be done without authorization of the Planning Board. Joe 2nd the motion. – Motion passed.

7:50pm - Scenic Road Hearing – 517 Groton Street – Larry Montague

Mr. Montague requested the Scenic Road hearing before the Board in order to rebuild a stone wall on Groton Street and remove two trees within the Town's right of way. Tree Warden Bob Bacon was in attendance. Mr. Montague explained that the wall wasn't much of a wall, only about 2 stones high and only on one side of the driveway. He would like to build a wall across the entire front of the property. The Board asked about the two trees he is seeking to remove. He said that one is a pine tree that hinders his line of site when trying to leave his driveway. The other tree is an Oak tree that has had branches come down during storms, knocking out power to his home. Mr. Montague agreed that the Oak tree is not in any danger of falling on his house. The Tree Warden told Mr. Montague that he can remove/cut the Pine tree (grind the stump down six inches below the soil); however, the Oak tree may not be removed/cut. He went on to say that if Mr. Montague decides that he would like to pursue removing the tree, he should follow procedure and go before the Board of Selectmen. Mr. Montague then asked for guidance on where the Board would prefer he build the stone wall. The Board said to build it well off the road on his property so it doesn't affect traffic or snow plowing. After the discussion, George made a motion to approve the request with the following conditions; height of wall shall be less than 3 feet, only natural field stones shall be used in the reconstruction of the wall (taken from the property or brought in), no living trees greater than 1 1/2" in width may be cut or removed with the exception of the pine tree that hinders Mr. Montague's site from the road, work shall be completed within 24 months, the board requests before and after photos of the wall, no further alteration or work shall be done without the authorization of the Planning Board. Joe 2nd the motion. – Motion passed unanimously.

Review of Proposed Zoning Amendments

The Secretary explained that the proposed zoning amendments were written for the hearing on March 18th. One is for the date change of the Growth Limitation and the other is to add a solar facility section.

Additional Topics Discussed Not Noted on the Agenda

Motion made to close the meeting at 8:25pm. Motion 2nd. Motion passed unanimously. Respectfully submitted,

Cheryl A. Mann – Secretary Dunstable Planning Board