



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

Approved: June 17, 2013

Planning Board Minutes Monday, June 3, 2013

Election of New Officers

George made a motion that the following positions be filled effective immediately:

Willard (John) Goldthwaite Jr. – Chairman

Joan Simmons – Vice Chair

Joe Vlcek – Clerk/Secretary

George Basbanes – Member at Large

Brett Rock – Member at Large

Motion was 2nd. - Motion passed unanimously.

Motion was made to close nominations. Motion 2nd. – Motion passed unanimously.

Meeting was then called to order by Chairman, Willard (John) Goldthwaite Jr. at 7:32pm.

Members present: George Basbanes, Brett Rock and Joan Simmons

Member absent: Joe Vlcek

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

Preliminary Subdivision Plan Discussion – “Alexander Estates”

Applicant Gerry Welch and George Dimakarakos (Stamski and McNary, Inc.) were in attendance to continue the discussion on the preliminary subdivision plan for the 30+/- acres behind Lake and Hall Streets (formally known as the Lewis Property).

George Basbanes asked the Secretary if the outstanding issues with the Form B had been resolved. The Secretary said that Mr. Welch submitted a revised Form B on May 20th along with a copy of his Purchase and Sales agreement. Attorney Larkin called earlier in the day saying that the letter from the attorney representing the seller (Michael G. Furlong, Esq) was sufficient authorization. George made a motion that the Board vote to accept the application as complete. Brett 2nd the motion. – Motion passed unanimously.

George explained that everyone on the Planning Board with the exception of Brett (traveling) had met for the May 30th site visit. The perimeter of the property was walked from Lake Street, past Larter Field and around to Hall Street. George said that after viewing the access onto Hall Street, he believes that that section of the road has serious safety issues caused by the hill and curve of the street.



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Carolina Properties LLC filed an Abbreviated Notice of Resource Area Delineation (ANRAD) with the Conservation Commission. A hearing was held on May 29th and subsequently the delineation was approved by the Commission.

Points brought during the discussion:

- 1) Mr. Dimakarakos said that the open space plan makes more sense to the applicant because there is less infrastructure cost involved.
- 2) At this time the applicant is not interested in building an affordable housing unit in the subdivision.
- 2) Resident Amy Regan stated her concern with the addition of 24-48 cars travelling on Lake Street, saying the impact would be significant to the neighborhood. She suggested moving the open space development further away from the existing houses, building fewer homes and giving the railroad bed to the town as part of the open space. Chief Rich agreed saying that the railroad bed is currently used as an access point for fighting fires in that wooded area.
- 3) The applicant may be interested in some "common driveways" on the open space plan.
- 5) The Board agreed that although the Hall Street egress may be allowed depending upon the site line, it's not ideal. Chief Rich said that between 6am-7am, he considers that stretch of Hall Street to be one of the most dangerous roads in the town. The Board agreed that if there is to be an egress on Hall Street that the applicant would need to meet site line requirements.
- 6) Fire Chief Brian Rich asked that if the applicant and Board are considering the traditional subdivision plan that residents go in through Hall Street and out through Lake Street making the new road a one way.

Chief Rich told the applicant that he will be requesting a minimum 30,000 gallon cistern to be installed with a 50'x12' pad for parking trucks. Regulations require it to be within 1,000 feet of every residence.

- 7) Police Chief James Downes sent an e-mail to the Board asking that public safety be considered during the project. He asks that if the applicant prefers the open



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space plan, that there are two egresses like that on Highland Street. Chief Rich added that the 2nd access would need to be 12' wide with a gravel bed and locked gate for emergency vehicles.

- 8) Joan brought up Section IV.A.5 of the Subdivision Rules and Regulations which states six homes may be built on a 600 foot cul-de-sac. The open space plan the applicant is proposing is twelve homes on a 1,000 foot cul-de-sac. Brett agreed, saying that the Planning Board must look at what is best for the town and its residents when considering an application.
- 9) Joan asked about a Natural Heritage filing. Mr. Dimakarakos said that the parcel is not located in an Estimated Habitat of Rare Species area and the vernal pool is not registered with the state, therefore, he does not believe there would be any issue.
- 10) Brett asked the applicant that if he chose to submit an open space development, would the road be public or private. Mr. Dimakarakos said it would most likely be private with a homeowner's association.
- 11) Chief Rich was asked how wide the road should be for safety vehicles. Chief said 28' with 24' of pavement.

Members were asked to give their opinion of what they personally would like to see when the applicant submits a definitive subdivision plan.

George Basbanes: open space development with 9 homes (1 affordable housing), a gravel access road on Hall Street sufficient for emergency vehicles, the railroad bed added to the open space parcel to be given to the Town of Dunstable or the Dunstable Rural Land Trust.

Brett Rock: open space development with fewer homes and pushed back further from the existing homes on Lake Street

John Goldthwaite: open space development moved away from the residents on Lake Street.



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Joan Simmons: open space development, Rules and Regulations state 600 foot cul-de-sac with 6 units therefore she feels that 9 homes is a reasonable increase with a 1000 foot cul-de-sac, for safety sake.

Jeff Rider reminded the Board that they need to determine whether the preliminary subdivision plan is a reasonable expectation of the land and provide the applicant with their thoughts before submitting his definitive subdivision plan.

George made a motion to approve the preliminary plan for up to twelve (12) lots as submitted: *Preliminary Plan "Alexander Estates" in Dunstable, Massachusetts, dated April 30, 2013 by Stamski and McNary, Inc. (5051-Preliminary-A.dwg) SM-5051*
Joan 2nd the motion. – Motion passed unanimously.

Meeting Minutes of May 6, 2013

George made a motion to approve, as written, the minutes of the May 6th meeting.
John 2nd the motion. – Motion passed unanimously.

Review and/or Sign Bills/Invoices

One invoice for Jeff Rider (53G account) was signed.

Review and/or Sign Payroll

The Secretary's payroll slip was signed.

Additional Topics Discussed Not Noted on the Agenda

None

Meeting closed at 8:50pm.

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Planning Board