



OFFICE OF THE
PLANNING BOARD
TOWN HALL, 511 MAIN STREET
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(978) 649-4514 FAX (978) 649-8893
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Approved: July 15, 2013

Planning Board Minutes Monday, June 17, 2013

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

Meeting Minutes of June 3, 2013

George made a motion to approve, as written, the minutes of the June 3rd meeting.
Brett 2nd the motion. – Motion passed unanimously.

Review and/or Sign Bills

Two invoices were signed; one for certified mail and the other for the Registry of Deeds.

Review and/or Sign Payroll

The Secretary's payroll slip was signed.

Informal Discussion on "Alexander Estates" – Carolina Properties LLC

Gerry Welch and George Dimakarakos (Stamski and McNary, Inc.) attended the meeting to present an updated concept plan which they said took into consideration comments and concerns that were discussed at the last meeting. Mr. Dimakarakos said that they are interested in advancing a cluster (open space) plan versus a traditional subdivision. The plan they presented showed:

- a. A gravel emergency exit onto Hall Street
- b. 12 lots, each on approximately one acre
- c. A 100 foot wide buffer separating the neighbors on Lake Street from the subdivision.
- d. An 800 foot common drive supporting four of the lots
- e. A road approximately 1,000 feet to the common drive
- f. The wetland on the parcel as well as the railroad bed will be included in the open space that will be donated to the town.
- g. Although 10 acres of open space would be required under 6.6 of the Zoning Bylaw, the plan shows roughly 13 acres of open space that will be donated.
- h. The wetland on the parcel will be cleaned up.
- i. The cistern will be located at the end of the road (before the common drive).



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The Board told Mr. Dimakarakos that they preferred the layout of the open space in the original (open space) plan. They also felt that two of the lots were too close to Larter Field. Mr. Dimakarakos said that he and Mr. Welch expect to have a discussion on reducing the number of lots and are willing to eliminate the one closest to Larter Field if Mr. Welch can excavate the gravel from the hill. The gravel will be sold by Mr. Welch in order to recoup some of the cost of losing a house lot. Mr. Dimakarakos explained that the benefit to the town of excavating the gravel is that it will allow for the expansion of recreation areas.

Members felt that the concept presented tonight was preferable but with two less lots.

Mr. Welch indicated that he would like to come back at the next meeting with an updated plan taking into consideration the comments that were made at tonight's meeting. The Board decided to cancel their meeting scheduled for July 1st, therefore, the next meeting of the Planning Board will be on Monday, July 15th. Mr. Welch asked to be put on the agenda for that night. In the meantime, he will contact the Board of Selectmen regarding removing gravel from the parcel.

Additional Topics Discussed Not Noted on the Agenda

None

Meeting closed at 8:12pm.

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Planning Board