



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: August 5, 2013

Planning Board Minutes Monday, July 15, 2013

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

Building Permit – 501 Hollis Street – Kevin Tully/Tim Chase

Tim Chase presented his building permit for a new home on Hollis Street. The ANR lot had previously been signed off by the Board. No stone wall is involved in the project. The permit is not exempt from the growth limitation bylaw. George made a motion to sign the building permit for 501 Hollis Street. Joe 2nd the motion. – Motion passed unanimously.

Scenic Road Hearing – Stone Wall at 35 High Street – Kathy Georges

John opened the hearing at 7:35pm. No one from the public was in attendance. Ms. Georges told the Board that before putting her home up for sale, she must move her driveway as it is encroaching 20 feet on an abutting property. She said that she approached the landowner but he was not interested in letting her purchase the 20 feet. George made a motion to allow the removal of stones in order to move the driveway with the condition that the stones be used on the wall along side the street or down each side of the driveway, work is completed within 12 months and Ms. Georges provides photos of the new opening to the Board. Joe 2nd the motion. – Motion passed unanimously.

Meeting Minutes of June 17, 2013

George made a motion to approve, as written, the minutes of the June 17th meeting. Joe 2nd the motion. – Motion passed unanimously.

Review and/or Sign Bills

None

Review and/or Sign Payroll

The Secretary's payroll slip was signed.



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Informal Discussion - "Alexander Estates" – Carolina Properties LLC

Gerry Welch and Christine Karelak from Carolina Properties and George Dimakarakos from Stamski and McNary attended the meeting to discuss a new plan showing changes discussed at the last meeting. A copy of the plan; *Potential Open Space Development Plan "Alexander Estates" in Dunstable, Massachusetts dated June 19, 2013* and a letter from Christine Karelak, Recreation Expansion Coordinator was handed out prior to the meeting.

Highlights of the new plan include:

1. Cluster (open space) plan with ten (10) lots instead of the twelve (12) that were preliminarily approved on June 3, 2013.
2. 58% open space will be donated to the Town of Dunstable to possibly be used for additional recreational fields. Applicant will not build any of the playing fields, however, will remove the gravel to bring the fields down to grade. The amount of gravel that will need to be removed from the hill is undetermined at this time.
3. Emergency access road was moved away from Hall Street and is now connected to the railroad bed near Larter Field.

Mr. Dimakarakos said that gravel will be removed from the hill to make the area viable for town fields and to offset the loss of two house lots. The Board asked if the Selectmen have been approached about excavating the gravel from the hill. Mr. Dimakarakos said, "Not yet". It is also unknown at this time how much gravel would need to be removed to make a 2% pitch in grade. A resident brought up that the Larter Field hill is owned by the town and questioned how the applicant could sell the loam when the property doesn't belong to him.

George brought up that there is a General Bylaw that was passed in 2011 called "The Community Housing General Bylaw" that may apply to this subdivision. If so, one of the ten houses may need to be "affordable" but the Board will need to verify this with Town Counsel. The Secretary handed copies of the bylaw to Mr. Dimakarakos and Mr. Welch for review. Mr. Dimakarakos said that he would run the bylaw by their counsel.

Additional parking was mentioned with Jim Tully from the Parks Department saying that the hill area would be reserved as unpaved parking.

A resident of Lake Street asked what effect the addition of ten homes would have on the ground water. Mr. Dimakarakos said that there shouldn't be any impact as the homes will have septic, which will recharge the area.



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George inquired as to what Mr. Welch was looking for from the Board tonight. Mr. Dimakarakos said, "Support for this latest plan and a clear signal to the Board of Selectmen of that support".

John asked residents Mike Martin and Jim Regan what their thoughts were. Both indicated that they were satisfied with the added buffer and the recent changes.

John asked each member for their thoughts on the latest concept:

George Basbanes: supports the basic concept as presented tonight with conditions once the Definitive Plan/Special Permit is submitted. He also wants to get the opinion of Town Counsel on if the "Community Housing General Bylaw" would pertain to this subdivision.

Joan Simmons: likes the concept if the Parks and Recreation Departments believe that the project is viable. She said that more space is needed for the development of fields for residents. Joan also said that the project depends on the opinion of the Board of Selectmen with respect to gravel removal.

Joe Vlcek and John Goldthwaite – believe that this latest compromise is heading in the right direction.

Resident Mr. Mortorano asked if the builder could place barrier plantings along side the new road between his and Mr. Regan's properties to block them from the road. George said that the Planning Board can condition the project if Carolina Properties applies and is approved for the subdivision.

Joan and Joe indicated that they would be interested in attending the Board of Selectmen meeting when the applicant appears before them for approval of the gravel removal.

Additional Topics Discussed Not Noted on the Agenda

None

Meeting closed at 8:22pm.
Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Planning Board