



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: September 16, 2013

Planning Board Minutes Monday, August 19, 2013

Meeting was called to order by Chairman, Willard (John) Goldthwaite Jr. at 7:33pm.
Members present: George Basbanes, Brett Rock (7:42PM), Joan Simmons and Joe Vlcek
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

Meeting Minutes of August 5, 2013

George made a motion to approve, as written, the minutes of the August 5th 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.

Riverview Estates – River Street - Ken Tully

The Board discussed that Ken Tully may have started site work on the previously approved "Riverview Estates" on River Street. In 2009, Mr. Tully was told that when he was ready to begin the project he was to schedule a preconstruction conference with the Town Engineer and deposit an inspection fee of \$3,000 with the Planning Board office. The Board asked the secretary to send Mr. Tully a letter reminding him of the requirement, or a cease and desist may be issued.

Special Permit Hearing – Backland Lot - 407 Forest Street - Whelan

John opened the hearing for 407 Forest Street at 7:38pm. Town Engineer, Jeff Rider was present for the hearing. The applicants were in attendance as well as their representative, Matt Waterman from Land Tech Consultants. Matt explained to the Board that Mr. and Mrs. Whelan own 9 acres on Forest Street and are looking to subdivide the parcel into a 2 acre traditional lot and a 7 acre backland lot. They are before the Board for a backland lot approval. The parcel has a small wetland which bisects the property; however, no work will be done within 100 feet of the wetland. Historically, the property was used for horses and the existing barn will be turned into a home for their daughter. Brett Rock arrives at 7:42pm. Matt handed out a new plan which had been done in response to comments made on August 9th by the Town Engineer. Matt addressed the comments:



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

- 1) No provisions have been shown on the plan to deal with the increased runoff created by the new driveway. This runoff will generally flow to the back of the proposed lot; however the Board may want some provisions to protect the abutting property such as a trench with trap rock along the edge of the driveway or grading the driveway to direct the runoff away from the property line. **Response: An infiltration trench has been added to the new plan, approximately 2'x3' along side the entire driveway.**
- 2) The material and dimension of the proposed driveway should be shown on the plan. **Response: Added to the new plan.**
- 3) The distance from the edge of the proposed driveway to the property line should be shown on the plan. **Response: Added to the new plan.**
- 4) The dimensions of the barn should be shown on the plan. **Response: Added to the new plan.**
- 5) The signature block for the Board should be added to the plan. **Response: added to the new plan.**
- 6) The plan is at a scale of 1"=60'; the regulations call for the plan to be at a scale of 1"=20' or such scale as approved by the Board. The applicant should submit a request for the Board to accept the plan at the scale presented. **Response: Requesting acceptance of current scale.** Board had no issue with scale.

The Board asked Jeff Rider if he had seen the new plan prior to tonight. He responded that he hadn't and asked that if the Board was inclined to close the hearing that they impose a condition that approval of the Special Permit for a backland lot would be contingent upon his review and acceptance of the new plan.

No letters were submitted to the Planning Board from residents/abutters that could not attend tonight's hearing; therefore, John asked if anyone in attendance had any comments. Lora McNamara asked if there would be privacy trees planted because doing so would block her view of the mountains. She was told that the Whelan's hadn't thought about that yet.

Someone asked if there would be one or two driveways. Matt Waterman said that in



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

order for there to be a common driveway, there would need to be another hearing, a common drive contract, etc., therefore, there will be two separate driveways right beside each other with a small gap in between as shown on the new plan.

George asked about stonewalls. The existing opening is large enough so they will not be touched.

George made a motion to close the hearing and approve the Special Permit for a backland lot at 407 Forest Street on the condition that the Secretary receives a letter from the Town Engineer that all comments have been addressed. Joe 2nd the motion. – John asked for a vote:

Joan Simmons – yes approve
Joe Vlcek – yes approve
George Basbanes – yes approve
Brett Rock – yes approve
John Goldthwaite – yes approve

Motion passed unanimously.

Plan approved: *Special Permit Plan – 407 Forest Street – prepared for: David and Denise Whelan, by LandTech Consultants, dated July 12, 2013 and revised on August 16, 2013 (1 page)*

ANR Plan - 407 Forest Street - Whelan

An ANR plan was presented to subdivide the above lot (407 Forest Street). George made a motion to endorse the *Plan of Land-ANR for 407 Forest Street, prepared for David and Denise Whelan by Land Tech Consultants, and dated July 12, 2013, scale 1"=60' (1 page)*. Brett 2nd the motion. – Motion passed unanimously.

John Guilmette – Barn on Blodgett Street Property

Mr. Guilmette attended the meeting at the request of the Building Inspector who was looking for the opinion of the Planning Board with regard to whether or not Mr. Guilmette would need Special Permit approval to put a barn on property he owns in the B-3 Commercial District. Mr. Guilmette lives in the home next door to the parcel which is across the town line in Tyngsboro (77 Cummings Road). The 1 acre parcel in Dunstable abuts the Tyngsboro parcel and he would like to put up a barn for personal use. Access to the barn would be from the Dunstable side. No business will operate out of the barn; it will only be for personal use. The Board signed Mr. Guilmette's Building Permit stating that the use will be for personal reasons, not a B3 use; therefore



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

a special permit is not required. Mr. Guilmette was told that if he decided to use the building as a business use, he would have to come back before the Planning Board with a Special Permit application.

September 2nd Meeting – Labor Day Holiday

The next meeting of the Planning Board falls on September 2nd. The Board discussed that if there aren't any agenda items scheduled by the 28th of August, the Secretary is to cancel the meeting. If a meeting needs to be scheduled, it would be for Tuesday, September 3rd at 7:30pm.

In-Law Apartments – possible zoning amendment

Will discuss at a future meeting.

Additional Topics Discussed Not Noted on the Agenda

Charlie Tully – Appraisal Question

Mr. Tully explained to the Board that his father owns the railroad bed off Main Street and 22 acres adjacent to it. He said that he was working with an appraiser for estate purposes and wanted Planning Board members thoughts about if there is enough frontage for 2 backland lots sharing the same common driveway. The Board said that it appears that there may be as long as everything else is in order if a plan is submitted.

Bob Kennedy – Hall Street/Lake Street Subdivision

Mr. Kennedy addressed the Planning Board to ask them to consider a traditional open space plan that did not include gravel removal for the Hall Street/Lake Street subdivision. He would like to see the cold water stream on the property preserved and the open space donated to the Dunstable Rural Land Trust (DRLT) or the Conservation Commission in place of the Town for recreation fields. George explained to Mr. Kennedy that he did not want to discuss the subdivision tonight and advised him to attend the published meetings when they occur.

Mr. Kennedy also asked the Board if a resident would need to apply for a Scenic Road permit if they were building a stone wall where there was none. The Board said, "no".

George made a motion to close the meeting at 8:56pm. Brett 2nd the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann, Secretary, Dunstable Planning Board