



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: November 18, 2013

## **Planning Board Minutes Monday, November 4, 2013**

Meeting was called to order by Chairman, Willard (John) Goldthwaite Jr. at 7:00pm.  
Members present: George Basbanes, Brett Rock, Joan Simmons and Joe Vlcek  
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

### **Building Permit – 439 River Street – Dave Greenwood**

In attendance: Dave Greenwood, Jeff Hannaford (Engineer for applicant), Jeff Rider (Town Engineer) and Ken Tully

Mr. Greenwood presented a building permit for one of the 4 lots on River Street under the Riverview Estates development. Ken Tully, who received approval for the subdivision in 2009, told members that the McGovern's (owners of the property) have taken over construction of the subdivision. The Board asked Jeff Rider to give them an update on his site inspections. Jeff told members that most of the grading for the road has been completed and that they are waiting on the utility companies before the laying the binder. There was discussion by members and Jeff Rider that the bond required by the Planning Board has not yet been received. Jeff Hannaford said that one will be posted soon but asked the Board if they would release Mr. Greenwood's lot (#6) now. The Board read the Form F Covenant to the applicant which states; *"That the undersigned will not sell or convey any lot in the subdivision or erect or place any permanent building on any lot until the construction of ways and installation of municipal services necessary to adequately serve such lots has been completed in accordance with the covenants, ..."* The Board told Mr. Greenwood that in order to protect the town and the applicant, they must take "no action" until a bond has been posted. This will be put on the agenda for the next meeting.

### **ANR – Forest Street – Timothy and Deborah Miller**

Jeff Hannaford asked that this be addressed at the November 18<sup>th</sup> meeting due to changes in the ANR plan. Mr. Hannaford signed a continuance notice extending the 21 days for the Board to make a decision.

### **Special Permit Hearing – 1054 Main Street – Backland Lot - Ken Tully**

In attendance: Ken Tully and Jeff Rider (Town Engineer)

John opened the hearing at 7:42pm. Ken handed out copies of his plan to the Board and Jeff Rider. The hearing is for approval of building on a backland lot. Ken



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mentioned that the plan will need to go before the Conservation Commission due to the lapse of his Order of Conditions. Ken requested an extension in order to give Jeff Rider time to review the plan, his narrative and waivers. Brett made a motion to approve the extension of time for review of the materials and to take final action on the Special Permit. George 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Hearing for Proposed Temporary Moratorium on Medical Marijuana Treatment Centers - Zoning Bylaw Article for Special Town Meeting**

John opened the hearing for the proposed zoning article for the Medical Marijuana Moratorium at 7:52pm. Ken Tully was the only person in attendance for the hearing. The Board discussed at length the reasons why or why not a moratorium should be imposed. Some felt that these facilities would only be allowed in the business districts and they do not want to add additional restrictions while others want to give the town a year to see what happens in other towns and to site these types of centers in the appropriate areas. After the discussion, Joe made a motion to close the hearing. Brett 2<sup>nd</sup> the motion. – Motion passed unanimously. Brett then made a motion to recommend passage of the article for a Temporary Moratorium on Medical Marijuana Treatment Centers. Joan 2<sup>nd</sup> the motion. Vote was as follows:

Joan Simmons – recommend passage    Joseph Vlcek – do not recommend passage  
George Basbanes – do not recommend passage    Brett Rock – recommend passage  
Willard J. Goldthwaite, Jr. – recommend passage

### **Meeting Minutes of October 7, 2013**

Joe made a motion to approve, as written, the minutes of the October 7<sup>th</sup> meeting. George 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Meeting Minutes of October 15, 2013**

Joe made a motion to approve, as written, the minutes of the October 15<sup>th</sup> meeting. Brett 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Review and/or Sign Bills**

An invoice for Cuoco & Cormier and expenses related to the hearing were signed.

### **Review and/or Sign Payroll**

The Secretary's payroll was signed off.



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**Additional Topics Discussed Not Noted on the Agenda**

**Building Permit - 252 Kemp Street – Trahan**

Mr. Trahan asked to have a building permit signed off for a lot on Kemp Street owned by the Cail's. There is an Order of Conditions issued by the Conservation Commission filed. No stone walls are involved with the building of the new home. Brett made a motion to sign the building permit for 252 Kemp Street. George 2<sup>nd</sup> the motion. – Motion passed unanimously.

Joe made a motion to close the meeting at 8:48pm. George 2<sup>nd</sup> the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann  
Secretary  
Dunstable Planning Board