



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

Planning Board Minutes
Monday, November 18, 2013

Approved: December 2, 2013

Meeting was called to order by Chairman, Willard (John) Goldthwaite Jr. at 7:00pm.
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

Meeting Minutes of November 4, 2013

George made a motion to approve, as written, the minutes of the November 4th meeting. Joe 2nd the motion. – Motion passed unanimously.

Review and/or Sign Bills

George made a motion to sign the Cuoco & Cormier invoices for 1054 Main Street Special Permit review and the inspections for Riverview Estates. Joe 2nd the motion. – Motion passed unanimously.

Review and/or Sign Payroll

The Secretary's payroll was signed off.

Building Permit – 439 River Street – Dave Greenwood

In attendance: Dave Greenwood, George McGovern and Jeff Rider (Town Engineer)
The amount of the bond for the Riverview Estates project has been agreed to by the town and H&G Realty for the amount of \$109,551.25. George made a motion to round the bond amount off to \$110,000. Joe 2nd the motion. – Motion passed unanimously.
The bond provides the town with assurance that the developer will complete the road and insure the utilities, cistern and drainage are properly installed. Mr. McGovern stated that they have started the paperwork for a bond. Mr. Greenwood is anxious to get started on his house. The board explained that they do not feel it is in the best interest of the town or him to sign the building permit when the road has not been completed or a bond posted. George made a motion to approve the signing of the building permit and Form O for lot 8 subject to the receipt of the bond. Joan 2nd the motion. – Motion passed unanimously. Members will stop by the office once the Secretary receives the bond.

The Secretary then told the Board that the Inspection Fee 53G account is in arrears. George made a motion for the applicant to submit an additional \$5,000 for inspection



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fees. Joan 2nd the motion. – Motion passed unanimously.

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

A request to continue the Special Permit hearing for 1054 Main Street was received by fax. George made a motion to continue the hearing until our next scheduled meeting. Joe 2nd the motion. – Motion passed unanimously.

ANR – Forest Street – Timothy and Deborah Miller

Jeff Hannaford e-mailed the Board asking that the ANR approval for Forest Street – Timothy and Deborah Miller be put on hold until after sometime the first of the year. He will contact the office when they are ready to submit the new plan.

Review of MSR Special Permit – Pleasant Street – Matt Raymond

A requirement of the 2011 Special Permit approval for Mr. Raymond (MSR) was that the Planning Board would conduct a site review after 2 years. Joe said that he saw one of the neighbors (Mr. Dean) and asked him if he observed any problems with the property. Mr. Dean mentioned that he had heard a chain saw being used. Joe explained that that was not a violation of the Special Permit conditions. The Board discussed that Mr. Raymond has done everything asked of him during the process and the property never looked better. Joe will do a site visit and report at the next scheduled meeting.

Special Town Meeting Vote on Medical Marijuana Moratorium

The medical marijuana moratorium passed at the Special Town Meeting held on Tuesday, November 12th. The Board will discuss the next steps after the review by the Attorney General's office

Photovoltaic Bylaw Comments by the Attorney General's Office

The Secretary passed out comments made by the Attorney General's office regarding the Photovoltaic Bylaw that passed at the Annual Town Meeting-May 2013. She everyone that these observations need to be kept in mind when issuing permits.

Additional Topics Discussed Not Noted on the Agenda

Letter from Attorney DiMaria regarding 61A Property–Westford St.–Flanagan

The Planning Board received a letter from Attorney DiMaria stating that the Flanagans on Westford Street have an offer to sell 2 acres of their Chapter 61A property on



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Westford Street. The Town has the first right of refusal. The parcel will be sold for \$155,000. The Board discussed that they do not have an opinion on whether the town should or should not purchase the property. A letter will be sent to the Board of Selectmen.

George made a motion to close the meeting at 8:22pm. Joe 2nd the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Planning Board