



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, December 2, 2013

Approved: December 16, 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

Special Permit Hearing – 1054 Main Street – backland lot - Kenneth Tully

In attendance: Kenneth Tully and Jeff Rider (Town Engineer)
Mr. Tully told the Board that he had just received the revised plan addressing Jeff Rider's comments. Jeff, after just receiving the plan tonight, hasn't reviewed those changes. Ken acknowledged that the floodplain elevation was not shown on the plan and that his surveyor may still need to go out to the site to do additional field work. Ken mentioned that he has a scheduled hearing in front of the Conservation Commission on December 9th. Mr. Tully then requested a continuance of his hearing to allow Jeff time to review the plan. The Board announced that the next continued hearing will be on Monday, December 16th.

Building Permit – 644 Groton Street

A new house is scheduled to be built at 644 Groton Street, taking the place of a home that was previously demolished. Joe made a motion to sign the building permit for 644 Groton Street. Joan 2nd the motion. – Motion passed unanimously.

Meeting Minutes of November 18, 2013

George made a motion to approve, as written, the minutes of the November 18th meeting. Joe 2nd the motion. – Motion passed unanimously.

Review and/or Sign Bills

Cuoco & Cormier invoices for 1054 Main Street Special Permit review and Riverview Estates inspections were signed.

Review and/or Sign Payroll

The Secretary's payroll was signed off.

Review of MSR Special Permit – Pleasant Street – Matt Raymond

Joe told members that he hadn't been able to get out to the site. This will be put on



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the agenda for the next meeting.

Additional Topics Discussed Not Noted on the Agenda

Fire Chief Brian Rich – Cistern at Riverview Estates – River Street

Chief Rich told members that the installation of the cistern has been going well and that the installers have been working well with the department.

Definitive Subdivision and Special Permit Hearing for Alexander Estates

The Secretary mentioned that just before the meeting, a Definitive Subdivision and Special Permit application was filed with the Town Clerk and the Planning Board office. The Secretary hadn't had time to review the documents but will do so before the next meeting. A joint hearing will tentatively be scheduled for January 6th.

George made a motion to close the meeting at 8:10pm. Joe 2nd the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Planning Board