



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 16, 2013

Approved: January 6, 2014

Meeting was called to order by Chairman, Willard (John) Goldthwaite Jr. at 7:32pm.
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 continuation–1054 Main St.–backland lot - Ken Tully

Mr. Tully had contacted the office earlier in the day and requested a continuance until the January 6th meeting. He then faxed over his request. George made a motion to continue the Special Permit hearing for 1054 Main Street backland lot until January 6th at 7:30pm. Joe 2nd the motion. – Motion passed unanimously.

Meeting Minutes of December 2, 2013

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

Review and/or Sign Bills

A Cuoco & Cormier invoice (\$371.33) for 1054 Main Street Special Permit was signed.

Review and/or Sign Payroll

None

2 Year Review of MSR Special Permit – Pleasant Street – Matt Raymond

As part of the November 2011 Special Permit approval for MSR-Pleasant Street, a review of the existing conditions of the property was scheduled. Joe Vlcek went out to the site and reported that everything seemed to be in order. No smell of oil or presence of oil was on the ground or in any of the buildings. Other than the two offices (MSR's and Attorney), there wasn't any evidence of anything but personal items in the garages (i.e. weight equipment and antique cars). The house on the premises was being renovated and it was noted that Mr. Raymond had the required permits. George thanked Joe on behalf of the Board.

Review of Definitive Subdivision/Special Permit Applications for Completeness

The Secretary told members that Jeff Rider reviewed the application materials for Alexander Estates and reported that the application was complete. George made a



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motion that based on Town Engineer Jeff Rider's review of the materials; the Planning Board acknowledges that the Definitive Subdivision/Special Permit package is complete. Joan 2nd the motion. – Motion passed unanimously. The joint hearing is scheduled for January 6, 2014.

Additional Topics Discussed Not Noted on the Agenda

George made a motion to close the meeting at 8:00pm. Joe 2nd the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Planning Board