



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, January 6, 2014**

Approved: January 22, 2014

Meeting was called to order by Chairman, Willard (John) Goldthwaite Jr. at 7:30pm.  
Members present: George Basbanes, Joan Simmons, Brett Rock and Joe Vlcek  
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 stopped by earlier in the evening to request a continuance until the next January meeting. Board granted the continuance which will be held on Wednesday, January 22nd at 7:30pm.

**Meeting Minutes of December 16, 2013**

Joe made a motion to approve, as written, the minutes of the December 16th meeting. George 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Review and/or Sign Bills**

Cuoco & Cormier invoices for 53G accounts were signed.

**Review and/or Sign Payroll**

One payroll slip was signed

**January 20th Meeting - Holiday**

The next meeting which falls on a holiday was rescheduled to Wednesday, January 22nd at 7:30pm downstairs in the Grange Room.

**Joint Definitive Subdivision/Special Permit Hearing - Alexander Estates**

The Chairman opened the hearing at 7:41pm. Secretary Cheryl Mann read the hearing notice. In attendance for the applicant: Attorney Douglas Deschenes, applicant Gerald Welch, George Dimakarakos and William Hall both from Stamski and McNary. Engineer Jeff Rider from Cuoco and Cormier was in attendance for the town.

Attorney Deschenes told those in attendance that a preliminary subdivision plan had previously been approved by the Planning Board for a conventional twelve lot subdivision with entrances on Lake Street and Hall Street. During two informal meetings held after the approval there was discussion on whether the town would welcome an alternative open space development allowing for expanded recreational



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fields by permitting Carolina Properties to remove and sell the gravel. Meetings took place with the Board of Selectmen to discuss gravel removal. As a result of those discussions, Mr. Welch has filed a Definitive Subdivision Plan and Special Permit application (for an Open Space Development) for approval.

Mr. Dimakarakos told members that they are presenting two alternative Open Space Developments both with an 1100 foot cul-de-sac;

- 1) One development with 10 lots on the cul-de-sac, one additional lot with two units for affordable housing on Hall Street and the removal of 255,000 cubic yards of gravel for expansion of the town's recreational fields.
- 2) One development with 11 lots on the cul-de-sac, one additional lot with two units for affordable housing on Hall Street and no gravel removal or expansion of the town's recreational fields.

Mr. Dimakarakos stated that the client's preference is to do the 10 lot subdivision. In both plans, 14+/- acres would be left open space including the existing trail on the property, a fire cistern would be installed, and each home would have their own septic system and well. Mr. Dimakarakos said that they had already been before the Conservation Commission and that no work will be done in the wetland or buffer zone. Three parcels labeled A, B, and C will go to neighboring properties. Mr. Dimakarakos went on to say that they had received Cuoco & Cormier's review, however, due to the holidays had not had time to respond to the comments.

There was discussion on the logistics of allowing the gravel removal, i.e.: Carolina Properties donating the open space to the town first and then the town would allow the gravel to be removed and sold by Carolina Properties; or the gravel removal would be a condition of the Special Permit approval in that the recreational fields would need to be configured in a certain way before they were donated to the town. The applicant would loam and grass the area of new fields. Joan said that the application stated that removing the 255,000 yards of gravel would entail approximately 20 trucks a day (two routes; one through Dunstable and the other through Groton) and 2 years. She said that this could be an issue for the neighboring town of Groton. Other concerns brought up were: damage to our town roads and noise from equipment. Attorney Deschenes said that the Board could put limits on the routes, number of trucks driven through town in a day, and length of time for the gravel removal process.

There was discussion between the Board and the applicant's representatives on what would be in the best interest of the town:

- a) Number of market value houses in the cul-de-sac?



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- b) Lot #11 - should it be a market value home, affordable housing unit or left open space.
- c) Hall Street lot – should this parcel be affordable housing, one market value home or left as open space.
- d) Concern about the Hall Street egress on the conventional subdivision plan not having the proper site distance for safe entrance/exit from a development.
- e) If removing the gravel to expand the recreational fields would be a benefit to the town at this time.

Attorney Deschenes reminded the Board that the applicant already has Preliminary plan approval for 12 market value houses with access onto Lake and Hall Streets with no open space but said that the applicant prefers to do an Open Space Development.

The Chairman asked the Town Engineer, Fire Chief and Police Lieutenant for their comments.

Town Engineer Jeff Rider said that most of his comments were technical remarks.

The Fire Chief said that he likes the idea of the cistern and would work with the developer on the specifications once a plan has been approved.

Lieutenant Dow said that he agrees with comments that an egress onto Hall Street would be dangerous.

Chairman Goldthwaite asked those in attendance for comments or questions.

Walter Alterisio an abutter and member of the Board of Selectmen wanted to clarify some points: 1) that the Planning Board has the authority to condition gravel removal only for the safety of the development, not indiscriminately. 2) The Town itself can not remove gravel from its own property unless it is for the benefit of the town. 3) The number of trucks mentioned is not significant compared to the amount of vehicles that go through town daily. 4) In order to have an egress onto Hall Street, there would need to be significant changes made for a 200' line of site (safety issue). 5) He believes that the elimination of an affordable housing parcel is not a negotiable point because it is a General Bylaw. 6) With regard to Larter Field, nothing would interrupt the agreement that was made between Mrs. Larter and the town.

Stanley Norkunas from 33 Lake St said that he lives across the street from the proposed development. He mentioned his concern about the additional traffic with regard to the



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Jim Regan from 44 Lake Street asked what type of bond would be posted to insure that what is suppose to happen, does happen. Everything looks good on paper he said but once the development is built, the applicant will move on and if there are problems, who will be dealing with them? Amy Regan said that she would like to see fewer houses than what is currently shown crammed onto a small parcel.

Robert Jenkins from 39 Hall Street is concerned that if there is an egress onto Hall Street and the curve is removed additional water could flow onto his property. He said that Hall Street is narrow and dangerous enough with people parking on it (to walk over to Larter Fields to watch games) without adding an entrance and additional vehicles.

Attorney Deschenes said that the feeling he was getting from the Board tonight was that they may be interested in 11 market rate building lots on the cul-de-sac, no gravel removal and 15+/- acres (including the lot on Hall Street) left as open space. Attorney Deschenes asked to continue the hearing for the Definitive Subdivision and Special Permit until February 3<sup>rd</sup> to give them time to work with Cuoco and Cormier. The Board agreed and it was announced to those in attendance that the hearing would continue on that date at 7:40pm.

Joe made a motion to close the meeting at 9:00pm. George 2<sup>nd</sup> the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann  
Secretary  
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