



OFFICE OF THE
PLANNING BOARD
TOWN HALL, 511 MAIN STREET
DUNSTABLE, MA 01827-1313
(978) 649-4514 FAX (978) 649-8893
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**Planning Board Minutes
Wednesday, February 26, 2014**

Approved: March 17, 2014

Meeting was called to order by Chairman, Willard (John) Goldthwaite Jr. at 7:30pm.
Members present: Joan Simmons, Joe Vlcek, George Basbanes and Brett Rock
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

**Alexander Estates – Carolina Properties LLC. – Hall Street/Lake Street –
Definitive Subdivision and Special Permit Hearing Continuation**

In attendance for the Town: Town Attorney Rich Larkin and Town Engineer Jeff Rider
In attendance for the applicant: Gerald Welch, Attorney Douglas Deschenes, Bill Hall
and George Dimakarakos from Stamski and McNary

The Secretary brought up that the Alexander Estates 53G account, after the latest Cuoco & Cormier bill, was in the negative by almost \$2,000. The Board asked to address this at the end of the meeting.

Attorney Deschenes started the meeting off by saying that from what he understood the biggest concern with the new plan seemed to be the stormwater management system which is currently proposed as an underground system. The Board of Road Commissioners sent an e-mail to the Planning Board stating that they are opposed to the proposed structures due to maintenance concerns. Two members of the Board of Road Commissioners in attendance said that they would like to see natural drainage, no catch basins and no sidewalks. This Low Impact Development (LID) would include swales, an infiltration area and rain gardens. Mike Martin (Road Commissioner) spoke up saying that if sidewalks and curbing were eliminated; he'd like to see plantings along side the roadway by the two houses at the entrance of Alexander Way to give the homeowners more privacy.

Attorney Deschenes said that this was the first time his client has heard that the town was interested in a Low Impact Development. Mr. Dimakarakos said that a LID could be designed and offered the following options for the Board's consideration:

- a) Keep the infiltration system as proposed with a town accepted public road.
- b) Keep the infiltration system as proposed with a private road (Homeowner's Association for maintenance of the road).
- c) Eliminate the proposed system and submit a new plan for an above ground system with swales and an infiltration basin located on the open space lot. The



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road would be a town accepted public road. The Board of Road Commissioners said that the town would take on the responsibility for the maintenance of the infiltration basin which includes mowing twice a year. A homeowner's association would be drawn up for all residences for the maintenance of the individual swales. The Planning Board wanted to know who would insure that the homeowners on Alexander Way would actually comply with the upkeep of the systems. Attorney Deschenes said that each homeowner would be made aware of the contract which will be referenced on their deed. Cost to each owner would be a few hundred dollars a year so the association could hire a landscaper to clean out the swales. This would be a condition of the Special Permit. Attorney Deschenes reiterated that his client would like the way to be a town accepted public road. He went on to say that the Zoning Bylaw and our Rules and Regulations do not state that all new subdivisions in town must be private ways. He said that the homeowners will be paying the same taxes as all other residences and would expect town services as any other homeowner.

A resident asked about the impact to Lake Street if the swales weren't properly maintained? Mr. Dimakarakos said that it would take many years of neglect before Lake Street would be impacted. Jeff also said that the project still needs to meet strict state requirements.

The Board asked Jeff Rider what he thought of the Low Impact Development idea. Jeff said that he doesn't see why it can't be designed to work. He also suggested that in each of the deeds, the Board should require that if the homeowners do not maintain their swales, the town has the right to go in, complete the work and put a lien on the property.

Joe Vlcek said that if the sidewalks and curbing were eliminated for the LID, he'd like to see the road made a little wider.

It was brought up that the Board had an issue with the path to the Open Space that goes through lot 11's driveway. Mr. Dimakarakos said that they could move the house so the walking path is clearly defined and away from the house.

Fire Chief Rich asked that the island in the middle of the cul-de-sac be removed off the plan and the area paved to make it easier for emergency vehicles to get around. He also supported the idea of the road being a public way because the private ways in town are not always maintained as well as public ways with respect to plowing in the



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winter. Joan, Joe and John supported removing the island in the cul-de-sac while George and Brett would like to see it remain.

After input from those in attendance, Attorney Deschenes asked the Board to give his client a consensus about whether they wanted the applicant to redesign the project as a LID development.

Joan Simmons said that she would like to see the Low Impact Development

Joe Vlcek said that he would like to see the Low Impact Development

George Basbanes said that he would like to see the Low Impact Development but the road to remain private

Brett Rock said he does not support the Low Impact Development

John Goldthwaite said that he would like to see the Low Impact Development.

The Fire Chief and Board of Road Commissioners reiterated that they would like the road to be a town accepted public way. Attorney Larkin reminded everyone that the road is laid out by the Board of Road Commissioners but is accepted at a Town Meeting by the residents of the town.

The Applicant requested a continuance until Wednesday, March 26th at 7:40pm to give his engineer enough time to redesign the plan. The Board accepted the request and the date announced at the meeting.

Joe then made a motion to request an additional \$5,000 from the applicant for engineering review. Brett 2nd the motion. – Motion passed unanimously.

Meeting Minutes of February 3, 2014

George made a motion to approve, with noted change, the minutes of the February 3rd meeting. Joe 2nd the motion. – Motion passed unanimously.

Review and/or Sign Bills

One Cuoco & Cormier invoice for the Alexander Estates 53G account was signed.

Review and/or Sign Payroll

One payroll slip was signed.

Additional Topics Discussed Not Noted on the Agenda



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Special Permit Hearing continuation 1054 Main Street – Ken Tully

The Secretary reported that she received another continuance for 1054 Main Street from Ken Tully. Joe made a motion to sign the request. George 2nd the motion. – Motion passed unanimously. The continuation will be posted for a future meeting.

Stormwater Management Guidelines

Jeff Rider explained the new Stormwater Management guidelines and how the Town of Dunstable will now have to comply with the mandate from the State of Massachusetts.

Joe made a motion to close the meeting at 9:03pm. George 2nd the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Planning Board