



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, March 17, 2014

Approved: March 26, 2014

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

1054 Main Street – Special Permit Hearing Continuation – Ken Tully

Due to the lack of a quorum for a Special Permit hearing, the applicant has agreed to postpone his continuation which was scheduled for tonight. The last extension notice goes through April 8th; therefore, the applicant does not need to sign a new one. George made a motion to continue the Special Permit hearing for 1054 Main Street until Wednesday, March 26th at 7:30pm. Joan 2nd the motion. – Motion passed unanimously.

Building Permit Signature – 270 Main Street – Miller property

A representative for the Miller's was in attendance seeking a building permit signature for a single family home on Main Street. The ANR was signed off back in 2012. There is a stone wall on the property, however, that section of Main Street is a state numbered/town maintained highway and is not under the jurisdiction of the Scenic Road Bylaw. George made a motion to sign the building permit for 270 Main Street. Joan 2nd the motion. – Motion passed unanimously.

ANR Plan – Patriot Land Survey – 140 & 166 High Street – Gallant

Mr. Gallant and his engineer from Patriot Land Survey presented an ANR plan to be signed off. Jeff Rider had reviewed the plan and asked that *"the plan show the distance and bearing to the two Town control points referenced in the notes"*. The plan was revised to address Jeff's comments. George made a motion to sign the ANR plan – 140-166 High Street – prepared for Richard W. Gallant and Susanna Harper Gallant, by Patriot Land Surveying, LLC, and dated 2/26/2014 with a revision date of 3/11/2014. Pls Job Ref #113-1070, Fld. Ref #P21/70. Joan 2nd the motion. – Motion passed unanimously.

Meeting Minutes of February 26, 2014

George made a motion to approve the minutes of the February 26th meeting. Joan 2nd the motion. – Motion passed unanimously.



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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.

Chapter 61A – First Right of Refusal Letter – Tully – 328 Hollis Street

The Board received a letter from David Tully regarding a 2 acre parcel of property under Chapter 61A that was being sold to a member of the Tully family. The Board discussed that they didn't have any objection to the sale to the family member. The Secretary will notify the Board of Selectmen.

Board of Appeals in Tyngsboro – 40B Project notice from Dunstable BOA

The Board received a copy of a hearing notice from the Board of Appeals in Dunstable regarding a proposed 40B project in the Town of Tyngsboro. The date of the hearing has passed but the Board is interested in what transpired at the hearing. The Secretary will contact the Tyngsboro BOA to get additional information.

Additional Topics Discussed Not Noted on the Agenda

George made a motion to close the meeting at 7:55pm. Joan 2nd the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Planning Board