



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, June 2, 2014**

Approved: June 16, 2014

Meeting was called to order by Vice Chairman, Joan Simmons at 7:30pm.  
Members present: Joe VLcek, Brett Rock, George Basbanes and newly elected member Joshua Kelly who had been sworn in earlier in the evening.  
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

### **Reorganization of the Planning Board**

The following motion was made and 2nd:

- for Joan Simmons to fill the seat of Chair.
- for Joe VLcek to fill the seat of Vice Chairman.
- for George Basbanes to fill the seat of Clerk.

George then made a motion to close nominations. Brett 2<sup>nd</sup> the motion. – Motion passed unanimously.

The Board voted unanimously for the three candidates to fulfill the Board's positions.

### **Meeting Minutes of May 19, 2014**

George made a motion to approve the minutes of the May 19<sup>th</sup> meeting. Joe 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Bills**

None

### **Payroll**

One payroll slip was signed.

### **Special Permit Hearing – 145 Groton Street – Board of Road Commissioners**

Joan opened the hearing at 7:39pm. Mike Martin from the Board of Road Commissioners was in attendance. No one from the public appeared. Mike explained that the Road Commissioners plan on replacing the existing salt shed with a new structure. This building will be larger than the existing footprint. The existing salt shed is on a parcel of 39,000 sq. ft. within the Town Forest. An "Existing Conditions Survey" was provided showing the old and new shed areas on the parcel. Mike said that the Commissioners have been working with the Town Forest Committee and have their support. Brett asked if any Board responded to the filing. The Secretary said that both the Water Department and Conservation Commission replied "no comment". The



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administrative fee and review fee were waived at the April 29<sup>th</sup> meeting. The Commissioners have requested a waiver of site plan review.

Brett made a motion to close the Special Permit hearing for 145 Groton Street. George 2<sup>nd</sup> the motion. – Motion passed unanimously.

Brett Rock – yes to close hearing      Joan Simmons – yes to close hearing  
George Basbanes – yes to close hearing      Joe VLcek – yes to close hearing  
Joshua Kelly – yes to close hearing

George made a motion to accept the following "Findings of Fact".

- 1) The proposed construction or use is consistent with the general purposes of the Zoning Bylaw; *Under Section 5 of the Zoning bylaw, it states that if this is a municipal use which would not be permissible in the R1 district except for its municipal status, it requires a special permit. This area was already in municipal use under the Highway Department/Board of Road Commissioners as a salt/sand shed.*
- 2) The proposed construction or use will not impair the integrity of the district and adjoining districts; *The construction of a salt shed will not impair the integrity of the district as the area is already being used by the Highway Dept. as a salt shed. The new shed will be a safer alternative to the existing shed which is ready to collapse.*
- 3) The proposed construction or use will not be detrimental to the health and welfare of the occupants and users thereof, and citizens of the Town; *the proposed construction/use will increase the efficiency of the Highway Department and provide a safer area for road materials.*
- 4) The proposed construction or use will not be detrimental to the value of nearby property; *The proposed construction or use is not changing from what's existing.*

Joe 2<sup>nd</sup> the motion. – Motion passed unanimously.

Brett Rock – agrees w/findings      Joan Simmons – agrees w/findings  
George Basbanes – agrees w/findings      Joe VLcek – agrees w/findings  
Joshua Kelly – agrees w/findings

George made a motion, per Town Counsel's recommendation, to waive the requirement of a site plan review. Brett 2<sup>nd</sup> the motion. – Motion passed unanimously.

Brett Rock – yes to waiver      Joan Simmons – yes to waiver  
George Basbanes – yes to waiver      Joe VLcek – yes to waiver  
Joshua Kelly – yes to waiver



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George made a motion to issue the Special Permit for 145 Groton Street with the condition that the final layout of the shed structure is reviewed by the Board prior to construction. Brett 2<sup>nd</sup> the motion. – Motion passed unanimously.

Brett Rock – yes to issue permit                      Joan Simmons – yes to issue permit  
George Basbanes – yes to issue permit              Joe VLcek – yes to issue permit  
Joshua Kelly – yes to issue permit

**Plan:** Existing Conditions Survey – 145 Groton Street – Prepared for Tighe & Bond - WSP-Sells Transportation & Infrastructure – 155 Main Dunstable Rd. Suites 120 & 125, Nashua, NH 03060 603-595-7900, dated July 10, 2013, Job No. 1330068 and stamped by Darren J. Hardy Professional Land Surveyor.

**Additional Topics Discussed Not Noted on the Agenda**

Tennessee Pipeline

Brett brought up the Tennessee Pipeline meetings that have been going on in abutting towns. He had maps of the areas affected in Dunstable and Groton. The Board of Selectmen will hold a meeting for the residents of Dunstable within the next few weeks.

George made a motion to close the meeting at 8:24pm. Brett 2<sup>nd</sup> the motion.–Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann  
Secretary  
Dunstable Planning Board