



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, August 4, 2014**

Approved: September 2, 2014

Meeting was called to order by Chair, Joan Simmons at 7:32pm.  
Members present: Joe VLcek, Brett Rock, George Basbanes and Joshua Kelly  
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

**Building Permit – 328 Hollis Street – Ken Tully**

Ken presented a Building Permit for 328 Hollis Street. This lot was approved through the ANR process in March of 2014. There is a stone wall on the property with an existing opening which Ken plans on using for the driveway. George made a motion to sign the building permit on the condition that Ken brings in pictures of the wall opening for the Board to make a determination on whether a scenic road hearing needs to take place. Josh 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Meeting Minutes of July 21, 2014**

George made a motion to approve, as submitted, the minutes of the July 21st meeting. Joe 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Bills**

none

**Payroll**

One payroll slip was signed.

**Verizon Wireless Special Permit Plans**

The Secretary presented the Verizon Wireless plans from the July 21<sup>st</sup> approved Special Permit to the Board for their signatures. These plans will be kept on file in the Planning Board office and the Office of the Town Clerk. Plan: Verizon Wireless Evangelical Congregational Church of Dunstable Colocation on existing steeple, dated May 2, 2014 with a revision date of June 25, 2014 – Project No. 96210.210 – 5 sheets by Chappell Engineering Associates LLC.

**Definitive Subdivision Form C-1 & List of Conditions for River's Edge Estates**

The Board, Attorney Larkin and interim Town Engineer Pat Flaherty all had previously reviewed the Form C-1 and List of Conditions for River's Edge Estates. Josh noticed a typographical error of 12' versus 12" on the driveway detail. With no additional



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changes needed, members signed the Certificate of Approval that was voted on at the July 21<sup>st</sup> meeting.

**Town Hall Access – Report by Joan Simmons**

Joan was asked to attend the Board of Selectmen meeting in July for a discussion on security at the Town Hall. It had been suggested that in addition to changing the locks on the doors, panic buttons be installed.

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

**August 18<sup>th</sup> Meeting**

It was suggested that if no agenda items are scheduled by August 14<sup>th</sup>, the Board cancel the August 18<sup>th</sup> meeting.

**September 1<sup>st</sup> Meeting**

The first meeting in September falls on Labor Day. The Board agreed to move that meeting to Tuesday, September 2<sup>nd</sup> at 7:30pm.

Brett made a motion to close the meeting at 8:12pm. George 2<sup>nd</sup> the motion.–Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann  
Secretary  
Dunstable Planning Board