



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, October 6, 2014

Approved: November 3, 2014

Meeting was called to order by Chair, Joan Simmons at 7:30pm.
Members present: George Basbanes, Brett Rock and Joshua Kelly
Member absent: Joe VLcek
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

Alexander Estates – Carolina Properties LLC – Hall St./Lake Street

Attorney Larkin stopped by the meeting to inform the Board that he had finished the review of documents sent to him by Attorney Deschenes. As part of the "Conditions of Approval" Town Counsel was required to review the Form F, deed conveying open space/Lot A, Lot 11 easement and the Homeowner Owner's Association agreement prior to plan endorsement. Attorney Larkin stated that there are a few changes being made to the documents but said that that wouldn't hold up the signing of the final plans tonight. The Board voted to approve the plans at a meeting on April 29, 2014. Town Engineer Jeff Rider had previously contacted the office stating that he was satisfied that his comments were addressed on the final plans. Town Clerk Carol Skerrett joined the Board in signing the Mylar and four copies of the plans.

Meeting Minutes of September 15, 2014

Brett made a motion to approve, as submitted, the minutes of the September 15th meeting. Josh 2nd the motion. – Motion passed unanimously.

Bills/Payroll

One invoice for Alexander Estates 53G account and payroll for the Secretary were signed.

\$3,000 Additional Funds for Inspection Fees (Alexander Estates)

The Secretary reported that the 53G inspection account for Alexander Estates was now in arrears. Brett made a motion to contact Mr. Welch to deposit an additional \$3,000 into the account. George 2nd the motion. – Motion passed unanimously.

October 20th Meeting – Night of Special Town Meeting

The Secretary told members that the next meeting date falls on the night of the Special Town Meeting. The Board agreed to cancel the meeting unless something is scheduled between now and October 15th. If the Board needs to hold a meeting, they will meet



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

on Wednesday, October 22nd at 7:30pm. Brett and Joan will not be able to make the October 22nd meeting.

Comments on Gravel Removal Permit Request – Board of Selectmen

The Board discussed the Special Permit application for up to 5,000 cubic feet of gravel removal from the Alexander Estates subdivision. Members raised questions such as: Why do they need to remove the gravel? What area is the gravel coming from? What will happen to the gravel? Will it stay in town? Members were mixed on whether they supported removing the gravel. A hearing is scheduled for Wednesday, October 29th with the Board of Selectmen.

Conflict of Interest – Acknowledgement of Receipt

The Secretary handed out the conflict of interest booklet to members and asked them to sign the receipt which will be filed in the Clerk's office.

Additional Topics Discussed Not Noted on the Agenda

Marijuana Bylaw

Joan asked members if they had reviewed the City of Newton's marijuana bylaw that the Secretary handed out at the previous meeting. Since it was not on the agenda for tonight, none had. Joan explained that Newton had done a good job on their bylaw. This will be added to a future agenda.

George made a motion to close the meeting at 8:22pm. Brett 2nd the motion.–Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Planning Board