



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, December 15, 2014

Approved: January 5, 2015

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

ANR – 328 Hollis Street – Laura Tully Rothman

Jeff Hannaford from Norse Design attended the meeting to ask the Board for endorsement of an "Approval Not Required" (ANR) plan for Laura Tully Rothman. This plan was endorsed when it originally came before the Board in February 2014. After the foundation was poured the builder realized that he had encroached ½' inside the 30 foot setback. The plan presented tonight fixes that error with an even swap with Ms. Rothman's grandfather. Jeff Rider reviewed the plan and provided comments that were addressed by Jeff Hannaford in the plan presented at the meeting. George made a motion to sign the ANR for 328 Hollis Street. Brett 2nd the motion. – Motion passed unanimously.

Special Permit Hearing – Backland Lot - 368 Pond Street – Clint Keeney – 7:45pm

In attendance: Martin P. Finch Jr and Douglas Miller from GPR Engineering Solutions, Applicant Clint Kenney and Town Engineer Jeff Rider

The Secretary read the Special Permit hearing notice that was published in the Groton Herald. Brett Rock then announced that he is an abutter to the property and on Town Counsel's advice; he was recusing himself from the discussion and deliberations. Martin Finch spoke on behalf of the applicant stating that this 9 acre lot had a previously approved special permit to build upon lot. The permit has since expired and the lot has changed ownership. Frontage is 47.9' on Pond Street. Jeff Rider reviewed the materials and provided 16 comments in a letter dated November 24, 2014. Mr. Finch explained that the plan before the Board will need to be redone since the applicant would like to look at different options for relocating the house. There may be changes to the well and septic and a filing with the Conservation Commission. Josh brought up that he had a concern with drainage on the lot which the Board agreed will need to be addressed to the satisfaction of the Town Engineer and the Planning Board before approval can be considered. Since the plan needs to be amended, the applicant requested a continuation until the February 2nd meeting. The Board approved the continuation and announced that this hearing will be continued at 7:30pm on 2/2/15.

Release of Lots at Alexander Estates – Bond - Carolina Properties – Gerry Welch

The Secretary received an email earlier in the day from Attorney Deschenes asking to postpone this discussion until the next meeting in order to give Jeff Rider time to review the calculations for the road bond.

Board of Selectmen Discussion – Gravel Removal and Subdivisions – Zoning Bylaw

Walter Alterisio, Ken Leva, Dan Devlin and Madonna McKenzie were in attendance to discuss



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

changes to the Zoning Bylaw and Planning Board Rules and Regulations. Walter spoke on behalf of the Board of Selectmen asking for input and support from the Planning Board with strengthening sections of the Zoning Bylaw and Rules and Regulations in order to protect the residents while providing good developments for the town. Items discussed were:

- a) Section 15 - Earth Removal
- b) Traffic Management Regulations (i.e. size of trucks, hours of operation, etc.)
- c) Impact Fees – costs associated with ongoing maintenance and repairs for issues that may come up. What environmental impact the subdivision will be to the entire Town and methods to mitigate adverse impacts.
- d) Outline for Master Plan Update – implementing committee to review and make recommendations to the Board of Selectmen
- e) Define project of limits of Town owned Land versus subdivisions
- f) Planning Board reserves the right to approve/disapprove street names.
- g) Fee Schedule – changing the amount under Definitive Subdivisions Inspection Fees
- h) Lighting Pollution
- i) Small solar farms
- j) Moving the Affordable Housing General Bylaw to a Zoning Bylaw.
- k) Stormwater Management for the Town – when 1 acre or more is disturbed, a permit from the town will be needed.

Some of these changes will be proposed for the Annual Town Meeting in May 2015.

Meeting Minutes of December 1, 2014

George made a motion to approve, as submitted, the minutes of the December 1st meeting. Joe 2nd the motion. – Motion passed unanimously.

Review and Sign Bills/Payroll

Payroll and one invoice for Cuoco & Cormier (Keeney Special Permit 53G account) were signed.

2014 Annual Report

The Board reviewed the 2014 Annual Report. George made a motion to approve the report with the amendment of Joe VLcek agreeing to be part of the Stormwater Committee. Josh 2nd the motion. – Motion passed unanimously.

Marijuana Bylaw Discussion

The Board will work with the Town Administrator on the bylaw.

Additional Topics Discussed Not Noted on the Agenda

none

Josh made a motion to close the meeting at 9:38pm. George 2nd the motion.–Motion passed unanimously.

Respectfully submitted,
Cheryl A. Mann – Secretary, Dunstable Planning Board