



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, January 21, 2015

Approved: March 2, 2015

Meeting was called to order by Chair, Joan Simmons at 7:31pm.
Members present: George Basbanes, Joshua Kelly and Joe VLcek
Member absent: Brett Rock
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

Release of Lots & Cost Estimate for Road Construction – Alexander Estates

Gerry Welch owner of Alexander Estates and Town Engineer Jeff Rider were in attendance. Mr. Welch had asked to speak to the Board to discuss changing his method of bonding Alexander Estates. Currently the project is under a Form F Covenant which states that no lots are to be sold or conveyed until the construction of ways and installation of municipal services has been completed. Mr. Welch would like to sell some of the lots; therefore he needs to change his method of bonding the project. Mr. Welch explained that he had forwarded an estimate to finish the roadway to the Town Engineer for review. Mr. Welch said that because the town would have to pay prevailing wages to complete the project, the cost estimate increased. Mr. Welch asked Mr. Rider to break down the estimate into two parts; completion of the road (\$111,158.15) and completion of the emergency access (\$213,333.36). At this time, Mr. Welch is asking for approval of the bond for the road and a release of six of his eleven lots (#'s 1, 4, 6, 7, 8 and 9). His plans are to either complete the emergency access road or bond the remaining project and ask for a release of the remaining five lots in fall 2015 or spring of 2016. George made a motion to release six lots once the \$115,000 surety bond is placed with the Town Treasurer. Joe 2nd the motion. – Motion passed unanimously. George reminded Mr. Welch that the deed to the open space must be submitted and recorded at the Registry of Deeds before any Occupancy Permit is signed.

Alan Chaney – Tully APR – Hollis Street

Alan requested the Board's support for an approximately 41 acre Agricultural Preservation Restriction (APR) on property owned by Tully Farm. The appraised value of the property on Hollis Street is 1 million dollars. The agricultural value is \$155,000 which leaves the development rights value of \$845,000. Alan explained that the state is limited by statute as to what they can pay for an APR which is about \$480,500. The balance of \$364,500 would be picked up by the town through Community Preservation Act funds. This will not have an impact on the tax base. Josh asked who would hold the restriction. Alan said that sometimes it's the town. After the discussion, Joe made



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a motion to support the purchase of the Tully APR. Josh 2nd the motion. – Motion passed unanimously.

Meeting Minutes of January 5, 2015

Joe made a motion to approve, as submitted, the minutes of the January 5th meeting. George 2nd the motion. – Motion passed unanimously.

Review and Sign Bills/Payroll

Payroll and an invoice for Cuoco & Cormier (Alexander Way) were signed.

Changes to the Rules and Regulations for Subdivisions

Jeff Rider explained that there was a number of housekeeping modifications as well as adding/changing information about traffic studies, elevations, design storm, LID development, islands on dead end streets and a clarification on cut and fill calculations. The Secretary will set up a hearing for March. The Board asked the Secretary to forward these changes to the Highway Department, Fire Department and Police Department for review.

Additional Topics Discussed Not Noted on the Agenda

Riverview Estates – George McGovern

Mr. McGovern stopped by the office with a request to extend his time limit to finish the roadway at Riverview Estates for an additional year. Josh made a motion to honor that request but asked the Secretary to let Mr. McGovern know that the Planning Board expects the subdivision to be completed within that timeframe. Joe 2nd the motion. – Motion passed unanimously.

Light Pollution

Alan requested that the Board take up the issue of light pollution at Annual Town Meeting by putting an article on the warrant.

George made a motion to close the meeting at 8:42pm. Joe 2nd the motion.–Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann, Secretary, Dunstable Planning Board