



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, March 2, 2015**

Approved: March 16, 2015

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

**Hearing on Proposed Changes to the Rules and Regulations for Subdivisions**

Joan opened the hearing on the proposed changes to the Rules and Regulations for Subdivisions. Joe made a motion to move the hearing to the end of the meeting. Brett 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Meeting Minutes of January 21, 2015**

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

**Review and Sign Bills/Payroll**

Payroll and an invoice for the Registry of Deeds were signed.

**Vote to Ratify the Change of Surety for the Alexander Estates Subdivision**

Brett made a motion to change the method of surety for Alexander Estates from a bond (voted at the January 21<sup>st</sup> meeting) to a cash deposit. George 2<sup>nd</sup> the motion. – Motion passed unanimously. Resident Jim Regan asked if prevailing wages were considered when coming up with the figure for the road completion. The Board said, "Yes".

**ANR Maple Street – Applewood Construction**

Jeff Hannaford, in attendance for the applicant, explained that the ANR is for 3 conventional lots on Maple Street with some frontage on Thorndike Street. There is 9.1 total acres. The surveying was completed and the wetlands flagged before it snowed. They will be filing with the Board of Health soon. Jeff Rider reviewed the plan and had two comments. The 2<sup>nd</sup> remark was addressed in the plan presented tonight. Remark #1 was regarding the ownership of the property. Town Counsel addressed this to the satisfaction of the Board and language was added to the Form A with docket numbers of the will and court settlement. Road Commissioner Mike Martin expressed his concern with the condition of Maple Street saying that the road is in poor shape and he would like to see it brought up to current specifications. Attorney Larkin had contacted the



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office earlier in the day and cautioned the Board that if the plan does not show a subdivision and meets the criteria of an ANR, the Board must sign the plan. Brett made a motion to approve the ANR plan for Maple Street. Joe 2<sup>nd</sup> the motion. – Motion passed unanimously.

**7:45pm–Special Permit Hearing Continuation–368 Pond Street –Clint Keeney**

Jeff Hannaford, representative for the Keeney's, handed a letter to the Board requesting a continuation until the first meeting in April in order to give him time to revise the plan. Joe made a motion to continue the hearing until Monday, April 6<sup>th</sup> at 7:30pm. George 2<sup>nd</sup> the motion. – Motion passed with Brett abstaining from the vote.

**Release of Old Subdivision Approved Under NRLC – River Street**

Attorney Melissa Robbins requested, by e-mail, that this be postponed until the March 16<sup>th</sup> meeting.

**Madonna McKenzie – Proposed Zoning Bylaw Changes**

No discussion took place as Madonna did not make the meeting.

**Hearing on Proposed Changes to the Rules and Regulations for Subdivisions**

Joan reopened the hearing at 8:10pm. In attendance for the discussion were Road Commissioner Mike Martin, resident Jim Regan, Fire Chief Brian Rich and Town Engineer Jeff Rider. The Board discussed each of the changes that were proposed by Jeff. The Fire Chief told members that he would like to see islands eliminated on dead end streets. Although the current bylaw states that the landscaping on the island shall be such that it will allow emergency vehicles to pass through it, many islands in town have large boulders or trees on them. After the discussion, George made a motion to close the hearing on the Rules and Regulations for Subdivisions. Joe 2<sup>nd</sup> the motion. – Motion passed unanimously. Brett made a motion to approve the changes to the Rules and Regulations for Subdivisions as submitted and amended tonight. Joe 2<sup>nd</sup> the motion. – Motion passed unanimously.

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

**Mass Dept of Transportation-Rail & Transit Division Hearing–Alexander Way**

Residents Mike Martin and Jim Regan asked to speak to the Board about a hearing notice published in the Lowell Sun. The notice is for a hearing to determine whether building permits shall be issued to Carolina Properties, LLC, for the development of Lots



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1-5 within the Alexander Estates Subdivision. Mr. Martin and Mr. Regan asked why the hearing was scheduled since the property encompassing the old railroad bed is supposed to be given to the Town as open space. The Board was unaware of the hearing and will look into this.

George made a motion to close the meeting at 9:30pm. Joe 2<sup>nd</sup> the motion.–Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann  
Secretary  
Dunstable Planning Board