



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, May 4, 2015

Approved: May 18, 2015

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

Public Hearing Continuation – Special Permit – Keeney – 368 Pond Street

The Secretary received a letter from Jeff Hannaford asking for a continuation of the Special Permit hearing for 368 Pond Street due to weather conditions making it difficult to survey the property. George made a motion to continue the hearing to Monday, June 1st at 7:45pm. Brett 2nd the motion. – Motion passed unanimously.

ANR – 401 Hollis Street – George Tully

Jeff Hannaford was in attendance to explain to the Board that after talking with his client, they decided to hold off on ANR approval until after the Annual Town Meeting (ATM). This property is on the warrant to place the farm under an Agricultural Preservation Restriction (APR). Jeff asked the Board to place this, if it passes at ATM, on the May 18th agenda.

Building Permit – Lot 2 – 4 Alexander Way – Dana Lorden

Mr. Lorden attended the meeting to request a signature on a building permit for lot 2 – 4 Alexander Way. This is one of six lots that have been released by the Board. Brett made a motion to sign the building permit. Joe 2nd the motion. – Motion passed unanimously.

Meeting Minutes of April 13, 2015

George made a motion to approve, as submitted, the minutes of the April 13th meeting. Brett 2nd the motion. – Motion passed unanimously.

Review/Sign Bills and Payroll

One invoice for the Alexander Way 53G account and a payroll slip were signed.

Alexander Estates - Stanley Norkunas Letter -33 Lake Street

The Board received a letter from resident Stanley Norkunas, 33 Lake Street, regarding run off from the Alexander Estates project into a culvert on his property. The letter was forwarded to Town Counsel. Attorney Larkin asked that the Planning Board notify Mr. Norkunas that the matter has been referred to him and he will review the complaint.



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The Planning Board will contact Mr. Norkunas as soon as counsel has completed his review.

Additional Topics Discussed Not Noted on the Agenda

Alexander Estates – Brian Locke E-Mail – 76 Hall Street

Mr. Locke e-mailed the Board of Selectmen's office regarding the mound of fill on Lots 10 & 11 Alexander Way. He is concerned about drainage flowing onto his property. The Secretary contacted Town Engineer Jeff Rider to go out to the site. Anthony Ma from Cuoco and Cormier did an inspection on May 4th and stated that there shouldn't be any concern regarding drainage onto Mr. Locke's property. The Board asked that the Secretary contact the owner of the development, Gerry Welch, to find out what his intentions are with the materials stored on those lots.

Joe made a motion to close the meeting at 7:25pm. George 2nd the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Planning Board