



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, June 15, 2015

Approved: June 30, 2015

Meeting was called to order by Chair, Joe Vlcek at 7:33pm.
Members present: George Basbanes, Joshua Kelly, Brett Rock and Joan Simmons
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

Building Permit – 6 Alexander Way (Lot 3) – Nancy Chapman

Ms. Chapman was in attendance to request a signature on a building permit for 6 Alexander Way (lot 3). This was one of the six lots that were released by the Board in February. George made a motion to sign the building permit for 6 Alexander Way. Brett 2nd the motion. Motion passed unanimously.

Special Permit Hearing Continuation–368 Pond Street –Backland Lot–Keeney

7:40pm - Since Brett Rock is an abutter to the project; he recused himself and left the room, returning after the hearing. Jeff Hannaford from Norse Design and applicant Clint Keeney were in attendance. Mr. Hannaford told the Board that he made the changes requested by Town Engineer Jeff Rider. The Board asked Jeff if Mr. Hannaford addressed all of his concerns. He said, "Yes". Mr. Hannaford outlined the construction sequence for the driveway and drainage system. He said that Mr. Keeney will not be paving the driveway right away, choosing instead to wait a year for the gravel drive to settle. Road Commissioner Mike Martin who was in attendance brought up the Highway Department's policy regarding a \$1,500 driveway bond that will need to be posted until the drive is paved (at which time it will be returned). This policy was enacted to protect the roadways by ensuring that if a homeowner chooses not to pave their driveway, the Highway Department will have the funds to pave a 10 foot apron at the end of each new driveway.

George made a motion that if the Special Permit is approved, the applicant must deposit a \$1,500 bond for a paved driveway apron pursuant to the requirements of the Highway Department. Josh 2nd the motion. – Motion passed unanimously.

Members went over the construction sequence for the driveway and drainage system

- 1 Cut & remove trees from development area as shown on the Site Plan (SP).
- 2 Stump & grub the cleared area.
- 3 Excavate & fill proposed driveway to rough grade. Install driveway culvert, headwall, and stone rip-rap.



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- 4 Construct and grade the detention area. Stabilize w/jute mesh or loam & hydro-seed with erosion control type mix as soon as possible.
- 5 Construct Infiltration Trench and install temporary siltation barrier between trench & driveway. Siltation barrier to remain until driveway is paved.
- 6 Grade & compact driveway w/processed gravel
- 7 Finish grade side slopes and swale as shown on the SP. Stabilize w/loam & hydro-seed with erosion control type mix as soon as possible.
- 8 Gravel drive to remain for a minimum of one year to allow for settling. Owner agrees to pave as soon as feasible.

The requested waivers were read and voted on.

- 1 Dunstable Rules and Regulations Governing Site Plans, Article III, Section 3.02 3.03 Drainage Calculations. *Exempt due to single residential lot.* **George made a motion to grant the waiver. Josh 2nd the motion. – Motion passed unanimously.**
- 2 Dunstable Rules and Regulations Governing Site Plans, Article III, Section 3.03 3.04 Grading, Drainage, and Utilities. Location of trees 12" or greater in size. *The site is over 9 acres in size. The only trees removed will be those required for the driveway, septic, and house area.* **George made a motion to grant the waiver. Josh 2nd the motion. – Motion passed unanimously.**
- 3 Dunstable Rules and Regulations Governing Site Plans, Article III, Section 3.03 3.04 Landscaping. *No major landscaping is planned other than loaming and seeding disturbed areas and some shrubs and plantings at the front of the dwelling.* **George made a motion to grant the waiver. Josh 2nd the motion. – Motion passed unanimously.**
- 4 Dunstable Rules and Regulations Governing Site Plans, Article III, Section 3.03 3.04 Lighting. *No major lighting is proposed other than typical outside lighting for single-family dwellings.* **George made a motion to grant the waiver. Josh 2nd the motion. – Motion passed unanimously.**

Findings of Fact

The proposed construction or use is consistent with the general purposes of the Zoning By-Law. ***The lot is 9 acres located in the R-1 Residential District in which a single family residence is allowed and from the Board's perspective, meets the general purpose of the Zoning Bylaw.***

The proposed construction or use will not impair the integrity of the district and adjoining districts. ***One single family residence is proposed in an area of single family***



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homes. From the road you will see mostly driveway and that does not impair the integrity of the district.

The proposed construction or use will not be detrimental to the health and welfare of the occupants and users thereof, and citizens of the Town. **Assuming all evidence presented to the Planning Board being true and with approval of the Board of Health and Building Enforcement Officer; the Planning Board agrees that the proposed use will not be detrimental to the health and welfare of the occupants, users and citizens of the Town.**

The proposed construction or use will not be detrimental to the value of nearby property. **The Planning Board believes that the residence could improve the values of nearby properties.**

George made a motion to close the Special Permit public hearing for 368 Pond Street – backland lot. Josh 2nd the motion. – Motion passed unanimously.

George made a motion to accept the “Findings of Fact” and approve the Special Permit for Mr. Keeney. Josh 2nd the motion. – Motion passed unanimously. Plan approved: Special Permit Site Plan – 368 Pond Street prepared for Clinton L. & Sara S. Keeney – by Norse Design Services, Inc. - dated June 2, 2015 with a revision date of June 12, 2015

Mr. Keeney presented his building permit later in the meeting for endorsement. George made a motion to sign the permit. Josh 2nd the motion. – Motion passed with all members voting except Brett Rock who recused himself.

Special Permit Hearing and Site Plan Review – Tyngsborough Solar LLC – Solar Project –Blodgett St

In attendance: Briony Angus and Brian Huntley from Tighe and Bond and Jeff Rider Town Engineer. The Secretary announced that member Brett Rock reviewed all the materials including the draft June 1st minutes prior to the meeting (Mullin Rule) and can now participate and vote in the hearing. Ms. Angus told members that she made the requested changes to the plan and submitted a new set of drawings to the Board. The Board asked Mr. Rider if he had any comments on the changes. He said that he received the changes on Thursday and hadn’t had time to review them. There was discussion with regard to the roads that will be used by the construction vehicles. Selectman Walter Alterisio has requested that they drive in a less residential area such as onto Kendall Road and then Cummings. Road Commissioner Mike Martin spoke of



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the condition of Blodgett Street, requesting that the Planning Board condition the permit to include paving or patching the stretch of Blodgett Street as it is likely that more damage will be done to the road by four months of construction vehicles. As Mr. Rider hadn't reviewed the new changes to the plans, the applicant requested a continuance. It was voted that the Board would meet on Tuesday, June 30th at 7:30pm.

Meeting Minutes of June 1, 2015

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

Review/Sign Bills and Payroll

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

July 6 Meeting

Two members and the Secretary will be out on July 6th. It was decided earlier in the evening that the Board would meet on Tuesday, June 30th at 7:30pm.

Additional Topics Discussed Not Noted on the Agenda

George made a motion to close the meeting at 9:02pm. Brett 2nd the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Planning Board