



OFFICE OF THE
PLANNING BOARD
TOWN HALL, 511 MAIN STREET
DUNSTABLE, MA 01827-1313
(978) 649-4514 FAX (978) 649-8893
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**Planning Board Minutes
Monday, August 17, 2015**

Approved: September 21, 2015

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

ANR – 12 Massapoag Way – Geoffrey Schembechler

Brian Weilbrenner from 20 Massapoag Way was in attendance for Mr. Schembechler. He explained that 3,100 square feet of the parcel to be subdivided will be added to his property. The remaining 22,504 feet will be added to Mr. Schembechlers (12 Massapoag Way). Neither parcel is a building lot. The firm Whitman & Bingham Associates addressed the two comments Town Engineer Jeff Rider had brought up for the Board's consideration. George made a motion to approve the ANR. Joan 2nd the motion. – Motion passed unanimously. Plan approved: Plan of Land in Dunstable, MA - dated, June 5, 2015, revised August 11, 2015.

Scenic Road Question – 340 Forest Street – Krystal Koester

Mr. & Mrs. Koester addressed the Board regarding a temporary stone wall opening that was done back in 2011 by the owners of the vacant lot known as 340 Forest Street. The Koester's will be purchasing the property and are requesting that the opening remain for the well and septic testing and to give the Koester's time to hold a scenic road hearing for their driveway location. The Board told the Koester's that they will send a letter to the Gerossie's requesting that they leave the opening when they sell the property to the Koesters. Mr. and Mrs. Koester will file for a permit once they determine where the driveway for the house will be located.

Meeting Minutes – July 27, 2015

Joan made a motion to approve, as submitted, the minutes of the July 27th meeting. George 2nd the motion. – Motion passed unanimously.

Review/Sign Bills and Payroll

George made a motion to sign the bills and payroll. Josh 2nd the motion. – Motion passed unanimously.

September 7th Meeting

Since September 7th is a holiday, the Board decided that if there aren't any agenda



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items scheduled they would cancel the meeting. If a meeting needed to be scheduled, it will be held on Wednesday, September 9th.

Return of 53G Funds – Tyngsborough Solar Project

The Secretary explained that all invoices from Cuoco and Cormier had been received and paid for the Tyngsborough Solar Project. George made a motion to return the remaining funds from the 53G account. Josh 2nd the motion. – Motion passed unanimously.

Return of 53G Funds – The Loftis Group – Chapman Street

The Secretary explained that all invoices from Cuoco and Cormier had been received and paid for the Chapman Street definitive subdivision engineering review. The development has been sold to a developer who submitted inspection fees for the building of the subdivision, therefore, the remaining funds in the 53G account from The Loftis Group can be returned. George made a motion to return the remaining funds from the 53G account. Josh 2nd the motion. – Motion passed unanimously.

Additional Topics Discussed Not Noted on the Agenda

George made a motion to close the meeting at 8:08pm. Josh 2nd the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Planning Board