



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, September 21, 2015

Approved: November 2, 2015

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

309 Hall Street – Informal Discussion on New Subdivision – Joseph Maguire

Joseph Maguire, his engineer and Attorney Douglas Deschenes were in attendance for an informal discussion on subdividing 35 acres of property owned by Mr. Maguire. Attorney Deschenes presented a conventional subdivision with 7 new lots (plus 1 existing lot) and a donation of 11 acres to the Dunstable Rural Land Trust (DRLT). The Trust owns property contiguous to Mr. Maguire's 35 acres. The plan has two entrances into the development and a 600 foot cul-de-sac. Attorney Deschenes said that the plan meets all of the Rules and Regulations for Subdivisions in the Town of Dunstable.

Attorney Deschenes then offered an open space plan showing 7 new lots (2 of them backland lots), 1 existing lot, reduced roadway and 15 acres donated to the DRLT.

The third plan shown, another open space plan, included 7 new lots (plus 1 existing), was more compact and had a common driveway servicing two of the parcels off the cul-de-sac. No work will be done in the buffer zone; lots would be smaller (1+ to 2+ acres) with a donation of 19 acres to the DRLT. The road would be a public way. The cul-de-sac as shown is 50' over the 600' limit so a waiver would be required. There was a question about fill which the engineer said would stay on site. No additional water flow onto Hall Street would be created. The Board felt that since the developer needed to ask for a waiver for the road length, he should add an additional 50' enabling the two lots at the end to have their own driveways and making the project more aesthetically pleasing.

Joe asked for the opinion of Jeff Rider (Town Engineer), Mike Martin (Road Commissioner), Alan Chaney (Conservation Commission) and Planning Board members on which plan they felt would be best suited for a formal filing. Jeff, Mike and all three members of the Board generally supported the 2nd open space plan with an extension of the road by an additional 50'. Alan Chaney said the less impervious surface the better but said the 2nd open space plan was better than the conventional one.



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Alexander Way Inspection Report – Jeff Rider/Gerry Welch

The Board asked Jeff to attend the meeting to discuss issues at the Alexander Way subdivision. Jeff told members that he and Gerry Welch (developer) had talked earlier in the day about some of the problems. Jeff said that the erosion control had not been kept up, the operator on site had no idea there was a Stormwater Pollution Prevention Plan, there wasn't a designated area for concrete trucks, the trees between the detention pond and the Regan property were too small and too far apart, etc. The Board asked that Mr. Rider come up with a list of items for Mr. Welch with recommendations.

Another issue that was brought up was that the drainage design shows the homes having drywells. Mr. Welch said that once he sells a lot he has no control over what is developed. He said that there has to be a mechanism that the town can use to insure that the drywells are installed on the houses. Mr. Welch suggested that it be the responsibility of the Board of Health as they receive the final septic as-built, or the Board of Road Commissioners who also sign off on the Occupancy Permit. Jeff Rider said the safest way is to modify the Occupancy Permit sheet to include Planning Board sign off.

Mr. Welch wanted the Board to be aware that when he went to plant white pines along the Mortorano property, they asked for a fence instead of trees. Mr. Welch will forward a letter to the Secretary for the files.

Stormwater Management Bylaw

Joe told members that he had received a call from Madonna McKenzie regarding the draft Stormwater Management Bylaw. The Town had a waiver until recently when the EPA said that they need an MS4 permit and to adopt a bylaw. Jeff told members that there are some changes that need to be made and then the General Bylaw would go in front of Town Meeting to be adopted.

Extension of Form G – Woodland Drive

The Secretary presented a request from Ken Tully for an extension of his Form G on Woodland Drive. The Board discussed the number of extensions that the developer has requested. Joan made a motion to extend the Form G for an additional two years. Josh 2nd the motion. – Motion passed unanimously.



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Meeting Minutes – August 17, 2015

Josh made a motion to approve, as submitted, the minutes of the August 17th meeting. Joan 2nd the motion. – Motion passed unanimously.

Review/Sign Bills and Payroll

The Secretary's payroll was signed.

Additional Topics Discussed Not Noted on the Agenda

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

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Planning Board