



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, November 2, 2015**

Approved: November 16, 2015

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

**Meeting Minutes – September 21, 2015**

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

**Meeting Minutes – October 5, 2015**

George made a motion to approve, as submitted, the minutes of the October 5<sup>th</sup> meeting. Josh 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Building Permit – 295 Pond Street – Susan Landsman**

Ms. Landsman presented her building permit for 295 Pond Street. An ANR had previously been signed by the Planning Board. Josh made a motion to sign the permit. George 2<sup>nd</sup> the motion. – Motion passed unanimously.

**ANR Plan – Canine Realty Trust – French Court/Thorndike Street**

George Basbanes recused himself from the discussion due to his involvement with Canine Realty Trust. Jeff Hannaford from Norse Design represented the trust. Mr. Hannaford explained to the Board that the trust is looking to divide the existing parcel into three lots. The wetlands have been delineated. Town Engineer Jeff Rider reviewed the materials and based on his review, said the application meets the requirements for endorsement. Brett made a motion to sign the ANR for Canine Realty Trust. Josh 2<sup>nd</sup> the motion. – Motion passed unanimously  
Plan approved: Plan of Land – French Court & Thorndike Street – Canine Realty Trust – October 14, 2015 with a revision date of October 28, 2015.

**Review/Sign Bills and Payroll**

Two 53G invoices and the Secretary's payroll were signed.

**Riverview Estates Inspection Report**

The Board reviewed the October 21<sup>st</sup> inspection report from Jeff Rider. Mr. McGovern stopped by the office earlier in the day to see what items needed to be completed



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before requesting the return of his bond money. The items are: install a sign showing houses with numbers per the Building Inspector, the developer should confirm size, material and elevation of the culvert, and the final As-Built should be submitted.

### **Alexander Way – Inspection Report**

The Board reviewed the October 21<sup>st</sup> inspection report from Jeff Rider. Earlier in the day, a site visit was conducted by the Town Engineer, Town Administrator, Fire Chief, contractor and Mr. Welch to discuss concerns with the subdivision.

The question of roof infiltration systems came up with members discussing who should be responsible to insure that the systems are installed per Mr. Welch's plan. The Board will request Building Inspector Dana Barnes to attend the next meeting to talk about this issue. The Board does believe that Mr. Welch has some responsibility to make those purchasing the lots aware of what their responsibilities are especially with the roof infiltration system.

### **Master Plan/Governor's Community Compact – Town Admin. Tracey Hutton**

Town Administrator Tracey Hutton asked to speak to members to discuss updating the Town of Dunstable's Master Plan which was completed in 1999. She said that there may be some aid from the Governor's Community Compact which could provide technical assistance to the Board. The Master Plan is used to guide the balance between development and community preservation.

### **Adding Street Signs to Dunstable's Roads**

Fire Chief Brian Rich attended the meeting to ask the Planning Board to amend their Rules and Regulations to require developers to add street signs on both private and public roads in the town.

### **Nextel Communications Letter Cancelling Bond**

The Town received notification from Travelers Casualty and Surety Company of America that they have elected to cancel the Nextel bond which was required as part of the Special Permit by the Town of Dunstable Planning Board. This is effective November 11, 2015. The Town Engineer and Town Counsel object to the cancellation while the cellular equipment is still located on the monopole on Pleasant Street. The Town Administrator will contact the surety company to notify them.

### **Medical Marijuana Bylaw Discussion**

The Board will address this at the next meeting.



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

**ANR – French Court – Donahue**

An ANR was filed with the Planning Board on November 2<sup>nd</sup>; however, the applicant requested that the ANR be addressed at the Board's December meeting. A written extension on the 21 day time limit that the Planning Board has to make a decision was requested. George made a motion to approve the request. Brett 2<sup>nd</sup> the motion. – Motion passed unanimously.

Brett made a motion to close the meeting at 8:48pm. George 2<sup>nd</sup> the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann  
Secretary  
Dunstable Planning Board