



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, December 7, 2015**

Approved: January 4, 2016

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

**ANR – 54 French Court – Alicia Donahue**

Matt Hamor (LandPlex) and applicant Alicia Donahue were in attendance. Mr. Hamor explained that Ms. Donahue is looking to subdivide her 86.03 acres on French Court into three parcels. Lot 1 with 2.015 acres/200.03 feet of frontage on French Court, Lot 2 with 8.429 acres/217.53 feet of frontage and Lot 3 with 75.581 acres/217.30 feet of frontage. Jeff Rider reviewed the package, made comments, the plan was revised and Jeff said in a letter dated 11/24/2015 that "*The information contained in this submittal, resolved the concerns contained in the previous review comments.*" Brett made a motion to approve the ANR. Josh 2<sup>nd</sup> the motion. – Motion passed unanimously. Plan: Approval Not Required Plan of Land in Dunstable, MA - 57 French Court – prepared for Alicia Donahue - dated 11/2/2015 with a revision date of 11/24/2015.

**ANR – Forest Street – Robert and William Bacon**

Neil Gorman from David E. Ross Associates was in attendance with an ANR for Robert and William Bacon. He explained that there are currently two lots on Forest Street totaling 12.90+/- acres. The Bacons are looking to subdivide the two parcels into four lots. Lot 1 will have 3.05 acres, Lot 2 will have 2.07 acres, Lot 3 will have 2.26 acres (has an existing home on property) and Lot 4 is a 5.52 acre backland lot (Special Permit needed to build). Lots 2 & 4 will share a driveway. Jeff Rider reviewed the package and in a letter dated November 30, 2015 said that the wetlands shown are labeled "non-jurisdictional" and that the Board may want confirmation from the Conservation Commission that they have approved the wetland delineation on the lots. Jeff also said that the plan should list the contiguous upland for each lot. Mr. Gorman brought the revised plan to the meeting. The Secretary confirmed that Mr. Gorman has been before the Commission and she talked with the Chair earlier in the day (at the request of Jeff Rider) who confirmed that the wetlands were "non-jurisdictional". Brett made a motion to approve the ANR. Josh 2<sup>nd</sup> the motion. – Motion passed unanimously. Plan: Plan of Land in Dunstable, MA–owned by Robert D. Bacon and William M. Bacon–dated 11/15.

**Building Permit – Lot 10 – 56 Alexander Way**

Did not attend meeting.



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**Alexander Way Bond for Access Road – Gerry Welch**

Mr. Welch had called earlier in the day saying that his engineer was not ready with the access road numbers. He will be placed on a future agenda.

**Meeting Minutes – November 16th**

Josh made a motion to approve, as submitted, the minutes of the November 16<sup>th</sup> meeting. Joan 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Review/Sign Bills and Payroll**

Two invoices for Alexander Way 53G account were submitted and signed. The Secretary's payroll was signed.

**Roof Drains – Alexander Way**

Mr. Welch and his engineer presented and were approved for a Low Impact Development for Alexander Way by the Planning Board. This type of subdivision required that the builders of all the houses install gutters/infiltration systems. One of the builders stopped by the office wanting to let the Board know that he feels for the future that there are better ways to control roof runoff than using gutters.

**Medical Marijuana Bylaw Discussion**

The Board decided to table this discussion until Joe is in attendance.

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

**Agreement to Extend Time for Review and to Take Final Action of an ANR**

The Secretary told members that Rosemarie Russell submitted a Special Permit (SP) application as well as an ANR. The SP can't be heard for 35 days. The ANR should be addressed within 21 days. Ducharme and Dillis (engineers for the applicant) requested an extension of the ANR so both applications can be heard at the same time. Brett made a motion to sign the extension. Josh 2<sup>nd</sup> the motion. – Motion passed unanimously.

Josh made a motion to close the meeting at 8:33pm. Joan 2<sup>nd</sup> the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann  
Secretary – Dunstable Planning Board