



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, February 1, 2016

Approved: March 7, 2016

Meeting was called to order by Chairman, Joseph Vlcek at 7:31pm.
Members present: Joshua Kelly, Joan Simmons, George Basbanes and Brett Rock
Town Engineer: Jeff Rider
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

Alexander Way Discussion – Gerry Welch

Mr. Welch and his engineer (George Dimakarakos) were in attendance for the discussion on Alexander Way. Joe asked Jeff Rider about his recent inspections. Jeff said that due to the winter, there hasn't been a lot of activity at the site. Jeff said that he has been working Mr. Dimakarakos on an estimate to finish the road and access way. Mr. Dimakarakos submitted an estimate of \$134,276 to finish the project. Jeff said that because the town would need to use prevailing wages, \$164,422 is more in line. Currently the Town is holding \$115,000.

Joe brought up a visit to the site with Mr. Welch to view the emergency access road. Joe told members that the last 200 feet to Larter Field is not drivable. Police and fire vehicles would not be able to maneuver around trees and brush in the way. He would like to see the access way finished so it would be accessible. The question is, "whose responsibility is it since Mr. Welch built what was on the subdivision plans?" Mr. Welch told members that he'd be willing to improve the access road by cutting trees, stumping, and grading (using on site gravel) the 200 feet to Larter Field (12'-15' wide road for emergency vehicles) in exchange for the Planning Board keeping the bond at the \$115,000 instead of requesting additional funds for the completion of the project. Mr. Dimakarakos brought up that the Board could also hold the release of one lot. George Basbanes said that he'd prefer to see a bond secured by the lot in the event of a foreclosure, lien, or attachment on the lot. After the discussion, Brett made a motion that in lieu of increasing the bond from \$115,000 to \$164,422, Mr. Welch will complete the access road to Larter Field as he described and Mr. Welch will further put a legal impediment on one lot in the way of a bond for \$50,000 secured by the lot. The Planning Board agrees to release all but one lot (lot #6) in exchange for the above. Josh 2nd the motion. – Motion passed unanimously.

Building Permit – Lot 10 – 56 Alexander Way

The owner of lot 10 Alexander Way presented his building permit for a signature. The Board reminded the applicant that the proper drainage system needs to be installed prior to the issuance of an Occupancy Permit.



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

Inspections on All Subdivisions

The Board asked Town Engineer Jeff Rider how he goes about doing his inspections of subdivisions. Jeff said that it depends on the project but he generally goes out to the site every two weeks, except during the winter.

Fire Chief Brian Rich

Chief Rich called earlier in the day and asked to attend a future meeting.

Meeting Minutes – January 4, 2016

George made a motion to approve the meeting minutes, as submitted, from the January 4th meeting. Brett 2nd the motion. – Motion passed unanimously.

Review/Sign Bills and Payroll

Invoices for 53G accounts and the Secretary's payroll were submitted and signed.

February 15th Meeting

Due to the holiday, the Planning Board will not be holding a meeting on February 15th.

Nextel Communications Letter Cancelling Bond for Cell Tower

No update.

Medical Marijuana Bylaw Discussion

Joan made a motion that the Planning Board vote to approve the Medical Marijuana Bylaw and that it be sent to Attorney Larkin for review before putting it on the May Annual Town Meeting warrant. Brett 2nd the motion. – Motion passed unanimously.

Additional Topics Discussed Not Noted on the Agenda

Peter Gove – Subdivisions

Mr. Gove attended the meeting stating that the Board of Road Commissioners would like to provide input on driveways for subdivisions. The Board agreed and asked that they attend the hearings to voice their concerns.

Joan made a motion to close the meeting at 8:50pm. George 2nd the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Secretary - Dunstable Planning Board