



OFFICE OF THE
PLANNING BOARD
TOWN HALL, 511 MAIN STREET
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**Planning Board Minutes
Monday, March 7, 2016**

Approved: April 4, 2016

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

Conservation Restriction – Westford Street – 87 Acres

Leah Basbanes was in attendance representing the Conservation Commission regarding support for a proposed Conservation Restriction (CR) on 87 acres on Westford Street. Leah explained that funds for the CR would come from the Community Preservation Act (already approved for \$250,000), Conservation Commission and a LAND grant from the state. The purchase would be contingent upon the approval of the grant. There wouldn't be any cost to the taxpayer. Leah explained that the parcel is very important to the Commission as the property abuts existing protected land, purchasing the development rights keeps the property from being developed, has Black Brook running through the lot, has an existing trail system, and it falls under Natural Heritage as habitat to the Wood Turtle and Southern Bog Lemming (species of "Special Concern"). George made a motion to support the Conservation Commission in its purchase of a CR on the Westford Street property. Josh 2nd the motion. – Motion passed unanimously.

Special Permit Hearing – 461 Forest Street – Bacon – backland lot

Neil Gorman from David E. Ross Associates and William Bacon were in attendance for the Special Permit hearing. Joe opened the hearing at 7:54pm. The Secretary read the legal notice printed in the Groton Herald. Mr. Gorman explained to the Board that the property had been subdivided into four lots back in December of 2015. Three are traditional lots. Lot 4 (461 Forest Street) requires approval to build upon the backland lot. Mr. Gorman said there is 59 feet of frontage on Forest Street. The lot will be sharing a driveway with lot 2 with lot 3 reserving the right to use the common drive to reach the back of their property. The easement was listed on the signed Approval Not Required (ANR) plan. There is approximately 40' between the proposed common driveway and existing Lot #3's entrance. Stormwater will stay on the site. The wetland that will be crossed for the common drive is a non-jurisdictional wetland meaning it's an isolated pocket with less than a 1/2 foot of water. This has already been determined by the Conservation Commission. The Chair asked the Secretary if there were any comments submitted by the Boards. Water had no comment and the Conservation Commission wanted to remind the applicant that if there would be any grading for the



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house, etc. they applicant will need to file with the Conservation Commission. Since Mr. Gorman sent his comments to the Town Engineer while Mr. Rider was on vacation, additional information has not been provided by Jeff. Mr. Gorman requested, on behalf of his client, a continuance until the March 21st meeting. George made a motion to continue the hearing to March 21st at 7:40pm. Josh 2nd the motion. – Motion passed unanimously. The Secretary then announced the date and time of the continuance.

Meeting Minutes – February 1, 2016

Josh made a motion to approve the meeting minutes, as submitted, from the February 1st meeting. Joan 2nd the motion. – Motion passed unanimously.

Review/Sign Bills and Payroll

George made a motion to approve the 53G account invoices and the Secretary's payroll. Joan 2nd the motion. – Motion passed unanimously.

Alexander Way Update

The Secretary told members that the Performance Mortgage document for Alexander Way was submitted last Friday by Attorney Deschenes to Town Counsel. Attorney Larkin approved the wording and the Secretary notified Attorney Deschenes that he could execute the document.

Chapman Street Update

The Secretary explained that the builder has started the subdivision roadway. Town Engineer, Pat Flaherty went out to the site and reported to the Board that Bentley Building Corporation were following the approved definitive plan.

March 21st and April 4th Meetings

The Secretary reminded members that the next two scheduled meetings are on March 21st and April 4th. Items have already been scheduled.

Additional Topics Discussed Not Noted on the Agenda

George made a motion to close the meeting at 8:28pm. Joan 2nd the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Secretary – Dunstable Planning Board