



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
Wednesday, May 18, 2016

Approved: June 6, 2016

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

Vote of Chairman, Vice Chairman and Clerk of Planning Board

Joan made a motion to nominate George Basbanes as Chairman, Brett Rock as Vice Chairman and Joshua Kelly as Clerk for the upcoming year. Joe 2nd the motion. – Motion passed unanimously. George then took over as Chairman of the meeting.

Building Permit – 340 Forest Street – Lot 8 - Koester

Mr. and Mrs. Koester were in attendance to request a Building Permit signature for 340 Forest Street. They have a scenic road permit and were given an extension from the Board until August 2016. An ANR had been signed in 1989 creating the lot. Brett made a motion to sign the building permit. Joe 2nd the motion. – Motion passed unanimously.

Building Permit – Lots 2, 8, 9, 10, 11, 15 & 17 Chapman Street

Mark White from Bentley Building Corporation attended the meeting seeking a signature on seven building permits for Chapman Street. These lots were released at the last Planning Board meeting. Joe made a motion to sign the permits. Brett 2nd the motion. – Motion passed unanimously.

Public Hearing – Definitive Subdivision and Special Permit Hearing – Maguire – off Hall Street – Bear Hill Estates

Brian Milisi from Whitman & Bingham and Attorney Douglas Deschenes were in attendance along with the applicants, Joseph & Linda Maguire. Attorney Deschenes reminded members that the Maguire's had been in to see the board months earlier for a discussion on a traditional subdivision of their property. The proposed plan discussed tonight is for an Open Space type of development. The plan shows 35 acres to be subdivided into 7 new house lots, 1 existing lot with a home and 17.693 acres to be donated to the Dunstable Rural Land Trust (DRLT). The property is contiguous to land owned by the DRLT as well as the Division of Fisheries and Wildlife. Attorney Deschenes said that they are working with Natural Heritage to put a Conservation Restriction on all of the rear portions of the properties. There are wetlands on the existing lot.



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The Board asked about earth removal and were told that the materials on site will be used on the site. There aren't any plans to remove them from the subdivision.

The road is designed as a public way. The cul-de-sac is 790 feet long with a paved width of 24 feet (26 feet near the cistern). They are proposing a country drainage system with swales (Low Impact Development).

There was discussion with the owners of the property across the street from the proposed development regarding car headlights shining on their home. Mr. Milisi said that they moved the road entrance down from a 125 offset to 102 in order to keep the headlight impact to a minimum. The applicant is requesting a waiver in order to accommodate the neighbor which will set the roadway closer to the Town of Groton border. The Board asked Attorney Deschenes to notify the Town of Groton that they changed the location of the roadway. Joan asked the neighbor (320 Hall Street) if they were interested in having the applicant plant some trees or shrubs in the front of their property to lessen the impact of headlights. They said that they would and the Maguire's agreed.

There is a stone wall on Hall Street that will need to be widened for the subdivision road. The applicant will apply for a scenic road permit from the Planning Board.

The Secretary was asked to read comments received.

- 1.) Road Commissioners: do not want curbing, catch basins or an island in the middle of the cul-de-sac. Drainage system should be re-engineered so the entire road has a drainage system of open road side swales. *(This was addressed in the new plan)*
- 2.) Water Department: water mains too far away from development
- 3.) Walter Alterisio (BOS): Hall Street is narrow. Concerned about trucks going in and out of subdivision, hours of operation, etc. *(This will be addressed by the developer in the Construction Operations Plan)*
- 4.) Conservation: Applicant is reminded that if any work is being done within the 100 foot buffer zone, they will need to file with Conservation.
- 5.) Fire Chief: Size of cistern should be a minimum of 30,000 gallons, location of cistern should be removed from cul-de-sac, remove Island within cul-de-sac, pull off in front of cul-de-sac should be 26 feet width. *(This was addressed in the new plan)*
- 6.) Board of Health – failure to report



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Waivers

Joe made a motion to approve the requested waivers listed below.

- a) Waiver requested from Section III.B.1.h – Traffic study
Due to relatively small size of project, waiver is requested
- b) Waiver requested from Section III.B.2.e – Cut/Fill Calculation
- c) Waiver requested from Section III.B.2.f – Construction Operations Plan
Waiver request is for submitting Construction Operations Plan with Definitive Subdivision and Special Permit filing. Note: Plan will be submitted when a developer is chosen. Earth materials will not be removed from site. Planning Board decided to condition any approval by saying "No construction can start until the developer submits a Construction Operations Plan and it is reviewed by the Town Engineer and approved by the Planning Board and Board of Selectmen."
- d) Waiver requested from Section IV.A.3.a and b – 28 foot wide road width
24 foot wide road width is proposed
- e) Waiver requested from Section IV.A.3.d and Section V.A.4 – Sidewalk on both sides of the road.
Low Impact Development is proposed with swales, no sidewalks
- f) Waiver requested from Section IV.A.5.a – a dead-end street shall be no longer than 600 feet.
Road proposed is 790 feet.
- g) Waiver requested from Section IV.B.2.b – ditch side slopes should be as flat as practical with 4:1 being the steepest allowed.
Side slope is 3:1 to allow for a 4-ft wide, 1.5' deep ditch within the shoulder of the right of way.
- h) Waiver requested from Section IV.B.2.b – ditches with longitudinal slopes flatter than 2.5% shall include a trickle channel for low flows.
As requested, trickle channel was removed
- i) Waiver requested from Section IV.I.2.b. – grade of driveway shall not exceed 1% within 25 feet of the street.
A grade of 6% is proposed at driveway entrances.
- j) Waiver requested from Section V.A.5. – granite curbing is required on both sides of the street the full length.
Curbing was removed at request of Road Commissioners
- k) Waiver requested for the submission of a Landscaping Plan
- l) Waiver requested for the submission of a Lighting Plan.

Josh 2nd the motion. Motion passed 4-1: Joan – yes, Josh – yes, Brett – no, George – yes and Joe - yes.



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Conditions of Approval

Joe made a motion to add the following conditions to any approval:

- 1) Attorney Deschenes will notify the Town of Groton that the offset has changed from the original plan and is now closer to their town line.
- 2) Developer will plant trees or shrubs at 320 Hall Street at the front of the property in order to minimize car headlights shining at the house. The homeowner will have input into what is planted, within reason. Any issues with what will be planted or where, will be resolved by the Planning Board.
- 3) The applicant will hold a Scenic Road hearing before construction begins.
- 4) No construction can begin until the developer submits a **Construction Operations Plan** and it is reviewed by the Town Engineer and approved by the Planning Board and Board of Selectmen.
- 5) No earth materials are to be removed from the site.
- 6) No streets lights in subdivision.
- 7) The open space is to be deeded to the Dunstable Rural Land Trust before any lot is sold.
- 8) The results of density tests performed every 200 ft. on the road subbase and base gravel and in fill sections must be submitted to the Town before paving.
- 9) Load tickets for the asphalt must be submitted to the Town.
- 10) A copy of the notice from EPA acknowledging submittal of a completed NOI with the Permit Tracking Number and the SWPPP be submitted to the Town prior to the start of construction.
- 11) The Board of Road Commissioners or their designee be authorized to enforce the requirements of the Construction General Permit and SWPPP including issuance of orders to stop work until any violations are corrected.
- 12) The contractor shall post NO PARKING signs as directed by the Board of Road Commissioners.
- 13) The contractor shall submit weekly copies of the stormwater inspection reports to the Town.

The Board decided to address the "Special Permit Findings" and vote on the Definitive Subdivision and Special Permit at the next meeting which will be held on Monday, June 6th at 7:40pm.

After all in attendance were given a chance to speak, Joe made a motion to close the hearing for the Definitive Subdivision and Special Permit for Bear Hill Estates. Josh 2nd the motion. – Motion passed unanimously.



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Meeting Minutes – May 2, 2016

Joan made a motion to approve the meeting minutes, as submitted, from the May 2nd meeting. Joe 2nd the motion. – Motion passed unanimously.

Review/Sign Bills and Payroll

Motion was made, 2nd and passed unanimously to sign the bills and payroll.

Joe made a motion to close the meeting at 9:15pm. Josh 2nd the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Planning Board