



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, June 6, 2016**

Approved: June 20, 2016

Meeting was called to order by Chairman, George Basbanes at 7:30pm.

Members present: Joshua Kelly, Joan Simmons and Brett Rock

Member absent: Joe VLcek

Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

### **Scenic Road Hearing and Building Permit Signoff –157 Forest Street- Mitchell**

George opened the Scenic Road hearing at 7:30pm. Mr. Mitchell explained that there is an opening at the proposed driveway location; however, he would like to enlarge it in order to safely allow vehicles to pull in and out of the driveway. The stones removed would be used to rebuild part of the wall. No one from the public attended. The Tree Warden was notified and had no comments regarding the branches Mr. Mitchell planned on trimming along Mr. Mitchell's parcel on Forest Street. Brett made a motion to close the hearing at 7:39pm. Josh 2<sup>nd</sup> the motion. Motion passed unanimously. Brett made a motion to approve the permit with the following conditions: wall opening may be no greater than 20 feet in width, stones removed may be used in the rebuilding of the wall along Forest Street, no living trees greater than 5 inches in width may be cut or removed within the right of way without the approval of the Tree Warden and Planning Board, tree branches may be trimmed, work shall be completed within 12 months unless homeowner requests an extension of the permit, Board requests photos when project is completed. Josh 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Scenic Road Hearing – 309 Hall Street - Maguire**

George opened the hearing at 7:40pm. Mr. Maguire, his attorney Doug Deschenes and his engineer were in attendance. Attorney Deschenes explained that they are requesting a stone wall cut of 90 feet due to the 35 foot radius in the town's regulations and 24 foot roadway approved by the Board at the last meeting. The plan is to use the displaced stones for the entrance (by curling each side into subdivision). No more than ten (10) trees in the right of way will be removed. The Board notified the Tree Warden twice; once when the hearing date was chosen and when the trees/entrance was marked out. No comments from the Tree Warden were received. Brett made a motion to close the hearing at 7:44pm. Josh 2<sup>nd</sup> the motion. – Motion passed unanimously. Brett then made a motion to approve the permit with the following conditions: wall opening may be no greater than 90 feet in width, stones removed may be used in the rebuilding of the wall along Hall Street and into the new subdivision roadway, up to ten



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(10) trees in varying widths that were previously marked may be removed for the roadway, no additional trees may be removed without the consent of the Tree Warden and Planning Board, work must be completed within 24 months unless applicant requests an extension from the Board, Board would like photos when the project is completed.

### **Review "Findings" and Vote on Special Permit and Definitive Subdivision – Bear Hill Estates - Maguire**

#### Subdivision Name

Mr. Maguire asked that the name of the road be changed. He suggested "Tortuga Way". The Secretary mentioned that the Conservation Commission had suggested "Westhaver Way". After discussion, the Board agreed with Mr. Maguire to name the new road "**Bear Hill Way**".

#### Special Permit

George read the "findings" of the Special Permit. Brett made a motion to accept the findings as read. Josh 2<sup>nd</sup> the motion. – Motion passed unanimously. Brett then made a motion to approve the Special Permit for the Open Space Development with previously approved waivers. Josh 2<sup>nd</sup> the motion. – Motion passed unanimously. Joan – yes to approve Special Permit, Josh – yes to approve Special Permit, Brett – yes to approve Special Permit, George – yes to approve Special Permit

#### Form C-1 and Conditions of Approval of Definitive Subdivision

The Secretary read the previously approved Conditions of Approval. These conditions were forwarded to Attorney Deschenes for his review earlier in the day. Attorney Deschenes stated that he, the engineer and applicant had all reviewed and agreed to the conditions. Brett then made a motion to approve the Definitive Subdivision with stated conditions of approval. Josh 2<sup>nd</sup> the motion. – Motion passed unanimously. Joan – yes to approve the Definitive Subdivision, Josh – yes to approve the Definitive Subdivision, Brett – yes to approve the Definitive Subdivision, George – yes to approve to Definitive Subdivision

### **Meeting Minutes – May 18, 2016**

Brett made a motion to approve the meeting minutes, as submitted, from the May 18th meeting. Joan 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Review/Sign Bills and Payroll**

Bills and payroll were signed.



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**Vote Member – Community Preservation Committee**

Brett made a motion for George Basbanes to remain as a member of the Community Preservation Committee. Joan 2<sup>nd</sup> the motion. – Motion passed unanimously. The Secretary will notify the Board of Selectmen.

**Letter of Support for LAND Grant – Westford Street CR**

The Secretary told members that the Conservation Commission is looking for a letter of support for the Westford Street CR LAND grant application. Brett made a motion to recommend support for the application. Josh 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Alexander Way Update**

The Secretary had received an email earlier in the day from a resident on Alexander Way because of concerns he has with erosion around a transformer box on lot corner 6 and 7, sections of vertical conduit piping that are an eye-sore and a Verizon wire. The e-mail had been forwarded to the Town Engineer. The Board asked Jeff Rider to go out to the site and report back.

**Chapman Street Update**

No update

**Master Plan Discussion**

Joe has been attending the Master Plan meetings and was not in attendance to update the Board; however, Brett mentioned rezoning part of Lowell Road to B2 as the area location may be good for business. This will be put on the agenda for a future meeting. The Board asked the Secretary to inquire with the Town Administrator about the requirements for a liquor license in the event that a bed and breakfast or small pub would open in Town. The Board is also interested in meeting the new Town Counsel.

Brett made a motion to close the meeting at 8:40pm. Josh 2<sup>nd</sup> the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann  
Secretary  
Dunstable Planning Board