



OFFICE OF THE
PLANNING BOARD
TOWN HALL, 511 MAIN STREET
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Planning Board Minutes Monday, June 20, 2016

Approved: July 18, 2016

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

Meeting Minutes – June 6, 2016

Joan made a motion to approve the meeting minutes, as submitted, from the June 6th meeting. Joe 2nd the motion. – Motion passed unanimously.

Review/Sign Bills and Payroll

Bills and payroll were signed.

Alexander Way – Update and Resident Complaint

Jeff Rider was in attendance for the discussion on Alexander Way. The Board had asked him to go out to the subdivision after receiving a complaint from a resident on Alexander Way. After the visit and report by Jeff, the developer requested no "further random inspections and reports" be done as "they are not necessary and expensive". The Board received an email from the Board of Road Commissioners stating they "want no more work to be done until and unless Jeff is notified prior to the work and Jeff Rider should continue to inspect and report as he has been doing". Jeff told members that the wire that the resident complained about was a Verizon wire and has since been removed but other issues remained. Although sympathetic to the developer's request it was mentioned that a pipe was installed that Mr. Rider should have been contacted to view prior to its installation, and was not. He said that since the last report he, Board of Road Commissioner Mike Martin, Onyx contractor John Durkin and Stamski and McNary engineer Bill Hall met at the site to discuss what items need to be completed. After the discussion, the Board asked Jeff Rider to send a list to the Board and Town Administrator with the criteria for remaining inspections which will include on an "as needed basis or by direction of the Board".

The Board asked the Secretary to notify the resident that issued the complaint that the Planning Board has had a conversation with the Town Engineer, all parties including the developer, his contractor, his engineer and our Board of Road Commissioners are all aware of the issues in the development, we are holding a cash bond which will not be



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released until the Board is satisfied with the work, and the developer has stated his plan is to finish the project and have the road accepted by the town this fall.

4th of July Meeting

The Board agreed to cancel the regularly scheduled meeting that was to be held on Monday, July 4th. The next meeting will be Monday, July 18th.

Chapman Street Update

The Secretary reported that she had forwarded to members the emails from Town Engineer Pat Flaherty and the developer regarding the roadway gravel.

Bear Hill Way

The Board discussed that naming the street "Bear Hill" was a better choice than "Bear Hill Way". Jeff Rider received an updated set of plans that he reviewed and commented that he had "reviewed the attached plan with the last revision date of 6-13-16 and believe all of the revisions required by the Board have been included". The subdivision approval documents are currently at the Town Clerk's office for the mandatory appeal period.

Master Plan Discussion

Joe has been attending the Master Plan meetings and reported that a public forum was scheduled for this Thursday, June 23rd. They have had one kick off meeting. Brett brought up the discussion at the previous meeting about changing the Lowell area near the Dumont property to a B2 district and look into a liquor license for the town so that a pub or inn could serve alcohol.

Joe made a motion to close the meeting at 8:26pm. Joan 2nd the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Planning Board