



OFFICE OF THE
PLANNING BOARD
TOWN HALL, 511 MAIN STREET
DUNSTABLE, MA 01827-1313
(978) 649-4514 FAX (978) 649-8893
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Planning Board Minutes Monday, July 18, 2016

Approved: August 1, 2016

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

Building Permit – Lot 2 – Forest Street – Bacon lot

Applicant did not attend meeting.

Building Permit – 23 Massapoag Way – Lot 2 – Ken Tully

Mr. Tully stopped by the office earlier in the day to inform the Secretary that he had a conflict and could not attend tonight's meeting but would like his building permit signed. He dropped off a copy of the recorded plan showing the subdivision of the property and asked the Secretary to present this information to the Board on his behalf. Joe made a motion to sign off on the Building Permit as presented. Joan 2nd the motion. – Motion passed unanimously.

Discussion on Subdivision of Property – Forest St. – Guersey & Chris Bertrand

Mr. Guersey and Mr. Bertrand attended the meeting seeking guidance on developing a backland lot. There are two ways to access the parcel; one by crossing a wetland and the other would leave 25.4 feet between the existing house and the lot line (30 feet is required per the Zoning Bylaw). Crossing the wetland would involve filing with the Conservation Commission. The second option would make the existing property a non-conforming lot which means a hearing in front of the Board of Appeals. The Board suggested that they seek advice from the Board of Appeals on how likely they would be to approve an application for a variance. If not, the Board said they should discuss the plan with the Conservation Commission before presenting an application to the Planning Board for approval.

Meeting Minutes – June 20, 2016

Joan made a motion to approve the meeting minutes, as submitted, from the June 20th meeting. Joe 2nd the motion. – Motion passed unanimously.

Review/Sign Bills and Payroll

Bills and payroll were signed.



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Alexander Way Update

Jeff Rider has been going out to the site to inspect the patching of the road as well as other items. He'll be away for 2 weeks so he will inspect the subdivision again the first of August.

Chapman Street Update

The Secretary reported that the grading and paving of Chapman Street will be the first week of August.

Joe made a motion to close the meeting at 8:06pm. Joan 2nd the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Planning Board