



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, August 1, 2016**

Approved: August 15, 2016

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

### **Question on Mortorano's Fence – Alexander Way**

Mr. and Mrs. Mortorano attended the meeting to ask the Board for clarification on an issue they have with the privacy fence separating their property from the Alexander Estates subdivision road. The definitive subdivision plans show that trees were to be planted as a barrier however Mr. Welch wrote the Board a note in October stating that after a discussion with the Mortoranos, he agreed to put a fence up instead. The Mortoranos explained that they decided to upgrade the fence with a vinyl 6 foot privacy fence. According to the Mortoranos, Mr. Welch agreed to pay \$5,000 towards the fence (amount it would have cost him for the fence he planned to install) with the Mortoranos paying the difference. The fence was installed in November 2014. Mr. Welch paid the Mortoranos two payments of \$1,500 each for a total of \$3,000. They are still waiting for the remaining \$2,000. The Board said they will make a recommendation to Mr. Welch when he comes before them that he should pay the Mortoranos the balance he owes them. Attorney Deschenes, the attorney for Mr. Welch, was at the meeting on another matter and told members that he was assured by Mr. Welch that he was going to drop off a check for the balance today.

The Mortoranos also mentioned that in December of 2014, their cable was cut by the contractor installing the subdivision road. The cable was repaired but it is still lying on the grass exposed. Jeff Rider said he would add this to his list of items for Mr. Welch to finish.

### **Bear Hill Estates – Hall Street - Maguire**

Mr. and Mrs. Maguire, along with their attorney, Doug Deschenes were in attendance for endorsement of the definitive subdivision plans for Bear Hill Estates. The Secretary told the Board that all items on the Conditions of Approval have been completed and Town Engineer Jeff Rider sent an email that he was satisfied with all changes to the plans. Attorney Deschenes discussed whether or not a Homeowner's Association document was needed for the swales that will be in the right of way. Town Counsel mentioned that having the document would enable the town to bring enforcement



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against an individual owner if the swales weren't maintained. Joe made a motion to sign the Form F, Form K and Homeowner's Association documents for Bear Hill Estates. Brett 2<sup>nd</sup> the motion. – Motion passed unanimously. Brett then made a motion to sign the definitive subdivision plan for Bear Hill Estates. Josh 2<sup>nd</sup> the motion. – Motion passed unanimously.

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

Joe made a motion to approve the meeting minutes, as submitted, from the July 18th meeting. Joan 2<sup>nd</sup> the motion. – Motion passed with Brett and Josh abstaining.

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

Bills and payroll were signed.

### **Capital Planning Request Form – FY18-22**

The Secretary told members that the Town Administrator sent a request for information on anticipated capital expenditures for the next five years. The Board agreed that the department did not foresee any capital expenses for the department.

### **Chapman Street Update**

The Secretary reported that Chapman Street is going to be paved the end of this week.

Joe made a motion to close the meeting at 8:30pm. Josh 2<sup>nd</sup> the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann  
Secretary  
Dunstable Planning Board