



OFFICE OF THE  
**PLANNING BOARD**  
TOWN HALL, 511 MAIN STREET  
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## **Planning Board Minutes Monday, October 3, 2016**

Approved: October 17, 2016

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

### **Extension of Alexander Estates Form C-1 Condition 6(c) & Subdivision Bond**

Attorney Melissa Robbins and Gerry Welch (Carolina Properties) were in attendance with a request for a one year extension of Form C-1 Condition 6(c) and the subdivision bond for Alexander Estates. Attorney Robbins said that her client plans on having the subdivision road, associated utilities and improvements completed by the end of October. The Form C-1 (subdivision approval) states that those items must be completed by **October 6, 2016**. Attorney Robbins requested, on behalf of her client, a one year extension to give Mr. Welch time to get all documents completed in order to have the development accepted at the next Town Meeting. Joe made a motion to accept the request to extend the C-1 Condition 6(c) permit and the bond related to the completion of the roadway work from October 6, 2016 to October 6, 2017. Josh 2<sup>nd</sup> the motion. Motion passed unanimously.

Joe asked about the installation of the post at the end of the access way. Mr. Welch said that it is currently at the welders and should be installed soon. There was discussion regarding the chain. Someone mentioned that the chain could be thread through a white PVC pipe and wrapped with bright colored electrical tape in order to alert anyone walking/running/biking in that area that the chain is in place.

Joe also brought up that the town may want to remove the pile of loam at the end of the access road that is on Town owned property.

### **ANR – High Oaks Realty Trust – Robert Kiley – Pond Street**

Mr. Kiley and his engineer Stan Dillis from Ducharme and Dillis submitted an ANR plan to be signed. The plan shows six lots; 4 on Pond Street and 2 backland lots. The backland lots will require Special Permit approval. Jeff Rider reviewed the plan and submitted comments in a letter dated September 28, 2016. The plans were revised by Mr. Dillis, reviewed by Jeff and he submitted a letter to the Planning Board dated September 29, 2016. Joan made a motion to approve the ANR as presented. Josh 2<sup>nd</sup>



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the motion. – Motion passed unanimously. Plan: Plan of Land in Dunstable, MA (Pond Street) dated September 13, 2016, Job No. 5206, Dwg. No. 5206-ANR.

#### **Building Permit – 43 Alexander Way – Lot 4**

The owner of 43 Alexander Way attended the meeting to request a Building Permit signature. He was reminded that he needs to install a roof runoff system prior to Occupancy. Joe made a motion to sign the permit. Josh 2<sup>nd</sup> the motion. – Motion passed unanimously.

#### **Meeting Minutes – September 19, 2016**

Joe made a motion to approve the meeting minutes, as submitted, from the September 19<sup>th</sup> meeting. Joan 2<sup>nd</sup> the motion. – Motion passed unanimously.

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

A 53G invoice for Alexander Estates was signed as well as the Secretary's payroll.

#### **Chapman Street Update**

No update

#### **Additional Topics Discussed Not Noted on the Agenda**

#### **Regulations for Solar Installations**

Town Engineer Jeff Rider brought up that Section 25 of the Zoning Bylaw addresses only Large Scale Ground Mounted Solar Photovoltaic Facilities. The town does not have a bylaw or policy on small systems, medium systems or roof mounted systems; nor does the current bylaw address thermal systems. In light of recent activity in town with smaller ground mounted systems, the Board was asked if there is an interest in working on a bylaw or site plan review for those types of projects. Jeff told the Board he reviewed the Policy Guidance and Model Bylaw provided by the Department of Energy Resources. The Board asked Jeff to draft something for an upcoming meeting.

Joe made a motion to close the meeting at 8:23pm. Josh 2<sup>nd</sup> the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann  
Secretary - Dunstable Planning Board