



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, October 17, 2016

Approved: November 21, 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

Scenic Road Hearing – Christopher Bertrand – 489 Forest Street

In attendance: Christopher Bertrand and Frank Cover. George opened the hearing at 7:30pm. Mr. Bertrand told members that he would like to open a stonewall on Forest Street approximately 42 feet in order for timber trucks to get in and out of the lot. He is waiting for the electric company to move the utility pole that is in the way. Tree Warden Mike Martin did not respond to the Board's notification or Mr. Bertrand's calls. Mr. Bertrand told members that after foresting the property, he plans on keeping the opening as he will be creating a backland lot. Brett made a motion to close the hearing. Joe 2nd the motion. – Motion passed unanimously. Brett made a motion to allow the stonewall opening with the following conditions: 1) opening may be up to 42 feet wide to allow large trucks to pass through, 2) any stones removed should be used to build up the wall along Forest Street, 3) if Mr. Bertrand plans on adding stones, they must be natural field stones, 4) the opening of the wall must be done within 24 months and 5) the Board would like pictures of before and after the wall is open. Joe 2nd the motion – Motion passed unanimously.

Meeting Minutes – October 3, 2016

Joe made a motion to approve the meeting minutes, with noted change, from the October 3, 2016 meeting. Josh 2nd the motion. – Motion passed unanimously.

Review/Sign Bills and Payroll

No bills. The Secretary's payroll was signed.

November 7th Meeting Quorum

The Secretary mentioned that Joan and Brett will not be at the November 7th meeting. The remaining members stated that they will be in attendance.

Fiscal Year 2018 Budget

The Secretary handed out the fiscal year 2018 budget. Members voted to approve the budget as submitted with a \$50 increase in expenses due to MACC dues going up.



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Town Clerk Acknowledgement of Receipt – Ethics

The Secretary reminded members that they had been sent the ethics package from the Town Clerk and needed to sign the acknowledgement of receipt.

Chapman Street Update

No update

Additional Topics Discussed Not Noted on the Agenda

Master Plan Meeting

Joe brought up that the Master Plan Committee will be meeting on Tuesday, October 18th. He plans on confirming with Beverly Woods (NMCOG), but he said that he was told that the Town can require a percentage of 40B houses in new subdivisions.

Zoning Bylaw Site Plan Approval

The Secretary received an email from the Town Engineer regarding Site Plan approval. Currently there isn't an application form or fee structure to cover site plan reviews that aren't tied to Special Permits. The Board asked Mr. Rider to work with the Secretary to develop one.

Approval Not Required Question – Dunstable Rural Land Trust

David Tully from the Dunstable Rural Land Trust (DRLT) emailed the Board with a question on waiving the fee for an Approval Not Required plan since the Trust will be given 6 acres of land to add to their open space. Joe made a motion to waive the fee for the DRLT as long as the plan shows the creation of two parcels; one with the house and the remainder to be donated to the Trust. Brett 2nd the motion. – Motion passed unanimously.

Motion was made, 2nd and passed unanimously to close the meeting at 8:05pm.

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Planning Board