



OFFICE OF THE
PLANNING BOARD
TOWN HALL, 511 MAIN STREET
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Planning Board Minutes Monday, December 19, 2016

Approved: February 6, 2017

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

Riverview Estates – Return of Bond & 53G Funds– H&G Realty Trust

George McGovern was in attendance to request the return of his bond money and 53G funds for Riverview Estates. Mr. McGovern sent an As-Built for the project to the Board and Town Engineer Jeff Rider for review. Jeff responded on November 29th saying *"Based on a review of the information provided and observations made during previous site inspections, it appears that the plan reasonably depicts the conditions on the ground. The calculations show that there are a few minor discrepancies between the approved design and the existing conditions. However, the drainage system as a whole appears to be adequate and the project was built in substantial conformance with the approved plans."* The Board of Road Commissioners agreed that the area where the common drive meets the roadway is acceptable. Jeff pointed out in an email that since this not a Town accepted road, it will not go before residents for approval at Town Meeting. Joe made a motion that based on recommendation of the Town Engineer Jeff Rider all funds held be returned to H&G Realty Trust. Josh 2nd the motion. – Motion passed unanimously. All monies will be returned and the Riverview Estates accounts will be closed.

Alexander Estates – Bond Reduction – Gerry Welch

Due to a letter sent to the Board and Mr. Welch from the Town Engineer dated December 15, 2016, Mr. Welch asked to be placed on the January agenda.

Meeting Minutes – December 5, 2016

Joe made a motion to approve the meeting minutes, as submitted, from the December 5, 2016 meeting. Josh 2nd the motion. – Motion passed unanimously.

Review/Sign Bills and Payroll

The Administrative Assistant's payroll was signed.

2016 Annual Report

The Board reviewed the draft 2016 Annual Report. No changes were made.



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Political Signs on Town Property Bylaw

The Board reviewed the section of the regulations/bylaws from Chelmsford, Westford, Tyngsboro and Groton that talk about political signs on Town properties. After the discussion the Board decided that at this time, in their opinion, there is no need to implement regulations on political signs on Town owned properties.

Marijuana Bylaw Discussion

The Board discussed the request from Town Counsel on whether or not they want to implement a bylaw now that Recreational Marijuana is legal in Massachusetts. The Board decided they would like to make changes to the existing medical marijuana bylaw to include recreational marijuana facilities. Joe also would like to add that marijuana bars should not be allowed in town.

January 2nd and January 16th Holidays

The Administrative Assistant told members that the next two meetings fall on holidays. The Board decided to hold one meeting on Wednesday, January 18th at 7:30pm.

Additional Topics Discussed Not Noted on the Agenda

Master Plan Discussion

Joan brought up that she attended the last Master Plan discussion in which they reviewed the results of the questionnaires that went out to residents.

Josh made a motion to close the meeting at 8:34pm. Joe 2nd the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Administrative Assistant
Dunstable Planning Board