



OFFICE OF THE
PLANNING BOARD
TOWN HALL, 511 MAIN STREET
DUNSTABLE, MA 01827-1313
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**Planning Board Minutes
Monday, April 3, 2017**

Approved: April 19, 2017

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

Building Permits – 8, 24, & 34 Maple Street & 425 River Street – Ken Tully

Mr. Tully came before the Board seeking a signature on three building permits for Maple Street. The ANR was endorsed by the Planning Board in 2015. Joe made a motion to sign the permits. Brett 2nd the motion. – Motion passed unanimously.

Mr. Tully then presented a building permit for 425 River Street. The parcel had been created back in 1993. Brett made a motion to sign the permit. Joe 2nd the motion. – Motion passed unanimously.

ANR – 370 Westford Street – Thomas Costello

Jeff Hannaford was in attendance representing Mr. Costello on the ANR on Westford Street. Mr. Hannaford said that the existing house is on 10 acres. Mr. Costello is looking to subdivide the property into two parcels; eight acres and two acres. Town Engineer Jeff Rider asked that the septic system be added to the plan, which it was. Mr. Rider's only other concern regarded Lot 8 which mentioned the plan showing wetlands that block access from the street to the buildable portion of the lot. He asked that the Board determine if the requirement that "every lot shown on the plan has frontage of at least such distance as is presently required by the Dunstable Zoning Bylaw" is met or if the frontage for Lot 8 is illusionary. Mr. Costello consulted his attorney who said that the house on Lot 8 already uses the access on lot 9 therefore it is not illusionary. A driveway easement will be recorded for Lot 8 if Lot 9 is ever sold. If for some reason, Lot 8 decides that they would like their own driveway, they would need to file with the Conservation Commission. Brett made a motion to sign the ANR plan for 370 Westford Street. Josh 2nd the motion. – Motion passed unanimously. Plan signed: Plan of Land – 370 Westford Street – prepared for Thomas F. Costello – dated March 20, 2017 with a revision date of March 29, 2017 by Norse Design Services.

Building Permits – 422, 432, 442, 448, 468 and 478 Pond Street – High Oak Realty Trust/Kiley Brock Homes, LLC

Mr. Kiley and Mr. Brock were in attendance to request signatures on six building permits for Pond Street. These lots had been subdivided by an ANR in 2016. There are two backland lots which required a Special Permit hearing. The permit was filed at the



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Registry of Deeds. Brett made a motion to sign all six of the building permits for Pond Street. Josh 2nd the motion. – Motion passed unanimously.

Meeting Minutes – March 20, 2017

Josh made a motion to approve the meeting minutes, as submitted, from the March 20th meeting. Brett 2nd the motion. – Motion passed unanimously.

Review/Sign Bills and Payroll

An invoice for \$433.91 for Alexander Estates was signed along with the payroll.

Rules and Regulations for Subdivisions Signature Page

The Administrative Assistant presented the signature page for the Rules and Regulations for Subdivisions for the Board to sign. The document, once signed, will be filed at the North Middlesex Registry of Deeds.

Amend Solar Bylaw – Change on floor of Annual Town Meeting

There was a lengthy discussion on a discrepancy in the proposed Solar Bylaw that will be presented at the Annual Town Meeting on May 8th. The Board asked Joan to meet with the Town Engineer Jeff Rider to work out the details and present any changes to the Board at the next meeting.

April 17th Meeting – Holiday

Patriot's Day falls on April 17th which is the next scheduled Planning Board meeting. The Board decided to meet on Wednesday, April 19th at 7:30pm.

Additional Topics Discussed Not Noted on the Agenda

Subdivision & Special Permit Waivers

Board discussed asking the Town Administrator to put on the next Town Meeting warrant, an article to set up a fund that the Board can use to have developers contribute to when the Board waives some requirements. The Administrative Assistant will have the Town Engineer work on the regulations to be accepted after a hearing at a future meeting.

Brett made a motion to close the meeting at 8:43pm. Josh 2nd the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann, Administrative Assistant Dunstable Planning Board