



OFFICE OF THE
PLANNING BOARD
TOWN HALL, 511 MAIN STREET
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**Planning Board Minutes
Monday, May 15, 2017**

Approved: June 5, 2017

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

Release of Lots – Form K – Chapman Street – Mark White

Town Engineer Pat Flaherty was in attendance to discuss the release of lots in the Chapman Street subdivision. The Board had previously released lots 2, 8, 9, 10, 11, 15 & 17. Mr. White requested the release of lots 6, 7, 12, 13, 14 & 18. That would leave 1, 3, 4, 5, & 16 to be held as collateral. Mr. White submitted a construction cost estimate for items that need to be finished. The total with contingency is \$250,604. Pat Flaherty agreed with the estimate. Joe made a motion to release the requested lots and sign the Form K. Joan 2nd the motion. – Motion passed unanimously.

Meeting Minutes – April 19, 2017

Joe made a motion to approve the meeting minutes, as submitted, from the April 19th meeting. Joan 2nd the motion. – Motion passed unanimously.

Meeting Minutes – May 1, 2017

Joe made a motion to approve the meeting minutes, as submitted, from the May 1st meeting. Joan 2nd the motion. – Motion passed unanimously.

Review/Sign Bills and Payroll

One 53G account invoice was signed as well as the payroll.

Additional Topics Discussed Not Noted on the Agenda

Discussion on Rules and Regulations for Definitive Subdivisions

Resident Jim Regan stopped by the meeting to discuss a waiver the Board granted on March 6, 2017 from a requirement for the as-built plan for Alexander Way. The regulation states:

If material is to be removed from the site, upon completion of the road, drainage, utilities, and grading, a plan shall be submitted to the Board showing the existing contours of the development. Calculations should accompany the



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plan showing the actual cuts and fills that took place during the construction of the project. If areas remain in the project where the foundations or subsurface sewage disposal systems have not been excavated the volumes anticipated from these excavations should be identified and included in the calculations.

He asked why the regulation was put in place if it was not important. He said that showing as-built contours of a subdivision could be important if a resident makes changes to their property which results in damage by erosion onto neighboring property or stormwater running into the street. He would like the Planning Board to run these types of waivers by the Road Commissioners to see if they feel there is value in the not waiving the requirement.

Stone Wall

Joan said that someone brought to her attention a stone wall under repair on Forest Street. The Board reminded her about the wall that had received permission. She will verify that that is the property.

Joe made a motion to close the meeting at 8:13pm. Joan 2nd the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Administrative Assistant
Dunstable Planning Board