



OFFICE OF THE
PLANNING BOARD
TOWN HALL, 511 MAIN STREET
DUNSTABLE, MA 01827-1313
(978) 649-4514 FAX (978) 649-8893
planning@dunstable-ma.gov

Planning Board Minutes Monday, June 19, 2017

Approved: July 18, 2017

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

Occupancy Permit – Lot 5 – 45 Alexander Way

The Administrative Assistant presented an Occupancy Permit for 45 Alexander Way. Mr. Welch sent pictures of the infiltration system and gutters he installed on the house which was a requirement of the approved subdivision. George made a motion to sign the Occupancy Permit. Joe 2nd the motion. – Motion passed unanimously.

Special Permit Hearing–Kiley Brock Homes –Modification Lot 6 –448 Pond St.

Mr. Brock, Mr. Kiley and Town Engineer Jeff Rider were in attendance. Josh opened the hearing at 7:37pm. It was explained that the original Special Permit was approved in November of 2016. At the last meeting an ANR was submitted and approved by the Board to change an interior lot line on lot 6 so that a portion of the lot could be deeded to a neighbor. It was advised by Town Counsel that a hearing for a modification to the original Special Permit be scheduled since the lot is now referred to as lot 6A. All other conditions and waivers remain the same. Jeff Rider who was in attendance said he had no concerns with issuing the permit. George made a motion to close the Special Permit hearing. Joe 2nd the motion. – Motion passed unanimously. George, yes to close hearing; Joan, yes to close hearing; Eric, yes to close hearing; Joe, yes to close hearing and Josh, yes to close hearing. George then made a motion to grant the modification of the Special Permit with all previous waivers and conditions. Joe 2nd the motion. Motion passed unanimously. George, yes to grant modification of Special Permit for lot 6 - 448 Pond Street; Joan, yes to grant modification of Special Permit for lot 6 - 448 Pond Street; Eric, yes to grant modification of Special Permit for lot 6 - 448 Pond Street; Joe, yes to grant modification of Special Permit for lot 6 - 448 Pond Street and Josh, yes to grant modification of Special Permit for lot 6 - 448 Pond Street. Plan approved: Plan of Land in Dunstable, Massachusetts Lot 6A – Pond Street –Sheet 1 – owner Kiley Brock Homes LLC – by Ducharme & Dillis – Civil Design Group, Inc. – 1092 Main Street, P.O. Box 428 – Bolton, MA 01740 – (978) 779-6091 – dated May 1, 2017.

Meeting Minutes – June 5, 2017

George made a motion to approve the meeting minutes, as submitted, from the June 5th meeting. Joe 2nd the motion. – Motion passed unanimously.



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Review/Sign Bills and Payroll

One invoice for the Registry of Deeds and the Administrative Assistant's payroll were signed.

July 3rd Meeting

The Administrative Assistant told members that she would not be at the July 3rd meeting. Members discussed that since it is the night before July 4th and due to scheduled vacations; they will cancel the July 3rd meeting. The next meeting will be on Monday, July 17, 2017 at 7:30pm.

Additional Topics Discussed Not Noted on the Agenda

None

George made a motion to close the meeting at 7:55pm. Joe 2nd the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Administrative Assistant
Dunstable Planning Board