



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, July 17, 2017**

Approved: August 7, 2017

Meeting was called to order by Vice Chair, Joan Simmons at 7:33pm  
Members present: Joe VLcek, George Basbanes (7:50pm) and Eric McKenzie  
Member absent: Joshua Kelly  
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

### **Meeting Minutes – June 19, 2017**

Joe made a motion to approve the meeting minutes, as submitted, from the June 19th meeting. Eric 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Bear Hill Estates**

The developer of Bear Hill Estates attended the meeting to introduce himself to the Board and present his construction sequence schedule for the Bear Hill Estates subdivision. He explained that he and his partner (Michael Genetti) had met the previous Tuesday with Town Engineer Jeff Rider, Mike Martin, Peter Gove and David Tully Jr. from the Highway Department, Eric McKenzie from the Planning Board and Administrative Assistant to the Planning Board Cheryl Mann for a preconstruction conference. Mr. Jenkins went through the construction schedule explaining that in order to limit the disturbance to neighbors; they would like to get the road built as quickly as possible. Mr. Jenkins was reminded that no fill was to leave the premises. He said that it would be close however he feels that the based on the engineer's calculations they shouldn't need to remove fill, however, they won't know for sure until they actually start the excavation process. If something changes, they will notify the Town Engineer and Planning Board and won't remove the materials from the site until it has been approved.

Although Mr. Jenkins would like to get started, the Board reminded him that there are items that need to be submitted and approved including the SWPPP and NOI. The Board of Selectmen will be reviewing the construction sequence schedule at their meeting on Wednesday, July 26<sup>th</sup>. Mr. Jenkins will attend that meeting in the event that the Board has any questions he can answer.

The Board told Mr. Jenkins that he needs to be cognizant of trucks going in and out of the subdivision when school starts. It's a sensitive matter with school children waiting for busses and large construction vehicles. The Board does not want to receive any complaints from parents.



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**Review/Sign Bills and Payroll**

Two invoices for 53G accounts were signed.

**Vote to Return Pond Street 53G funds to Kiley Brock**

The Administrative Assistant told members that Jeff Rider has completed his billing of the Pond Street Special Permit so the remaining 53G funds can be returned to the applicant. Joe made a motion to return the remaining 53G money to Kiley Brock. George 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Vote to Return Bear Hill Estates Subdivision 53G funds to the Maguires**

The Administrative Assistant explained to members that now that Bear Hill Estates has moved into the preconstruction/construction stage and the developer(s) submitted funds for inspections, the remaining 53G money that the Maguire's submitted for the definitive subdivision review can be returned. Joe made a motion to return the remaining 53G money to the Maguire's. Eric 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Additional Topics Discussed Not Noted on the Agenda**

None

Joe made a motion to close the meeting at 8:29pm. George 2<sup>nd</sup> the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann  
Administrative Assistant  
Dunstable Planning Board