



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, November 20, 2017**

Approved: December 4, 2017

Vice Chair, Joan Simmons at 7:32pm, called meeting to order.  
Members present: Joe VLcek, George Basbanes and Josh Kelly  
Member absent: Eric McKenzie  
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

### **Meeting Minutes – November 6, 2017**

Joe made a motion to approve the minutes of the November 6th meeting. George 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Bear Hill Estates**

In attendance: Developers Dean Jenkins and Mike Genetti. Town Engineer Jeff Rider

#### Request of Additional 53G Account Funds

The Administrative Assistant brought up that after signing the JSR invoice tonight, the 53G account for Bear Hill Estates will be in the negative. Mr. Genetti told the Board that Jeff has inspected the site, at the request of the developers, twelve times. Jeff told members that other than the final coating of pavement and a couple of inspections near the end of the project, most of the inspections have taken place. After the discussion, Joe made a motion to require the developers to place an additional \$4,000 into their 53G inspection account. George 2<sup>nd</sup> the motion. – Motion passed unanimously. The Administrative Assistant gave the request in writing to the developers who indicated they would drop a check off the following week.

#### Privacy of Wolfman's Property

The Administrative Assistant brought up to the Board that Susan Wolfman emailed a request that the privacy trees/shrubs that were to be planted on her property, be planted instead on the Bear Hill site in a way that protects her home from headlights coming out of Bear Hill Estates. Ms. Wolfman already has adequate shrub/tree cover to protect most of her home. The developer agreed to plant 6-foot high pine trees across the street from her home in an area that would keep headlights from cars leaving the subdivision from shining on her home. Safety of vehicles pulling out of the subdivision will be taken into consideration when planting the trees. The Board and Jeff Rider agreed to this change.



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### Entrance to Subdivision

The Board asked the developer NOT to install any large granite signs at the entrance to the subdivision. The developers agreed.

### Bond – Release of Lots

Dean Jenkins emailed a request for release of lots 2-8 at the Bear Hill Way subdivision so the developers can obtain Building Permits. Brian Milisci from Whitman and Bingham sent the Board/Jeff Rider a bond estimate for the remaining work at the subdivision. Jeff reviewed the numbers and sent a letter to the Board dated November 17, 2017 comparing the developer's bond estimate with Jeff's estimated cost for the Town to complete the project if the developer abandoned it. The difference of \$126,688.69 to loam and seed disturbed areas on the seven lots was discussed. After the discussion, Jeff agreed with the developers to remove \$126,688.69 from the estimate. Joe made a motion that the developers submit a bond for \$150,000 to cover the cost of finishing the Bear Hill Estates subdivision. Once the Board receives the bond, lots 2-8 (#19, 22, 25, 26, 31, 32 and 36 Bear Hill) will be released for building. George 2<sup>nd</sup> the motion. – Motion passed unanimously.

### Stormwater Management Regulations – Jeff Rider and Michelle Stein

Jeff explained that the Town must adopt Stormwater Management Regulations as an EPA requirement. George asked where the draft regulations came from. Michelle said they were a DEP guideline that was adapted for the Town of Dunstable. Dunstable must incorporate the standards due EPA finding Phosphorus in samples taken from water bodies in town. There will be a fee structure associated with the Land Disturbance permit. The Board asked for time to review the regulations. A meeting was set up for Wednesday, January 17<sup>th</sup> at 7:30pm. Once finalized, the Board will set up a hearing.

### Review/Sign Bills and Payroll

Two 53G account invoices and payroll were signed.

### Annual Report Review

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

### Proposed Slope Bylaw

Jeff Rider cautioned the Board that they needed to make sure there are not conflicting statements made when changing regulations to incorporate new slope guidelines. The Board will send the draft over to Jeff once they have completed it.



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**Regulation of Recreational Marijuana Establishments**

The Board discussed the letter from Town Counsel regarding the regulation of recreational marijuana establishments. Members asked the Administrative Assistant to discuss this with the Town Administrator.

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

**Woodland Subdivision – Ken Tully**

Ken approached the Board to ask for an extension of time to finish the road at the Woodland subdivision. Two lots remain to be built. Mr. Tully is hoping to have the two foundations poured within the next year. The 2<sup>nd</sup> coat of pavement and 400' of curbing remains to be completed. He said that he maintains the road. Joe made a motion to approve the extension for one year. George 2<sup>nd</sup> the motion. – Motion passed unanimously. This extension will expire October 31, 2018.

George made a motion to close the meeting at 9:04pm. Joe 2<sup>nd</sup> the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann  
Administrative Assistant  
Dunstable Planning Board