



OFFICE OF THE
PLANNING BOARD
TOWN HALL, 511 MAIN STREET
DUNSTABLE, MA 01827-1313
(978) 649-4514 FAX (978) 649-8893
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**Planning Board Minutes
Monday, May 7, 2018**

Approved: May 21, 2018

Member Joe VLcek at 7:30pm, called the meeting to order.
Members present: George Basbanes, Joan Simmons and Josh Kelly (7:40pm)
Member absent: Eric McKenzie
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

Building Permit – 467 Forest Street – Chris Doherty

Mr. Doherty attended the meeting to have a building permit signed by the Board for 467 Forest Street. This lot had previously been subdivided from the Bacon parcel. George made a motion to sign the permit. Joan 2nd the motion. - Motion passed unanimously.

7:38pm – Town of Dunstable MA Stormwater Management Regulations Hearing

Joe opened the hearing at 7:38pm. Town Engineer Jeff Rider and Michelle Stein attended the hearing in the event they needed to answer questions regarding the regulations. The Administrative Assistant read the hearing notice. Jeff told members that the document before them was the latest draft. Since no one from the public attended, George made a motion to close the hearing at 7:42pm. Joan 2nd the motion. – Motion passed unanimously. George then made a motion to adopt the Rules and Regulations for Stormwater Management dated February 2018. Joan 2nd the motion. – Motion passed unanimously.

ANR & Building Permit – Lots 6 & 7 River Street – Ken Tully

Jeff Hannaford from Norse Design attended on behalf of applicant Ken Tully. The Tully Family LLC are the property owners and they are looking to create two ANR lots (Lots 6 & 7) out of Parcel C. Comments from Jeff Rider's April 17 letter were addressed and added to the new plan. Mr. Hannaford requested a waiver to the Rules and Regulations Governing Subdivision of Land, Section II.B.(a). "*all brooks, streams, ponds, wetlands, floodplain and other surface water drainage...*". The reason was that "*since neither of the two new lots contain wetlands, it would be an expensive endeavor to delineate and locate the wetland in question as it would not affect this proposal.*" George made a motion to grant the waiver and to include the letter as part of the file. Joan 2nd the motion. – Motion passed unanimously. George then made a motion to endorse the Plan of Land for River Street and Building Permit for Lots 6&7 submitted by Ken Tully dated April 18, 2018. Joan 2nd the motion. – Motion passed unanimously.

ANR & Building Permit – 362 Forest Street – John Koyutis

Jeff Hannaford presented a request for a continuance to the May 21 meeting due to not completing soil testing on the lot. Weather has been a factor that prevented them from



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completing the task. George made a motion to grant the continuance. Joan 2nd the motion. – Motion passed unanimously.

Meeting Minutes – April 17, 2018

Joan made a motion to approve the minutes of the April 17, 2018 meeting as submitted. George 2nd the motion. – Motion passed unanimously.

Bills and Payroll

Josh signed the payroll.

Review Presentation for Annual Town Meeting

The Town Administrator was not in attendance to discuss the Annual Town Meeting slide presentation.

Additional Topics Discussed Not Noted on the Agenda

George made a motion to close the meeting at 8:15pm. Joan 2nd the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Administrative Assistant
Dunstable Planning Board