



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, May 21, 2018**

Approved: June 4, 2018

Chairman Josh Kelly at 7:30pm, called the meeting to order.

Members present: George Basbanes, Joan Simmons, Joe VLcek and newly sworn in member Henry Fontaine

Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

**Reorganization of the Planning Board**

Joe made a motion to nominate Josh Kelly as Chairman of the Planning Board. Joan 2<sup>nd</sup> the motion. – Motion passed unanimously. Joe made a motion to nominate Joan Simmons as Vice Chair of the Planning Board. Henry 2<sup>nd</sup> the motion. – Motion passed unanimously. Joan made a motion to nominate Joe VLcek as Clerk/Secretary of the Planning Board. George 2<sup>nd</sup> the motion. – Motion passed unanimously.

**ANR & Building Permit – 362 Forest Street – John Koyutis**

Jeff Hannaford emailed a request for a continuance until the June 4 meeting. Joe made a motion to grant the continuance. George 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Release of 32 Chapman Street (lot 5) and 49 Chapman Street (lot 16) – Mark White**

In attendance for the discussion was Town Engineer Pat Flaherty and Mark White (developer for Chapman Street). Mr. White explained that he was seeking release of two lots on Chapman Street, which would leave three lots held as collateral for finishing the road and utilities. Mr. White submitted a formal request dated May 15, 2018 that included a spreadsheet of completed items (since the last lot releasement request). Town Engineer Pat Flaherty approved the estimate of \$169,931.33 saying three lots were adequate for work remaining in the subdivision. Joe made a motion to release lots 5 and 16 (32 & 49 Chapman Street) as supported by Town Engineer Pat Flaherty and to sign the building permits for both lots. George 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Meeting Minutes – May 7, 2018**

George made a motion to approve the minutes of the May 7, 2018 meeting as submitted. Joe 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Bills and Payroll**

Josh signed the bills and payroll.

**Community Preservation Committee Appointment**

Joe made a motion to nominate George Basbanes as the Board's representative on the



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Community Preservation Committee. Henry 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Town Center Overlay District Discussion**

Members discussed the Town Center overlay district bylaw that failed at the Annual Town Meeting. The bylaw may be revised and brought before the residents at an upcoming Annual or Special Town Meeting.

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

**Adult Entertainment Bylaw**

Members brought up that one reason the alcohol article failed was due to the potential of someone opening an adult entertainment business in town. Members asked the Administrative Assistant to seek counsel's advice on whether the Town could ban this type of business.

**Jim Regan – Road Damage**

Mr. Regan attended the meeting to ask what the Planning Board's plans are for the future with regard to subdivisions and road damage. He brought up the Alexander Way subdivision and the damage to Lake Street. This will need to be discussed with Town Counsel.

Motion made, 2<sup>nd</sup> and passed unanimously to close the meeting at 8:24pm.

Respectfully submitted,

Cheryl A. Mann  
Administrative Assistant  
Dunstable Planning Board