



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 02, 2018

Approved: July 16, 2018

Chairman Josh Kelly at 7:31pm, called the meeting to order.
Members present: George Basbanes, Joan Simmons, Joe VLcek and Henry Fontaine
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

Town Center Overlay

Carol Bacon from the Historical Commission asked to speak to the Board regarding the Town Center Overlay District that recently failed at the Annual Town Meeting. The Planning Board intends on bringing the article back in front of voters at the fall Town Meeting; however, Ms. Bacon asked them to hold off until next spring's Town Meeting. She went on to say that the Historical Commission applied to the Massachusetts Historical Commission to have the town center nationally registered and she fears presenting both at Town Meeting may confuse voters. Recognizing the center as historical with the National Registry could open grant opportunities.

ANR & Building Permit – 362 Forest Street – John J. Koyutis

This will be on the agenda at the next meeting. The extension voted at the last meeting was for the July 16 meeting.

Meeting Minutes – June 18, 2018

George made a motion to approve the minutes of the June 18, 2018 meeting as submitted. Joe 2nd the motion. – Motion passed unanimously.

Bills and Payroll

Josh signed the one bill for office supplies and the payroll.

Signing of Campaign Finance Reports

The Administrative Assistant handed out the Town Clerk's Campaign Finance Reports for review and the Board's signatures.

Special Permit Hearing continuation–Backland Lot/Building Permit–260 Main St.

In attendance: Jeff Hannaford (Norse Design Services), and Town Engineer Jeff Rider. Mr. Hannaford explained that he met with the Fire Chief on two occasions and added a 36-foot emergency turn around with a 12-foot radius on the backland lot as well as a pull-off near the roadway. Mr. Hannaford provided an email from George McGovern that said that the owner of 270 Main Street was fine with the changes to the plan. Joe said that he has a big problem with the visibility on that area of Main Street and would like the pull-off extended near the street so that if someone were to pull into the driveway when someone were pulling out, two cars would be able to fit. Having a car sitting on Main Street waiting for someone to pull out could cause an accident since a driver may not see a car sitting there until it was too late. After discussing all options, Joe made the following motion *"to approve the request to waive the 16-foot wide*



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

common driveway requirement starting at 80 feet south of the Right-of-Way of the road. Joan 2nd the motion. – Motion passed unanimously. George – yes, Joe – yes, Joan – yes, Henry – yes and Josh – yes.

Joe made a motion to close the hearing for the Special Permit for a backland lot for 260 Main Street. George 2nd the motion. – Motion passed unanimously. George – yes, Joe – yes, Joan – yes, Henry – yes and Josh – yes.

Joe made a motion to approve the Special Permit with approved waivers pending submittal of a revised plan, and written confirmations that the property owner at 270 Main Street agrees to the revised plan, and the owners of 260 Main Street agree that H&G Realty Trust are allowed to act on their behalf. Henry 2nd the motion – Motion passed unanimously. George – yes to approve Special Permit, Joe – yes to approve to Special Permit, Joan – yes to approve Special Permit, Henry – yes to approve Special Permit and Josh – yes to approve the Special Permit.

Additional Topics Discussed Not Noted on the Agenda

Dumont Property

Joan brought up that someone mentioned to her that the Board should look into rezoning the Dumont property to Mixed Use.

Master Plan

Joe said that the contractor of Bear Hill Estates has dug up the road for underground utilities. The Board of Road Commissioners mentioned to him that the Board should require builders to install utilities prior to pavement to keep the road from having future issues.

NMCOG Members

Joe explained that the Board had a representative attend the NMCOG meetings. He said that if anyone was interested in attending on behalf of the Board, to let him know.

Growth Limitation Bylaw

Joe brought up that the Growth Limitation Bylaw passed Town Meeting when the building boom threatened to overcrowd schools and put a strain on the police and fire departments. Since building has slowed down over the years, this might need reviewing.

Joe made a motion to close the meeting at 8:48pm. Henry 2nd the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Administrative Assistant
Dunstable Planning Board