



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 16, 2018**

Approved: August 6, 2018

Vice Chair Joan Simmons at 7:32pm, called the meeting to order.

Members present: George Basbanes, Joe VLcek and Henry Fontaine

Member absent: Josh Kelly

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

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

Jeff Hannaford requested a continuance in order to give him time to have the lot perked on the 19<sup>th</sup>. George made a motion to continue the ANR until the August 6 meeting. Henry 2<sup>nd</sup> the motion. - Motion passed unanimously.

### **Meeting Minutes – July 2, 2018**

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

### **Bills and Payroll**

Joan signed the one invoice for JSR Engineering and the Administrative Assistant's payroll.

### **Sign Special Permit and Building Permit for 260 Main St. – H&G Realty Trust**

Members went over the revised plan submitted by Jeff Hannaford. Mr. Hannaford also submitted verification that the owners of the property were aware of the filing and the resident at 270 Main Street approved of the changes. Joe signed the Special Permit decision. Joan signed the Building Permit.

### **Release of Maintenance Bond/53G Funds for Alexander Way – Carolina Properties LLC**

The Board discussed the return of the maintenance bond and 53G engineering funds for Alexander Way. Attorney on record for Carolina Properties, Douglas Deschenes, requested that the funds be sent to his office. Town Counsel Brian Falk asked that the Administrative Assistant hold the check(s) until he receives the required paperwork from Attorney Deschenes' office. George made a motion to issue the check(s) made out to Carolina Properties and release them contingent upon Town Counsel's notice to the Planning Board that outstanding items have been completed and filed at the Registry of Deeds. Henry 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Discussion with Road Commissioner Mike Martin on Changes to Rules and Regulations**

Mr. Martin attended the meeting to discuss a change to the Board's Rules and Regulations. He would like the Board to revise their regulations to state that all utilities must be installed before the first coat of pavement is laid. He pointed out that at Bear Hill Estates asphalt was dug up



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in order to trench for utilities. Mr. Martin said that history has shown that that causes a weak spot in the road. He also asked that utilities be placed four feet in the ground with gravel five feet into the ground and all along the road right of way. The Board agreed with the changes and will work with Jeff Rider to incorporate them into the regulations.

**Discuss Changes to Section 3.06 Misc.**

The Board discussed changing Section 3.06 of the Rules and Regulations for Site Plans and asked the Administrative Assistant to ask Town Engineer Jeff Rider the reason why the section was adopted.

**Adult Entertainment Bylaw Draft**

The Board will review and discuss at the next meeting.

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

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