



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, December 3, 2018

Approved: December 17, 2018

Vice Chair Joan Simmons at 7:31pm, 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

Request to Reduce Cash Bond – Bear Hill Estates – Mike Genetti/Dean Jenkins

Mike Genetti and Dean Jenkins from Seven Bear Estates LLC and Town Engineer Jeff Rider attended the meeting. Seven Bear Estates submitted a “Residential Subdivision Roadway Guarantee Summary Sheet” dated November 26, 2018 stating it would cost \$47,274.70 to finish the development. Jeff Rider reviewed the proposed bond amount and said that “*given the extent of the erosion and sedimentation*” and “*since there were some areas in the asphalt base that were less than the required thickness and the developer agreed to increase the top coat thickness*”, he suggested the cost would likely be \$59,686. The applicants agreed to this amount. The Board then asked Mr. Genetti and Mr. Jenkins about roadway silt coming from unstable lots. Mr. Jenkins said that some of the homeowner’s attorneys held money in escrow until the developer finishes landscaping in the spring of 2019. After the lawns are established, the silt will no longer flow into the road. Joe and George agreed that they would like a letter from Bear Hill’s attorney confirming lot #'s, amount held, why it is being held and who is holding the funds. Mr. Jenkins and Mr. Genetti agreed to provide this information to the Board. Road Commissioner Mike Martin attended the meeting. The Board asked him how he felt about the bond reduction. He supported the request. After the discussion, George made a motion that the Town retain a \$60,000 bond to finish the project, returning \$90,000 + interest to Seven Bear Estates LLC. Joe 2nd the motion. – Motion passed unanimously.

ANR Plan – Leo Dumont Jr. – 19 & 39 Lowell Street/396 Main Street

Matt Waterman from LandTech Consultants represented Mr. Dumont, who attended the meeting. He explained that the ANR does not create a new lot. It is a lot line relocation affecting three parcels owned by the same family. Town Engineer Jeff Rider reviewed the application and in a letter, dated November 27, 2018 offered four comments for the Board’s consideration. Mr. Waterman addressed the comments with the exception of #4. Mr. Waterman presented a waiver from Section 2.B.d requirement that “*The plan submitted shall show....A plat of the entire parcel of land from which the lots are being made*”. Mr. Waterman stated that the plan provided sufficient information for the Board to make a determination on a lot line adjustment. George made a motion to grant the waiver. Joe 2nd the motion. – Motion passed unanimously. George then made a motion to endorse the ANR plan. Henry 2nd the motion. – Motion passed unanimously.



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Bills and Payroll

The Vice Chair signed the four 53G invoices and payroll.

Fiscal Year 2020 Budget

The Administrative Assistant presented a level funded budget for fiscal year 2020. The Board approved the budget as presented.

Additional Topics Discussed Not Noted on the Agenda

Housing Choice Program – Joe VLcek

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George made a motion to close the meeting at 8:45pm. Joe 2nd the motion. – Motion passed unanimously. The next meeting of the Planning Board will be held on Monday, December 17, 2018.

Respectfully submitted,

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