



**BOARD OF ROAD COMMISSIONERS  
TOWN OF DUNSTABLE  
TOWN HALL, 511 MAIN STREET  
DUNSTABLE, MA 01827-1313  
(978) 649-4514 X227  
FAX (978) 649-8893  
roads@dunstable-ma.gov**

MINUTES  
October 21, 2013

The meeting began at 8:00 a.m. In attendance were Chairman Mike Martin, Commissioner Dana Kinne, David Tully, Tom Mahanna of Tighe and Bond, Alan Chaney and Terry Atwood. The meeting was held at the Highway garage, 589 Pleasant St., followed by a site visit to 91 River St., the town owned property also referred to as the "Pelletier" property.

Dana stated that the town passed 39,000 sq ft of the town forest on Groton St. to Highway's possession at the 1975 town meeting, but there are no drawings reflecting that piece. The existing salt shed is on that 39,000 sq ft piece. Alan confirmed that was correct. He also stated it wasn't a problem to shave some additional land if more was needed by Highway and that it would require a town meeting and a state legislative vote.

The meeting moved to 91 River St. The parcel was being reviewed for a possible site for a new salt shed as the existing site is not large enough to replace the salt shed without going onto town forest property as well as requiring the construction of a large and expensive retaining wall. Alan stated that the 39 acres bought by the town on River St. could very well be more than 39 acres as it was never surveyed. The town controls the land, it formerly was used by 'trotters' and also had previously been in Ch61A. The town bought the piece with the idea to subdivide.

Tom Mahanna noted that there is only one access into the property. Mike stated that Highway would possibly like a salt shed by the edge of the property, out of the way from nearby residences, on the widest part in the corner of the property with a road into the shed.

Alan stated that other town boards such as Recreation, the schools, Fire, Water, Conservation had interest in this piece at one time or another.

Tom Mahanna noted that nobody has done a master plan for this parcel. Alan stated that he hopes this interest will serve as a catalyst to do a master plan for the future. Dana and Mike would like to see a salt shed placed back away from houses with trees in front so no neighbors would be bothered.

At this point, all attendees except Terry walked the area of the property that Highway was interested in placing the salt shed. Discussion followed.

Attendees drove back to the Highway garage. It was agreed that Tom Mahanna would survey the whole parcel to determine boundaries and acreage. Alan suggested that the parcel only be surveyed now with the intention of getting other town boards on board and then present an article at the annual town meeting for placement on the parcel of a new salt shed. Discussion followed



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regarding preparing a rough master plan with a 250-350' buffer and areas designated for possible future school, recreation fields, conservation areas, etc. Tom will prepare quotes for surveying the site and the engineering and design of a new salt shed on that site. Terry will get the special town meeting warrant deadline to Tom. Rich is working on the warrant article for the salt shed and needs survey and engineering costs

It was noted that it is approximately a 3 mile round trip to the River St. parcel from the Highway garage. David stated that 3 trucks are used for sanding approximately 40 miles of Dunstable roads. David noted that the existing salt shed site on Groton St. could be used if a large retaining wall was built.

The Board voted unanimous to include 4 articles into the upcoming special town meeting:

- salt shed to be built on the town owned parcel at 91 River St.
- \$8500 for a sander
- \$20,000 for new roof at the highway garage
- \$10,000 into a new building maintenance line item

The minutes of 8/12/2013 were accepted as written.

The meeting adjourned at 9:40 a.m.

Respectfully submitted,

Terry Atwood  
Highway Secretary