



**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  
April 17, 2018

The meeting convened at 7 p.m. in the Grand Hall of the town hall. In attendance were Commissioners Peter Gove and Paul Dalida and Secretary Terry Atwood. Commissioner Mike Martin recused himself from the meeting as he is an abutter to Alexander Way. Also in attendance were Atty. Doug Deschenes, Gerry Welch and the following town residents:

Michael Newcomb	44 Alexander Way
Kieran Meehan	32 Alexander Way
Robert Giovanni	33 Alexander Way
Diana Dalida	690 Pleasant St.

Commissioner Gove explained this meeting was called to consider the layout of Sky Top Lane under Ch 82 of the General Laws.

Commissioner Paul Dalida made a motion to have Peter become acting chairman as Commissioner Mike Martin has recused himself. Peter seconded, voted unanimous.

Peter showed an as-built plan and explained that it was coming out of the subdivision of the Planning Board and the Board of Road Commissioners proposed to lay out Alexander Way using this as-built as a reference. Discussion follows.

Attorney Doug Deschenes stated that the developer, Gerry Welch, had submitted the as-built to the Planning Board, it was reviewed by Jeff Rider, changes were made and reviewed by Planning Board to be complete. Town counsel has received and reviewed the as-built. A recent inspection resulted with minor things that needed to be done including hay bales removed, erosion on a slope of a lot fixed and silt fences removed. All of these items have been completed. Jeff Rider can inspect it tomorrow. Atty. Deschenes also stated that the Planning Board is holding a 30k bond for maintenance, if needed, until road accepted by the town.

Peter asked if the cause of erosion has been removed. Gerry responded that yes, they dug down deeper, filled area with stone and seed. Water should go down the culvert now and should act as a French drain. He believes it is fixed. The pipe was cut (believes problem was from the pool backwash) and feels it is fixed now.

Paul asked Jeff Rider if it was normal that the as-built doesn't show distances from as-built lot lines. Jeff responded that it is normal.



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Jeff Rider asked Gerry if anyone was present when the crack was filled. Gerry responded, no.

Discussion followed regarding the access road on lot 11. Attorney Deschenes will look into this and report back to the town whether the public can use this access road. Part of the driveway to lot 11 is on this access road.

Michael Newcomb asked if there were any plans to beautify the entrance of the road. Discussion followed, but basically no. Conduit at the entrance belongs to the homeowner on that corner, not the development.

Acting chairman, Commissioner Gove, asked for a motion.

Commissioner Dalida stated:

"I move that the Board of Road Commissioners lay out Alexander Way, within the meaning of General Laws, Ch. 82, sections 21 through 23, as amended, as shown and defined on a plan of land entitled "Alexander Estates" definite subdivision of land in Dunstable, Massachusetts prepared for Carolina Properties, LLC, dated December 16, 2016 (with a final revision date of June 5, 2017) prepared by Stamski and McNary, Inc. said plan endorsed "as-built" by George Dimakarakos, registered professional engineer and Joseph March, professional land surveyor on June 5, 2017 (final revision).

Commissioner Gove stated that "ordinarily we call for a seconded motion, but since only 2 members are present, I will second the motion".

Commissioner Gove stated all in favor. Two members voted in favor of laying out Alexander Way.

Paul made a motion to adjourn at 7:21 p.m. Peter seconded, meeting adjourned.

Commissioner Gove adjourned the meeting and directly filed a certificate of vote with the town clerk.

Respectfully submitted,

Terry Atwood  
Highway Secretary