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, November 19, 2024

Approved: **December 2, 2024**

Chair Joan Simmons at 6:40pm, called the meeting to order.
Members present: Alan Chaney, Jeff Pallis and Jim Wilkie
Members absent: Joe Vlcek
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

Meeting Minutes – November 4, 2024

Alan made a motion to approve the minutes of the November 4th meeting. Jeff 2nd the motion. – Motion passed unanimously.

Bills and Payroll

No bills. Alan made a motion to sign off on one payroll. Jim 2nd the motion. – Motion passed unanimously.

Gateway Homes/Westford Street Land Disturbance Permit Compliance Status

Town Engineer and Stormwater Agent, Dave Langlais, was in attendance to discuss concerns surrounding his invoice for Tier II Land Disturbance permit stormwater monitoring and inspections of the four-house lot Westford Street property. Three of the four properties have been built, sold and are occupied. A member of the Board received feedback from an owner citing concerns about ongoing erosion and stormwater runoff through his property. Earlier this year, the Developer/Scott Bonenfant had balked at the request for an additional funding deposit for anticipated stormwater inspections and required monthly site report reviews. At Scott's request the agent had provided a detailed invoice of $4,514.08 actual services to date, which Scott had disputed via an email reply.

Dave provided a detailed packet of materials related to topic for the Board to reference in the discussion. It included a copy of the regulations with highlighted pertinent sections, as well as the Developer's scratch notes on the invoice and activity detail indicating his points of confusion or disagreement.

The Board and Dave had an extensive discussion on the Developer's non-compliance to issues and providing required monitoring reporting as outlined in the Town's *"Stormwater Management & Illicit Discharge Regulations"*. The Developer has failed to respond to Agent

emails and not submitted the necessary reports of conditions on-site and mitigation responses to concerns cited. The Agent generated and provided to the Developer multiple site visit reports which included photographs highlighting degradation of erosion controls and stormwater construction issues. The Developer has not addressed the noted items of concern or provided any as-built plans as the regulations require. The Developer's engineering firm, Meridian Land Services, Inc., has not provided project compliance and inspection reports.

The Board requested the Administrator issue an email to pay the $4,514.08 invoice in response to the Developer's dispute as they find it to be accurate.

The Board discussed whether to engage with Town counsel to explore legal pathways for site compliance violations. The regulations allow for potential fines on violations and enforcement actions for non-compliance. They planned to discuss further actions on compliance issues at their next meeting after additional review of the regulations.

Accessory Dwellings Bylaw
The Board will discuss the need for a Town specific bylaw at the next meeting.

Affordable Housing
The Board has invited Community Teamwork's Lily Foss of the Fair Housing Program to attend a near future PB meeting to see how she can help Dunstable to work towards increasing affordable housing in Town.

Alan moved to close the meeting at 8:25 PM. Jim seconded the motion. – Motion passed unanimously.

The next meeting scheduled is on Monday, December 2, 2024 at 6:30pm.

Respectfully submitted,

Carol A. Rock
Administrative Assistant
Dunstable Planning Board

APPROVED