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, June 2, 2025

Approved: **June 16, 2025**

Chair Joan Simmons at 6:31pm, called the meeting to order.
Members present: Alan Chaney, and Jeff Pallis
Members absent: Joe Vlcek, and Jim Wilkie
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

Election of Planning Board Officers – Fiscal Year 2026

Alan nominated Joe Vlcek to become the Chair of the Planning Board. Jeff 2nd the motion. – Motion passed unanimously.

Jeff nominated Alan Chaney to become Vice Chair of the Planning Board. Joan 2nd the motion. – Motion passed unanimously.

Public Hearing: Public Hearing: Special Permit & Site Plan Review – 100 Simmons Way – T-Mobile Northeast LLC

Vice-Chair Alan opened the hearing at 6:39pm and explained the hearing procedure and process. The Administrator read aloud the legal notice of the Public Hearing printed twice in the Groton Herald.

The two representatives attending on behalf of the applicant, T-Mobile Northeast LLC, were Adam Braillard, Esq. of Prince Lobel Tye LLP and Murdoch McDonald with Smart Link Communications. T-Mobile Northeast LLC applied for a special permit and site plan review under Section 21 of the Town of Dunstable Zoning By-law for commercial telecommunication towers and installation of telecom equipment on the Town's existing water tank, located at 100 Simmons Street (off Pleasant Street).

Adam presented the proposal to install six cellular panel antennas on the top of the tank attached to the existing guard rail or paint rail, and supporting ground components at the base. These cellular components will address gaps in wireless service within the area. Equipment includes six panel antennas and six remote radio units. The radio units are about a foot by foot. The antennas range from six to four feet depending upon the size of the antennas. There is no solar equipment involved.

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In attendance was Town Engineer Dave Langlais, who inquired and there was discussion on compliance with the Spectrum Act and FCC regulations. Dave raised questions about structural integrity and placement of cables.

Adam explained there will be three hybrid cables (1 5/8" width) inside an existing hollow tube in the middle of the tank which extends down to the base ground equipment. Ground equipment consists of two cabinets and a backup generator system, for when the power goes out for a longer period of time. He noted that there will also be a battery backup system for short periods of power outages. Additionally, at the base will be some connectivity with the power to be pulled from the street. All equipment will be fenced in next to the existing facility that's at the base of the water tank.

Alan asked the Board if they had any questions. Jeff inquired about the height of the additional antennas. Adam replied that there is an existing Yagi antenna that is owned by the Town's Fire Department. The Yagi antenna is about a 12-foot antenna so that's already about 148 feet. T-Mobile's new antennas are not going to exceed that height. The outdoor railing is about 132 feet. The railing is about 4 feet, and the top of the antenna is at 137'. Therefore, the antennas would be a few feet above the existing guard rail.

Abutter in attendance, Dave Simmons, inquired about whether the antennas will be painted in any way to blend in. Adam noted the proposal right now is for them to be white. Mr. Simmons asked if there would be a repeater to which Adam responded, "*Negative, no*."

Jeff asked how long this equipment lasts and if the equipment was 5G. Adam noted they've had antennas that last on sites for 20 years and the T-Mobile equipment was 600MHz bandwidth for coverage expansion.

Dave Langlais asked if there were any concerns on comments on the email of feedback received today from the third-party structural reviewer, Engineering Ventures. Adam noted they'd done a really good job of analyzing the structural integrity and the information provided. Adam noted they'd had no issues with the comments and T-Mobile would make the requested updates to the plans which he'd forward along.

Dave noted the comments from Hoyle Tanner included whether any other sites in Town were considered and if there was any reason for rejection. Murdock noted they had looked at 516 Main Street, the Congregational Church, where existing Verizon equipment is installed but there wasn't room for T-Mobile's.

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Dave noted that the engineering comments are minor enough that the Board could issue a conditional approval as there was no showstopper concerns in the reviews completed.

Adam noted they'd provide a supplemental response to all the feedback offered by the engineering reviews, including an updated formal letter of request for a waiver of section 14.2 in addition to the other waivers originally sought.

Town Administrator Jason Silva provided some insight into the revenue stream expected from T-Mobile which would benefit the Water Department. He noted that this is an asset which the Town can use the revenues to support water rate stabilization.

Joan inquired about when the installation project would begin and how long it will take to be completed. Adam noted they are looking to install as soon as possible, ideally before the winter, dependent on building permit release. Construction itself is relatively quick. It may only take a month from initial start.

Alan asked the Administrator if there were any letters or departmental feedback received regarding the Special Permit application being considered. The Administrator responded two had been received back from Conservation Commission and Board of Health, but "no comments" were included with concerns.

Given the absence of two members of the Planning Board, and a four-person requirement to approve a special permit, at 7:20pm the Chair sought a motion for a continuation until the next June 16th PB meeting. The Applicant was amendable to the continuation.

- Jeff made a motion to continue the public hearing until June 16th at 6:35pm and Joan seconded. The motion carried unanimously.

Approval Not Required, "83" Depot St – NDS for L. LaRiviere

Jeff Hannaford, of Norse Design Services, presented on behalf of the applicant, Lisa LaRiviere, who was not in attendance. He referred to his "Plan of Land – 73 Depot Street", prepared for David & Lisa LaRiviere of 19 Oak Street, Dunstable, MA, revised May 27, 2025.

Jeff shared that the 10.29-acres total property on Depot Street is proposed to be subdivided into two lots:

1. New Lot 1C: 2.00-acres with 200' frontage. [Creates "73" Depot St.]
2. New Lot 1B: 8.29-acres with 487' frontage.

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Hoyle Tanner Town Engineer, Dave Langlais, has reviewed the ANR plan and approved the revised plans for subdivision after his initial comments were addressed through alterations to the original plans submitted with the ANR.

- Jeff made a motion for the PB to approve of the ANR for 83 Depot Street and add their signatures to the hard-copy plans. Joan seconded. – Motion passed unanimously.

Land Disturbance/Stormwater Permitting Statuses

A) Land Disturbance Tier II Violations Status – "160" Westford Street/Gateway Homes LLC.

The Stormwater Pollution Prevention Plan (SWPPP) and Construction General Permit (CGP) were received today from Sam Fosie of Meridian Land Services. Two SWPPP inspection reports have been provided to date for events on March 28th and May 6th. The as-built plans for the properties have yet to be presented.

B) LDT2, 158 Forest Street

The Agent has received all the required components of the application. The applicants engineering firm needed to modify the basins to fit within the available area after house foundation, septic, well and driveway had already been installed. The SWPPP and CGP have been approved by the state.

C) Larter Field Tennis Courts/LDT1 Waiver Request:

The CPC additional funding request for construction of infiltration trenches was approved at Town Meeting. The Recreation & Parks Committees will be working with Longo Construction this summer to install theses trenches around the entire court perimeter. The Administrator will follow up with the committees to pursue the Chess Engineering certification of appropriate installation after construction.

D) LDT2, 75 Mill Street

Site remains in good condition with no concerns from Stormwater Agent.

E) LDT1, 73 Depot Street

Site remains in good condition with the applicant having recently seeded the lawn area according to the conditions of the preliminary certificate of compliance issued over the winter. No concerns from Stormwater Agent.

F) LDT1, 493 Main Street

Site remains in good condition with no concerns from Stormwater Agent, who will be issuing his final certificate of completion soon.

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Land Disturbance Tier II Application Submission "Complete" – 178 Westford St.
Given today's receipt of the "160" Westford Street SWPPP and CGP from Meridian Land Services/Gateway Homes for this associated LDPT2 application, the Stormwater Agent noted that all the required components were in hand to complete the Perrino's application submission.

- Joan made a motion for the PB to "approve as complete" the Land Disturbance Tier II application, submitted by John and Tracy Perrino, for their backland lot at 178 Westford Street. Jeff seconded. – Motion passed unanimously.

Building Permit Release: 178 Westford Street
With the completed LDT2 permit application submission, the Board agreed this request for a building permit could be released.

- Joan made a motion for the PB to approve of the building permit release for the commencement of building a single-family dwelling on the backland lot at 178 Westford Street. Jeff seconded. – Motion passed unanimously.

Land Disturbance Tier II Application Submission "Approval" – 158 Forest St.
The Stormwater Agent, Dave Langlais, agreed that all the components of this LDT2 application were in order.

- Joan made a motion for the PB to approve of the Land Disturbance Tier II application, submitted by Peter and Meghan Gallagher, for their conventional lot at 158 Forest Street. Jeff seconded. – Motion passed unanimously.

Accessory Dwelling Unit (ADU) Bylaw
NMCOG have provided back their recommendations into the document utilizing "track changes". Jim W. also has a few edits which the Administrator has emailed to share with Joe to incorporate.

The Board will discuss the draft bylaw at a future meeting.

Bills, Task Orders and Payroll
- No payroll.
- Joan made a motion to pay a $2,475.65 Hoyle Tanner invoice #73633 for engineering and inspection services related to the Unkety Brook Way development off River Street. Jeff 2nd the motion. – Motion passed unanimously.

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- Joan made a motion to pay a $185.00 Groton Herald invoice for advertisement of the Floodplain Bylaw Public Hearing notice. Jeff 2nd the motion. – Motion passed.

Meeting Minutes – May 19, 2025

Given the absence of the Administrator from this meeting, minutes taken by a member were not available to be approved. The Board will approve any draft provided at a future meeting.

Jeff moved to close the meeting at 8:21 PM. Joan seconded the motion. – Motion passed unanimously.

The next meeting scheduled is on Monday, June 16, 2025, at 6:30pm.

Respectfully submitted,
Carol A. Rock
Administrative Assistant
Dunstable Planning Board

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