



OFFICE OF THE
PLANNING BOARD
TOWN HALL, 511 MAIN STREET
DUNSTABLE, MA 01827-1313
(978) 649-4514 FAX (978) 649-8893
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Planning Board Minutes
Monday, March 20, 2023

Approved: April 3, 2023

Chair Jeff Pallis called the meeting to order at 6:32pm

Members present: Alan Chaney, Joan Simmons, Joe Vlcek and Jim Wilkie

Member absent: none

Approval of Meeting Minutes of March 6, 2023

Joe made a motion to approve the meeting minutes of the March 6th meeting, as submitted. Alan 2nd the motion. – Motion passed unanimously.

Bills/Payroll

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

Scheduled Items

Property Split Discussion, 501 High Street, Matt Raymond, David Beati

Matt Raymond, and his property surveyor, David Beati were in attendance and presented the desired goal to create two single-family lots on Mr. Raymond's existing property located at 501 High Street. Mr. Raymond has an existing 9.87-acre property with a total of 311.80' frontage. He plans to secure an additional 0.19 acre parcel from a neighbor to south, of 499 High Street. They presented a preliminary set of plans on how to divide the ~10.06-acre property into two ~5-acre backland lots. The expectation is that they will need to pursue a special permit for a backland lot creation.

Mr. Beati opened with a request of the Planning Board to offer direction and suggestions as well as comments this evening. He described his awareness of some dimensional issues with the existing lot and a possible need to transition to a subdivision plan. He anticipates requesting some variances/waivers.

Mr. Raymond has an access easement on his deed to share an existing common drive with two neighbors. He is uncertain if there is a shared driveway maintenance agreement on file with the town. He wishes to utilize the existing drive for the new lot. The town by-laws state a three dwelling limit for shared drives, but applicants demonstrating a safety or suitability concern can request a waiver.



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Alan noted two ~5-acre backland lots on the presented plan. He highlighted the existence of two neighboring backland lots and the bylaw stating "*No more than two backland lots with contiguous frontage will be allowed*". He noted this is most likely for esthetics as well as minimizing multiple long driveways to dwellings. Mr. Beati noted they had not considered the issue of neighboring properties having two existing backland lots when they initiated this project.

Matt is aware that his existing lot has a narrow point of ~167' total width, and that an ANR plan requires a 200' continuous width from the 200' frontage all the way back to the dwelling. He'd need to secure at least ~73' additional width to garner enough property to create an ANR lot with the required 40' frontage for a single backland lot.

Joan shared an uncertainty about whether the "*no more than two backland lots with contiguous frontage will be allowed*" applied to an application's single project or includes the existing surrounding properties. Alan queried whether any Planning Board denial on this basis would open up the option for Mr. Raymond to approaching the Zoning Board of Appeals.

An inquiry for clarification on this bylaw interpretation has already been posed from the Administrator to Town Counsel and is outstanding. Additionally, a query has also been made about whether there is a necessity for one or two special permit applications when the original lot is turned into two backland lots.

Mr. Raymond will await the Town Counsel's response before considering additional options including the possible pursuit of securing additional property width from neighboring properties.

New Business

The Villages at Brattle Farm, a 40B 55+ Development, 39 Lowell Street

Upon introduction of the topic by Joan and Joe, Alan recused himself from the discussion, as he has property abutting the proposed development project.

Joe shared highlights from his attendance at the recent Board of Selectmen (BOS) meeting. A presentation proposed a 156 unit development on ~68-acres with 25% being affordable, would include a gift of existing buildings on the property for use by the DPW. There would be 32 for-sale condominium units, 124 rental apartment units, and a common clubhouse with meeting rooms, an exercise room and pool.

There was general discussion about growth rate to the town, state requirements and approvals.



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Dunstable Conservation Commission (DCC) Update, Alan Chaney

Alan provided the latest updates on two projects currently in process. The Drew's Landing Boardwalk and potential purchase of a Mill Street/Morgan's Pond property would seek funding from CPC warrant articles for consideration at May's Town Meeting. The Drew's Landing Boardwalk construction is contingent on securing a significant Mass Trails Grant pending response by June.

Joe made a motion for the Planning Board to support the DCC sponsorship of the Drew's Landing Boardwalk CPC funding warrant article. Jim 2nd the motion. – Motion passed unanimously

Joe made a motion for the Planning Board to support the DCC sponsorship of the Mill St/Morgan's Pond CPC funding warrant article. Jim 2nd the motion. – Motion passed unanimously

Old Business

Dunstable Stormwater Committee Representative Appointment

Alan made a motion to recommend to the BOS the appointment of Joe Vlcek as the Planning Board's representative on the Dunstable Stormwater Committee. Joan 2nd the motion. – Motion passed unanimously.

Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting

Due to the upcoming President's Day, April 17th holiday falling on a regularly scheduled PB meeting date, the meeting for that week has been rescheduled to Wednesday, April 19th, 2023 at 6:30pm. Chair Jeff notes if there are no new requests of citizens and no outstanding work in progress, the administrator should notify all and the Chair will make a decision to cancel the scheduled meeting on April 19th instead.

Joe made a motion to close the meeting at 7:57pm. Alan 2nd the motion. – Motion passed unanimously.

Respectfully submitted,

Carol A. Rock
Administrative Assistant
Dunstable Planning Board