



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, April 3, 2023

Approved: April 19, 2022

Chair Jeff Pallis called the meeting to order at 6:30pm

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

Member absent: none

New Business

Building Permit Release Request, 255 River Street *Henry Fontaine **

Mr. Fontaine was in attendance and noted experiencing some difficulty with requesting the Building Permit due to the non-existence of the house lot number in the on-line application PermitLink. He'll work with the Building Inspector to address this, and tonight is requesting the required Planning Board sign-off on release of the building permit. The Conservation Commission will also need to approve sign-off on building permit release.

Mr. Fontaine is aware of the National Heritage Endangered Species letter and conditions required for protecting the Blanding's turtles known to be in the area.

There is no need for a Scenic Road hearing, giving the planned use of the existing cart road. There is an existing Special Permit decision for the lot which the Planning Board issued December 5, 2022.

Joe made a motion to sign-off on releasing the building permit. Alan 2nd the motion. – Motion passed unanimously.

Approval of Meeting Minutes of March 20, 2023

Alan made a motion to approve the meeting minutes of the March 20th meeting, as submitted. Joe 2nd the motion. – Motion passed unanimously.

Bills/Payroll

- Alan made a motion to reimburse the administrator \$25 for IDDE Stormwater related training. Joe 2nd the motion. – Motion passed unanimously.
- Alan made a motion to pay \$7.49 for the Staples invoice and office supplies. Joe 2nd the motion. – Motion passed unanimously.
- Joe made a motion to sign off on payroll. Alan 2nd the motion. – Motion passed unanimously.



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New Business Con't

47 Thorndike Street *Benjamin Moore*

Mr. Moore stopped by the Planning Board meeting for any comments and initial feedback on his plans for his property.

He had purchased the property in early 2022 with an intention of putting 2 or three additional house lots on it in the future. His family did not move into the existing house on the property upon purchase and a few months afterwards discovered a major water pipe leak which resulted in a serious black mold problem. After fully assessing the extent of the mold issue they decided to knock the structure down and rebuild a new residence approximately 100' to the North. He hoped to utilize the existing well and septic system and the building inspector had directed him towards the Board of Health for guidance.

Alan noted that the proposed new house location would not be within any wetland areas previously delineated and confirmed through the Conservation Commission.

The Board directed him towards the BOH and a likelihood he'd need to get the septic inspected to support the number of bedrooms planned.

Edge-of Roads Bylaw Town Meeting Warrant Article

Joan introduced this topic as a need to support the presentation of the article at the upcoming May 8th town meeting. She noted that at town meetings of the past the article sponsor would get up and read the article to all. Sponsor(s) would also present their supporting argument in favor as well as respond to any residents questions.

Joan asked about the specific dates set into the "Enforcement" Section 3. Counsel had previously noted that without such language a general bylaw would not offer grandfathering protection. The board discussed and thought that these two dates ought to be different, and perhaps more relative to the approval date (*if it occurs*) of the forthcoming town meeting, or possibly the attorney general's approval date. A request to pose the question around dates back to Town Counsel was requested of the Administrator.

The Planning Board will ask a Roads Commissioner to formally present the article at town meeting. Planning Board members, Joan, Jim, Alan and Joe will attend in support and to help respond to any residents questions.



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Zoning Bylaw 11.7.1 (f) Backland Lot Requirement Change Proposal

Joe had emailed the entire board a proposal to make a change surrounding the "*No more than two backland lots, with continuous frontage are allowed*" and possibly consider adding "unless common driveway". Additional wording could be added for clarification and easier interpretation by residents.

The board agreed to review the proposal and discuss further at the next Planning Board meeting.

A BOS meeting is scheduled for April 5th at 8am and Joan will attend for the PB.

Due to the upcoming Patriots Day, April 17th holiday falling on a regularly scheduled PB meeting date, the next meeting was rescheduled for Wednesday, April 19th, 2023 at 6:30pm.

Joe made a motion to close the meeting at 8:01PM. Alan 2nd the motion. – Motion passed unanimously.

Respectfully submitted,

Carol A. Rock
Administrative Assistant
Dunstable Planning Board