



OFFICE OF THE
PLANNING BOARD
TOWN HALL, 511 MAIN STREET
DUNSTABLE, MA 01827-1313
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Planning Board Minutes
Monday, May 15, 2023

Approved: June 5, 2023

Chair Jeff Pallis called the meeting to order at 6:31pm
Members present: Alan Chaney, Joe Vlcek and Jim Wilkie
Member absent: Joan Simmons

Approval of Meeting Minutes of May 1, 2023

Alan made a motion to approve the meeting minutes of the May 1st meeting, as submitted. Jim 2nd the motion. – Motion passed unanimously.

Bills/Payroll

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

Scenic Roads Bylaw Violation, 47 Thorndike, Benjamin Moore

Mr. Moore was in attendance and explained he was unaware that he needed a permit from the Planning Board to open the rock wall on his property at 47 Thorndike Street. He explained that in the process of site preparation for a new single-family home his excavation crew needed to bring in heavy equipment which would not make it through the existing driveway entrance which is bound by rock walls. Mr. Moore shared that there is a gate entry further down Thorndike on his property. However because of the gate entry's proximity to the wetland area, they opted to open up a section of the fieldstone wall to bring in rock crushing equipment needed for excavating a new foundation. Mr. Moore apologized and noted it is their intention is to close the wall back up as soon as possible.

Alan noted that the weathered fieldstone should be preserved for reuse in rebuilding the wall vs. use of new stone. He asked about the removal of top soil and potential laying of gravel. Mr. Moore noted the rock crusher was quite heavy, and to avoid any damage to the town road it was necessary to add gravel to support entry to the property and onto the driveway.



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Jeff inquired about the stone being removed and any intentions surrounding re-use on the property. Mr. Moore noted the ledge hit in digging the foundation would be crushed and they expected to reuse the stone for footings, foundation, etc.

Alan noted the need for Mr. Moore to proceed through the required Scenic Roads Bylaw hearing process to have a record of occurrence and restoration of the wall planned. This would include completing a Scenic Road Request form and publishing a notice in the newspaper twice to announce the removal of a small section of rock wall in order to get in equipment onto property. The Administrator will contact Mr. Moore with additional information on the process and the Public Hearing date.

Zoning Bylaw 11.7.1 Backland Lot Requirement Changes Proposal

Joe suggested the Board have a full discussion when all members are in attendance. He briefly shared his thoughts on removing section 1(g) and altering the bylaw section 1(f) wording to allow more contiguous backland lots when a common driveway is involved. The board had a general discussion about the history of backland lots.

Unkety Brook / O River Subdivision

The Board briefly discussed the status of the outstanding future 11-house development. MA Wildlife, Fish & Game will be acquiring a large portion of open space once the sale is completed.

Jim made a motion to close the meeting at 7:15PM. Alan 2nd the motion. – Motion passed unanimously. The next scheduled meeting is Monday, June 5, 2023 at 6:30pm.

Respectfully submitted,

Carol A. Rock
Administrative Assistant
Dunstable Planning Board