



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, August 20, 2018**

Approved: September 5, 2018

Chairman Josh Kelly at 7:30pm, called the meeting to order.  
Members present: George Basbanes, Joe VLcek, Henry Fontaine and Joan Simmons  
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

**Building Permit – 47 Alexander Way – Lot 11 – Builder Mike Bushnell**

Mr. Bushnell requested a signature on a building permit for 47 Alexander Way (Lot 11). As noted in the March 5, 2018 minutes, the owner of the lot was required to sign an easement deed for a culvert on the property prior to the Planning Board signing the building permit. On March 15, 2018, the owner signed the deed and filed it at the Registry of Deeds. Joe made a motion to sign the building permit. George 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Question on 104 Main Street – Cover Property – Matt Raymond**

Mr. Raymond told members that he came in to discuss his options if he purchases the 59-acre lot at 104 Main Street. Although a piece of the back lot lies within the B3 Commercial district, the entire front portion near the street is in the R1 Residential district. Mr. Raymond explained that he is interested in purchasing the property if he can use the R1 portion as a B3 contractor's yard for parking trucks and making minor repairs to vehicles. Members explained that the Zoning Bylaw does not allow a B3 commercial use in a R1 residential zone. The Board offered that a way to allow the use would be to move the B3 line further into the property so the entire 59-acres is B3. It would require Mr. Raymond to go before residents at Town Meeting for approval. Joe said that Mr. Raymond might want to consider the possibility of donating the unusable (wet) portion in the back of the lot to the Conservation Commission, which may help convince residents to support the rezoning.

**Meeting Minutes – August 6, 2018**

George made a motion to approve the minutes of the August 6, 2018 meeting, as submitted. Joe 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Bills and Payroll**

Josh signed the one invoice for JSR Engineering and the Administrative Assistant's payroll.

**September 3 meeting - Holiday**

The next meeting falls on Labor Day. Members decided to meet on Wednesday, September 5 at 7:30pm.

**Adult Entertainment Bylaw Draft**

Since members did not have time to review the changes, this will be on the September 5 agenda.



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**Additional Topics Discussed Not Noted on the Agenda**

**Rules and Regulation Changes**

Alan Chaney and Bob Kennedy were at the meeting to discuss adding granite bounds on all ANR and subdivision lots. Mr. Kennedy said that granite bounds are relatively inexpensive and are a benefit to residents when identifying their lot lines. It also makes it easier for the fence viewer to arbitrate between two neighbors. There was discussion on who would enforce the installation of the bounds with ANR lots. It was suggested that granite bounds be shown on as-built plans prepared for the Board of Health. The Building Inspector could insure that they are on the as-built plan.

George made a motion to close the meeting at 8:33pm. Joe 2<sup>nd</sup> the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann  
Administrative Assistant  
Dunstable Planning Board