



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, February 4, 2019

Approved: February 11, 2019

Chairman Josh Kelly at 7:34pm, called the meeting to order.

Members present: George Basbanes, Henry Fontaine and Joe VLcek

Member absent: Joan Simmons

Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

ANR – 28 and 38 Hardy Street – Eric and Jamie Chenelle

George Basbanes recused himself from the discussion since Eric Chenelle is his grandson. Town Engineer Jeff Rider attended. Jack Visniewski from Cornerstone Land Consultants presented the ANR plan for Eric and Jamie Chenelle. The applicants would like to combine 28 and 38 Hardy Street into one lot in order to build a single-family dwelling. Jeff reviewed the plan and commented in a letter dated January 31, 2019 that the submission appeared to meet the criteria for endorsement. Joe made a motion to sign the ANR plan. Henry 2nd the motion. - Motion passed with George abstaining from the vote.

Plan approved: Plan of Land in Dunstable, MA for Eric Kevin Chenelle & Jamie L. Chenelle dated January 18, 2019 by Rose Land Survey Job No. R-540, Plan No. M-940.

Release of Lot 4 and Building Permit – 24 Chapman Street – Mark White

Mark White from Bentley Building Corp. and Pat Flaherty (Town Engineer for Chapman Street) attended for the discussion. The Board received a letter from Mr. White dated January 28, 2019 requesting a release of Lot 4 from the Covenant. That would leave Lot 1 as security to finish the roadway. Mr. White estimated that the value of work that needs completing (with 15% contingency) is \$108,522. Pat went out to the site and found "that the quantities and cost of the final road and drainage work to be correct". Pat feels that with lots selling for \$199,900, the remaining lot is sufficient collateral for the roadway and he recommends that the Planning Board release Lot 4. Joe made a motion to release Lot 4 – 24 Chapman Street. George 2nd the motion. - Motion passed unanimously. Josh signed the release and the building permit.

Meeting Minutes – January 7, 2019

George made a motion to approve the minutes of the January 7, 2019 meeting, as submitted. Joe 2nd the motion. – Motion passed unanimously.

Bills and Payroll

The Chair signed the payroll.

February 18 Meeting – holiday

The Administrative Assistant reminded members that the next meeting falls on President's Day.



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They decided to meet on Monday, February 11 at 7:30pm.

Green Community Designation Discussion

The Administrative Assistant told members that she and the Town Administrator met with Rick Minard from the Northern Middlesex Council of Governments (NMCOG) to discuss Green Communities. The Board of Selectmen discussed this with Mr. Minard last fall. In order to complete the application so the town can apply for designation, the Planning Board must allow "by-right" either a renewable or alternative energy generating facility, research and development facility or manufacturing facility. If the Board of Selectmen were interested in Dunstable being a Green Community, the Planning Board said they would welcome a discussion with Mr. Minard. The Administrative Assistant will contact the Board of Selectmen to find out their plans.

Discussion on Proposed Changes to the Zoning Bylaw and Rules and Regulations

Jeff Rider attended the meeting for discussion on proposed changes to the Zoning Bylaw, Fee Schedule, Rules and Regulations for Subdivisions and Rules and Regulations for Site Plans.

Fee Schedule

The Board discussed the proposed changes including the Stormwater Permit Fees for the administrative portion. They decided to include the administrative part into the review of both tiers.

Rules and Regulations for Subdivisions

The Board discussed and agreed to the proposed changes Jeff made to the Rules and Regulations for Subdivisions.

Rules and Regulations for Site Plans

Members reviewed and agreed to the proposed changes Jeff made to the Rules and Regulations for Site Plans.

Zoning Bylaw

The Board agreed to the changes Jeff suggested pertaining to rooming, boarding, and lodging houses as well as bed and breakfast establishments, including the removal of only a "continental breakfast". Jeff will rework those sections.

Vision Obstructions

After input from Attorney Brian Falk, the Board asked the Administrative Assistant to suggest to the Board of Selectmen that they would like them to implement a Vision Obstruction General Bylaw.

Zoning Bylaw - Section 25.15 Financial Surety

Members decided not to revise this section.



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Additional Topics Discussed Not Noted on the Agenda

Alan Chaney – Open Space (Cluster) Development Discussion

Alan attended the meeting to discuss Open Space Developments with the Board. He explained that developers generally prefer these types of subdivisions since they involve less roadway and infrastructure, saving them money. He said that towns prefer them because there is less roadway to maintain and provides open space. Residents like them because it provides genuine neighborhoods where adults and children can socialize with each other. Alan went on to say some towns are making Open Space Developments a requirement in their Zoning Bylaw. Alan suggested that the Board might want to do some research to see if this were something, they would like to implement.

Motion made, seconded and passed to close the meeting at 9:18pm. The next meeting of the Planning Board will be held on Monday, February 11, 2019.

Respectfully submitted,

Cheryl A. Mann
Administrative Assistant
Dunstable Planning Board