



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, May 6, 2019

Approved: May 20, 2019

Chairman Josh Kelly at 7:30pm, called the meeting to order.

Members present: George Basbanes, Henry Fontaine, Joan Simmons and Joe VLcek

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

Building Permit – 28 Hardy Street – Eric & Jamie Chenelle

George recused himself from the discussion since Eric Chenelle is his grandson. Henry recused himself because he will be building the home for the Chenelles. The Administrative Assistant presented the building permit for a signature. An ANR was signed in February 2019 showing the lot had the required acreage and frontage for a buildable lot. Joan made a motion to sign the Building Permit for 28 Hardy Street. Joe 2nd the motion. – Motion passed with George and Henry abstaining from the vote.

Building Permit – 31 River Street – David Tully III

Did not attend the meeting.

Signing of the Final Solar Plans under Approved Special Permit –Blodgett St./Pleasant St.

The plans were not ready for signatures.

Bear Hill Estates – Discussion on Sue Wolfman's Privacy

Sue Wolfman and Mike Cornella from 320 Hall Street attended along with developers of Bear Hill Estates Dean Jenkins and Mike Genetti. During the 2016 hearing for the subdivision, Ms. Wolfman told the Board that she lived across the street from the proposed subdivision and was concerned that car headlights leaving the road would shine into her home. The Planning Board conditioned the subdivision approval saying that the *"developer will plant trees and/or shrubs at 320 Hall Street at the front of the property in order to minimize car headlights shining at the house."* After some thought, Ms. Wolfman later emailed the Board saying, *"there is really nothing that can be done to improve our privacy on our property"* and asked that the developer plant bigger privacy trees at the end of the subdivision close to Hall Street. The developer agreed with Ms. Wolfman and planted three pine trees. In April 2019, Ms. Wolfman emailed the Planning Board saying she had not heard from the builder regarding adding foliage for privacy. She also said that a contractor had hit her stonewall. The developers responded that they believed they had done what was asked of them. The Planning Board arranged a meeting with all parties, including Town Engineer Jeff Rider. Ms. Wolfman explained that headlights were still shining into her breezeway and living room. She suggested ways to resolve her issue including, the developer planting more trees at Bear Hill Estates, replace her dying rhododendrons, plant trees on the left side of her driveway, put a gate across her driveway, or give Ms. Wolfman funds for her to decide how best to take care of the problem. The Board reminded Ms. Wolfman



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that the developer agreed to move the road during the original hearing to help keep car headlights from her shining directly into her property. They also planted the trees she requested. Mr. Jenkins said that although they have no idea how Ms. Wolfman's stonewall was damaged, they would repair the broken area the best they could. After a lengthy conversation, it was agreed to by all parties that Mr. Jenkins and Mr. Genetti would plant 3-4 arborvitaes a few feet apart on the left side of her driveway sometime in the next couple of weeks. She was reminded that they should be wrapped during the winter in order to keep the deer from bothering them. Ms. Wolfman thanked everyone for working towards a solution to her problem.

Meeting Minutes – April 9, 2019

Joe made a motion to approve the minutes of the April 9, 2019 meeting, as submitted. Henry 2nd the motion. – Motion passed unanimously.

Bills and Payroll

The Chair signed the bills and payroll.

Signing of Approved Rules and Regulation Documents

The Board signed the approved documents for Fee Schedule, Rules and Regulations for Subdivisions and Rules and Regulations for Site Plans. These will be filed with the North Middlesex Registry of Deeds.

Additional Topics Discussed Not Noted on the Agenda

Motion made, seconded and passed to close the meeting at 8:17pm. The next meeting of the Planning Board will be held on Monday, May 20, 2019.

Respectfully submitted,

Cheryl A. Mann
Administrative Assistant
Dunstable Planning Board