



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, June 17, 2019**

Approved: July 1, 2019

Chair Joan Simmons at 7:32pm, called the meeting to order.

Members present: George Basbanes, Henry Fontaine, Joe VLcek and Jeff Pallis

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

### **Chapman Street – Release of Lot 1 – Posting of Bond**

Mr. White presented a list of items that need completing along with the cost to finish the River's Edge subdivision (Chapman Street). The estimate is \$69,867.00 with a 15% contingency of \$10,480.05. Town Engineer Pat Flaherty sent a letter to the Board dated June 7 stating that he found the price of \$80,347.05 to be sufficient to cover the remaining work. The Board asked Mr. Flaherty that if the town had to complete the project, would the cost be more than what Mr. White presented. He said that it probably would because the Town would need to go out to bid. Mr. White disagreed and then suggested that in lieu of a cash bond, the Board allow him to build on the lot but not sign an Occupancy permit until the road is completed. The Board felt that they did not want to complicate things by adding a buyer into the situation. After the discussion, Joe made a motion that Mr. White place a \$100,000 cash bond with the Town until the project is finished. Motion amended to \$105,000 (50% over the cost) which Mr. White agreed to. George 2<sup>nd</sup> the motion. – Motion passed unanimously. Mr. White presented a check made out to the Town for \$105,000.

### **Meeting Minutes – June 3, 2019**

Joe made a motion to approve the minutes of the June 3 meeting, as submitted. Henry 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Building Permit – 31 River Street – David Tully III**

Mr. Tully asked the Board to sign a Building Permit for 31 River Street. The lot has existed for many years and has the required frontage and acreage. Joe made a motion to sign the permit. Henry 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Support Letter for a LAND Grand Application – Sweet's Pond CR**

Alan Chaney explained that the Conservation Commission is looking for a letter of support for the purchase of a conservation restriction on 15 acres of land off Pleasant Street. The property owned by Ernie Sweet and Ernie Sweet Jr. abuts Sweet's Pond and Salmon Brook. There are 2 acres of wetlands with the remaining land being high, dry and sandy. The property has 1,700 feet on Salmon Brook, which is listed in the Open Space and Recreation Plan as high priority for protection. Upstream lies the town well field. An easement on Pleasant Street will be granted for parking and access to the lot. The property is an excellent spot for fishing. Protecting the property is important for recreational uses, protecting turtle habitat and water quality. If



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approved, 60% of the cost will be covered by a state LAND grant, \$10,000 from the timber fund and \$62,000 from the Community Preservation Fund. The purchase of the CR will not affect the tax rate. George made a motion to support the Conservation Commission in their pursuit of a LAND grant. Joe 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Bills and Payroll**

The Chair signed the bills and payroll.

### **Green Communities**

The Board discussed the letter from the Town Administrator regarding Green Community Designation. The Board of Selectmen decided to pursue the designation and have asked the Planning Board to amend the Zoning Bylaw by adding an “as right solar energy system area”. The Board will work on a bylaw in time for a fall Special Town Meeting.

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

Motion made, seconded and passed to close the meeting at 8:29pm. The next meeting of the Planning Board will be held on Monday, July 1, 2019.

Respectfully submitted,

Cheryl A. Mann  
Administrative Assistant  
Dunstable Planning Board