



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

Meeting Held via Zoom

This meeting was held virtually through Zoom, Zoom ID 868 8685 8171

**Planning Board Minutes
Monday, June 15, 2020**

Approved: July 20, 2020

Chair Joe VLcek at 7:34pm, called the meeting to order.

Members present: George Basbanes, Joan Simmons, Henry Fontaine and Jeff Pallis

Also in attendance: Town Engineer Jeff Rider, Michael Genetti and Dean Jenkins (Bear Hill), Kristina Hooper and Mike Martin (Roads) and Michelle Stein

Meeting held: Virtually through Zoom

Hearing on Revisions to Stormwater Management Regulations

Jeff Rider explained that the Town is required to adopt stormwater regulations related to MS4 permitting. Jeff and Michelle Stein worked on changes to one of the two previously adopted regulations in order to include illicit discharge requirements. The Planning Board is the enforcing agent for the regulations. Joe questioned how the Board is supposed to enforce Section 15.B.1, Pet Waste. Michelle explained that the federal government is pushing this requirement onto towns. Dunstable has taken steps by placing signs in public areas about picking up after dogs. With no other questions from those in attendance, George made a motion to close the hearing at 7:58pm. Henry 2nd the motion. – Motion passed unanimously. Henry then made a motion to pass the revisions to the stormwater regulations. George 2nd the motion. – Motion passed unanimously.

Discussion/Decision on whether developers of Bear Hill Estates have satisfied Planning Board requirements. Request of partial return of bond money/posting of maintenance bond

Jeff Rider said that the latest as-built reflects the changes mentioned in his June 9, 2020 letter. The only item that remained outstanding was #6, cutting the utility conduits off below grade. Mike Genetti sent pictures to Jeff and the Board showing that he went out to the site earlier in the day and cut down the conduits. Jeff said that there were no other outstanding concerns.

Mr. Genetti and Mr. Jenkins requested the return of their \$60,000 bond. Joe mentioned that the developers have not received the Certificate of Compliance from Natural Heritage for the Conservation and Management Permit (CMP). The permit was placed on the project by the state due to the "take" of Blanding's Turtle habitat. Joe told members that the Administrative Assistant received an opinion from Town Counsel that since the COC is not tied to the bond under Subdivision Control, the bond must be returned to the developer. The Board reminded Mr. Genetti and Mr. Jenkins that the Rules and Regulations for Subdivisions states they must post a maintenance bond with the Town that will be held until the road is accepted at Town Meeting. Mr. Genetti asked that the maintenance bond be taken from the \$60,000 currently held which means the Planning Board will return \$30,000 to them. After the discussion, Henry made a motion that Bear Hill Estates has been constructed in accordance with the approved subdivision plans. The Board will recommend to the Board of Road Commissioners that they schedule a Public Hearing to layout the road. George 2nd the motion. – Motion passed unanimously. Jeff then made a motion to take \$30,000 out of the existing bond to be held as a maintenance bond until the road is accepted at Town Meeting, and return the balance of \$30,000 to the developer. Henry 2nd the motion. – Motion passed unanimously.



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Return of 53G Engineering Review Funds for Pleasant Hill Growers from Special Permit

Jeff Rider said invoices for Pleasant Hill Growers have been paid. Joan made a motion to return the 53G remainder of engineering review funds to Pleasant Hill Growers. George 2nd the motion. Motion passed unanimously.

Meeting Minutes of May 18, 2020 and June 1, 2020

George made a motion to approve the minutes of the May 18, 2020 and June 1, 2020 meetings, as submitted. Joan 2nd the motion. – Motion passed unanimously.

Bills and Payroll

Henry made a motion to sign the monthly bills and payroll. George 2nd the motion. – Motion passed unanimously.

Affordable Housing – Section 29 of the Zoning Bylaw Discussion

The Administrative Assistant told members that she received permission to have Town Counsel work on Section 29 of the Zoning Bylaw. This will be completed and invoiced in June.

Additional Topics Discussed Not Noted on the Agenda

None

George made a motion to close the meeting at 8:19pm. Joan seconded the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Administrative Assistant
Dunstable Planning Board