



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, September 7, 2021

Approved: September 21, 2021

Vice Chair Jeff Pallis at 6:30pm, called the meeting to order.

Members present: Joan Simmons and Jim Wilkie

Members absent: George Basbanes and Joe VLcek

Special Permit - Vote Application is Complete – 160 Westford Street – Gateway Homes LLC

The Board reviewed the email dated September 3 from interim Town Engineer Jeff Rider indicating that the Board "could consider the application complete". Jim made a motion to accept the application as complete. Joan 2nd the motion. – Motion passed unanimously. The hearing for the Special Permit will be on Tuesday, September 21.

Approve ANR Extension for 160 Westford Street – Gateway Homes LLC

The applicant requested that the Planning Board review the ANR on the same date as the Special Permit hearing. Joan made a motion to approve the request for the extension until the date of the Special Permit hearing. Jim 2nd the motion. - Motion passed unanimously.

Preliminary Plan Vote - Application Not Complete –River Street–Hughes/Coljack Dev.

The Board reviewed the email dated September 6 from interim Town Engineer Jeff Rider stating that the information submitted for the project did not meet the requirements for a Preliminary Subdivision filing. The plan titled "Conceptual" is missing items required for a preliminary submission (Section III.A of the Rules and Regulations for Subdivisions) such as items (a)-(h). The Town Engineer offered that the best procedure would be for the Board to review the package as a Conceptual Plan on September 21 and provide feedback to the applicant. Based on that discussion, the applicant may then decide to file a full Preliminary application or a Definitive Subdivision application. Jim made a motion that as submitted, the application did not meet the requirements for a preliminary subdivision application. Joan 2nd the motion. – Motion passed unanimously. The applicant can revise the plan and submit it to the Town Engineer for review by September 13 (in time for the September 21 meeting), or just discuss the Conceptual plan on 9/21.

Approval of Meeting Minutes of August 16, 2021

Jim made a motion to approve, as submitted, the minutes from the August 16, 2021 meeting. Joan 2nd the motion. – Motion passed unanimously.

Bills/Payroll

Joan made a motion to sign the two invoices for Jeff Rider for 160 Westford Street (ANR & Special Permit). Jim 2nd the motion. – Motion passed unanimously. Jim made a motion to sign Payroll. Joan 2nd the motion. – Motion passed unanimously.



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Update on Borrego Solar Drainage on Groton Street – Julian Property

The Administrative Assistant emailed Will Peregoy (Borrego Solar) for an update on the flooding problem. He said, *"We received the final soil report and lab results last week for the drainage area that we referenced last update. Our team has been working on using this data to formulate a final design for permanent mitigation and a solution that resolves the drainage issues. David Albrecht (the stamping PE) is currently reviewing calculations for this final design. We anticipate having a compiled final design mitigation completed very shortly, and we will share with RJ and his engineer. When we have finalized the design with RJ and his engineer, we will share with the town and begin construction mobilization ASAP. Please let me know if you have any questions, and we will be sure to update you as we complete this process."* The Board will check in with Mr. Peregoy and Mr. Julian before the September 21 meeting.

Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting

None

Joan made a motion to close the meeting at 6:51pm. Jim 2nd the motion. – Motion passed unanimously. The next scheduled meeting will be on Tuesday, September 21, 2021 at 6:30pm.

Respectfully submitted,

Cheryl A. Mann
Administrative Assistant
Dunstable Planning Board