



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, October 4, 2021**

Approved: November 1, 2021

Chair Joe VLcek at 6:30pm, called the meeting to order.

Members present: Joan Simmons, Jeff Pallis, Jim Wilkie and George Basbanes

Temporary Town Engineer Jeff Rider

Also in attendance: Alan Chaney, Jen Spencer, Attorney Douglas Deschenes, Matt Hamor and Tim Juszczak

**Approval of Meeting Minutes of September 21, 2021**

George made a motion to approve, as submitted, the minutes from the September 21, 2021 meeting. Jim 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Bills/Payroll**

George made a motion to sign the two 53G account invoices and payroll. Joan 2<sup>nd</sup> the motion. Motion passed unanimously.

**Monday, October 18, 2021 Meeting**

The Administrative Assistant told members that she would not be at the October 18 meeting. The Board decided that if they needed to have a meeting, it would be on Tuesday, October 19 at 6:30pm.

**Question on Stonewall – 155 Lowell Street – Jim Dow**

Mr. Dow explained that he is building a stonewall on his property. He said that there are some stones scattered every few feet in the area he is working, but he would not classify them as a wall. However, while digging in the area, he discovered some additional buried stones and decided to contact the Planning Board to make sure he was not in violation. Lowell Street is a scenic road. Joe explained that one of the Planning Board's roles is the preservation of old stonewalls. The Board told Mr. Dow that he could continue his project but asked him to incorporate the stones he uncovered into the wall. The Board would like him to submit a brief description of what he plans to accomplish along with photographs of the completed wall for their records.

**Preliminary Plan Discussion – River Street – Hughes/Coljack Dev. - 6:39pm**

The Board inadvertently did not vote the preliminary application package "complete" at the last meeting (as stated in the Rules and Regulations for Subdivisions). Joan made a motion that, at the temporary Town Engineer's recommendation, the application for a Preliminary Subdivision for 0 River Street is complete. Jeff 2<sup>nd</sup> the motion. – Motion passed unanimously.



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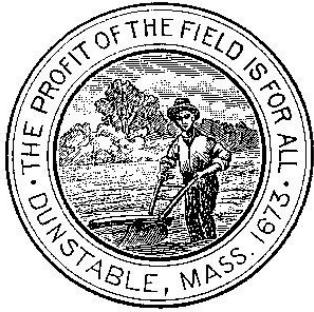
Attorney Douglas Deschenes, (Finneran & Nicholson), Matt Hamor (Landplex) and Tim Juszcak (ColJack Development) attended to continue the discussion on preliminary plans for 0 River Street. At the last meeting, the Board requested that Mr. Hamor present a new yield plan with two entrances since the original plan showed one, which the Board believed did not meet Section 6.6.3(C) of the Zoning Bylaw. They felt that the street was actually a cul-de-sac and that the length of 850 feet was over the maximum of 600 feet. Mr. Hamor submitted a new yield plan (dated September 9, 2021 with a revision date of September 16, 2021) showing sixteen lots in a conventional subdivision with two entrances. Attorney Deschenes said that due to Natural Heritage and wetland impacts, his client would like to move forward with an eleven-lot Open Space (cluster) development. Currently, they are in the process of flagging the wetlands. They anticipate they will file an Abbreviated Notice of Resource Area Delineation (ANRAD) with the Conservation Commission to confirm the wetland boundaries in November. Attorney Deschenes said that although not yet confirmed in the field, they have enough knowledge of the wetland areas to feel confident that their Open Space plan is viable. Alan Chaney said the area is very flat and dry (sandy). Some intermittent streams may be easy to cross. Although there is no confirmation that the applicant could actually get sixteen lots, Alan feels they could come close. He went on to say that, the Conservation Commission prefers open space (cluster) developments. Alan told the Board that there is land under Chapter and an Agricultural Preservation Restriction abutting the property. In addition, Fish & Game owns the nearby Lupien parcel. He would like to see the Planning Board consider having the applicant deed the open space to Fish & Game, who would be good stewards of the land. Alan also asked that the Board consider asking the developer for a 2-3 car parking area in the development to allow public access to the open space.

Joe said that he would like to see the developer build fewer houses. Attorney Deschenes said that with the Affordable Housing element, the least amount of houses that would work would be eleven, which is five less than the yield plan. Attorney Deschenes said they showed eleven homes on the original yield plan and the Board asked for another plan in which they showed sixteen which satisfies 6.6.3(C) of the Zoning Bylaw.

Joan said that she liked the open space development concept and is glad the attorney confirmed that the boundaries would be surveyed and the wetlands flagged before coming in with a definitive plan.

Joe asked Attorney Deschenes that if the Board were able to waive the affordable housing component would the developer be interested in cutting down the number of house lots. Attorney Deschenes said he believed he would.

After the discussion, Jeff made a motion to approve the open space (cluster) concept of the preliminary plan. Joan 2<sup>nd</sup> the motion. – Motion passed with Jim voting no.



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**Fiscal Year 2023 Budget**

The Board discussed the fiscal year 2023 budget and decided to increase the expense account by \$50 to \$1,450.

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

None

George made a motion to close the meeting at 7:34pm. Jeff 2<sup>nd</sup> the motion. – Motion passed unanimously. The next scheduled meeting might be held on Tuesday, October 19, 2021 at 6:30pm.

Respectfully submitted,

Cheryl A. Mann  
Administrative Assistant  
Dunstable Planning Board