



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 857 0791 7547

**Planning Board Minutes**  
**Monday, February 7, 2022**

Approved: March 7, 2022

Chair Joe VLcek at 6:32pm, called the meeting to order.  
Members present: George Basbanes, Jim Wilkie and Joan Simmons  
Member absent: Jeff Pallis

**Scenic Road Hearing – Gateway Homes – Westford Street**

In attendance: Michael Martin (Tree Warden) and Scott Bonenfant (Gateway Homes). Joe opened the Scenic Road hearing for Gateway Homes at 6:33pm. Mr. Bonenfant explained that he has an approved ANR for five lots on Westford Street, one with an existing home. He was told he needed a Scenic Road permit in order to open stonewalls and remove large trees within the right of way, for driveways/utilities. He is requesting the following:

- #148 – needs to widened existing stonewall opening. no large tree removal.
- #160 – no work needs to be done.
- #166 – needs to open stonewall. no large tree removal
- #172 – has existing opening in stonewall, large tree removal
- #178 – has existing opening in stonewall, large tree removal

Mike Martin attended and said that he went out to the site and did not see any issues with the trees Mr. Bonenfant wanted to remove. No one from the public attended. George made a motion to close the hearing at 6:51pm. Joan 2<sup>nd</sup> the motion. – Motion passed unanimously. George then made a motion to allow Gateway Homes to widen the stone wall entrance at #148, open the wall at #166 and remove large trees within the proposed driveway at #172 and #178. Jim 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Approval of Meeting Minutes of January 18, 2022**

Will be placed on next meeting agenda.

**Bills/Payroll**

Bills-none. Jim made a motion to sign payroll. Joan 2<sup>nd</sup> the motion. Motion passed unanimously.

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

**Administrative Assistant**

Members discussed the Administrative Assistant's retirement date of July 2022. They would like to



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

get the word out about the vacancy, hoping to find a suitable candidate in time for training.

George made a motion to close the meeting at 7:31pm. Jim 2<sup>nd</sup> the motion. – Motion passed unanimously. The next scheduled meeting is Monday, March 7, 2022 at 6:30pm.

Respectfully submitted,

Cheryl A. Mann  
Administrative Assistant  
Dunstable Planning Board