



OFFICE OF THE
PLANNING BOARD
TOWN HALL, 511 MAIN STREET
DUNSTABLE, MA 01827-1313
(978) 649-4514 FAX (978) 649-8893
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**Planning Board Minutes
Monday, April 4, 2022**

Approved: May 2, 2022

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

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

Approval of Meeting Minutes of March 21, 2022

George made a motion to approve the meeting minutes of the March 21 meeting, as submitted. Jim 2nd the motion. – Motion passed unanimously.

Bills/Payroll

George made a motion to approve the office supply invoice for \$77 and payroll. Jeff 2nd the motion. Motion passed unanimously.

April 18 Meeting – Holiday

The Board decided they would meet on Tuesday, April 19 at 6:30pm.

Extension of Special Permit for 260 Main Street – Derek Bouley

Mr. Bouley requested a 2-year extension of his Special Permit to build upon a backland lot. He had to work with the Conservation Commission on wetland requirements, which delayed the start of his project. Joan made a motion to extend the permit until July 16, 2024. George 2nd the motion. – Motion passed unanimously.

Special Permit Hearing – 493 Main Street – David Piscatelli – Town Center District

Doug Lees and Matt Dusenberry from Land Engineering & Environmental Services, Inc., along with applicant David Piscatelli attended. The Chair opened the hearing at 6:40pm. The Administrative Assistant read the hearing notice published in the Groton Herald. Mr. Lees explained that Mr. Piscatelli would like to convert the existing barn into two 2-bedroom residential apartments and a commercial/office space. The plan is to raze the barn and build a new structure the same size, same height and in the same footprint as the existing building. He would like to have parking underneath the two apartment floors and use the attached building as commercial. Mr. Piscatelli plans to widen the driveway and add additional parking. Infiltration basins will collect water run-off. He will tie into the existing septic system and is aware that he will need to go before the Board of Health since his approved septic permit is for nine bedrooms.

Joe brought up the bylaw, which states that the commercial area must be located on the first floor of a building, not in an attached building. Mr. Piscatelli explained his thoughts were that a 2,000 sq. ft. commercial space may be too large for the area and for the occupants of the residential units; however, if that is what the Planning Board wants, he is willing to work with the town and



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place the commercial space on the lower floor, in place of the garage. Joan said that she does not consider the basement/garage the first floor. Members asked the Administrative Assistant to contact Town Counsel to get a legal opinion.

Ann Davis from the Historical Commission read the following statement: *"First, I would like to establish the historical significance of the barn at 493 Main Street. I have done some research on this structure and the barn was part of an extensive survey that was done on Historical assets throughout Dunstable in 1989. Form B completed by Fran Dunn of the Mass Historical Commission recognizes the barn in her survey work and notes that it actually predates the house's construction in 1865. The house and barn are both listed on the National Register, which is on file in our National Archives in Washington. It is in the document noted as a "Front gabled barn that is connected to the house by a two story wing and a one story shed."*

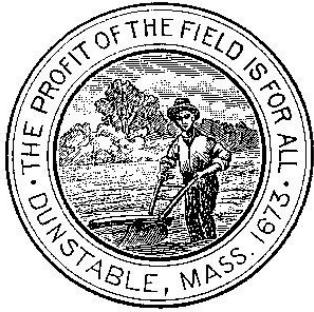
It is also listed as a historic resource on the National Register district data sheet as well as appearing on MACRIS the Massachusetts list of significant cultural resources. It also would meet all three criteria for the Demolition Delay Bylaw review for A) Historical Importance – for exemplifying the cultural, political economic social or historic heritage of a community, in this case that would be agricultural history. B) Architectural importance, it embodies those distinguishing architectural characteristics of a mid-19th century barn. C) Geographic importance – this would be for the barn's unique location, it represents an established or familiar visual feature of the village center. This is just feet from the Town Hall."

Ms. Davis asked if there are elements of the barn that could be saved. Mr. Piscatelli said that there are times that you can use barn siding as a feature wall in a living area or bedroom but he believes the siding in this barn is too warped. He said that if he can save some beams or other pieces of the barn to use in the building of the new structure, he would.

Ken Leva told members that he has known Mr. Piscatelli since he was young and that Mr. Piscatelli has won awards for preserving the architectural design of older buildings. He said that Sacred Heart Church in Lowell was one of those projects where he incorporated historical features in the design.

Joe asked the Administrative Assistant to read letters or comments that came in from other departments.

- 1) Conservation Commission – no wetland issues
- 2) Board of Health – Bridgette Braley – The current septic system is not designed for commercial use. BOH review of existing system will be required – and more details on the use will need to be provided.
- 3) Dana Barnes – Building Official – Mr. Chairman and Town of Dunstable Planning Board members, this letter is to make you aware of the work that Mr. David Piscatelli of Piscatelli



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Development out of North Reading Ma and his crews achieved at the recently renovated project located at 493 Main Street in the Town of Dunstable. In my opinion, Mr. Piscatelli spared no expense in the remodel and rebuilding to restore this building into better condition than the dwelling had seen in a long time. The work that went into this renovation was time consuming and as I said before expensive. I am not aware of the dollar amount but engineered beams were used throughout the building to get everything straight and structurally sound, spray foam insulation was used throughout the building and that makes it very tight/same on all interior trim and fixtures, no short cuts.

The reason for this letter is Piscatelli Development is to appear before the board to rebuild the barn on the same lot, my opinion is you grant this right under our new zoning bylaw the town will not be disappointed with the end result.

- 4) Dana Barnes - Building Inspector - Mr. Chairman and Planning Board Members, This letter concerns the condition of the barn located at the back of 493 Main Street. David Piscatelli and I met at said barn last week. We looked, talked and observed the structure. These are my observations.
- a. On the west side of the barn roof, a large number of shingles are missing. The shingles that remain are curled; therefore, rain has been entering the barn.
 - b. The left side of the barn is bowed to the center, causing concerns of structural strength and stability.
 - c. Looking in through the barn doors, one center post is supported by a jack. This situation actually occurs in several different locations within the barn.

Due to my observation of the structure from the outside, we did not go into the barn for obvious safety reasons. This age barn was built with mortise and tenon construction and once water gets in, rot occurs decaying the joints making it almost impossible to rebuild, repair or replace.

In my opinion, the cost of the project would be unsurmountable; therefore, I do not believe it is worth trying to save.

Ann Davis from the Historical Commission said the purpose of the bylaw is to preserve existing barn structures, but if the barn were beyond repair, the Historical Commission would like to see Mr. Piscatelli built a reproduction of that barn. Both Carol Bacon and Ann felt that the structure Mr. Piscatelli proposed did not look like a barn; it did not have a barn door. Joe asked Mr. Piscatelli to work with the Historical Commission, getting their input so the structure looks like a barn. Mr. Piscatelli said that he would but reminded the Board that there are safety features with regard to windows that he must incorporate into the design.

Members decided they would like to go out to the site to see the barn. A site visit was set up for Monday, April 11 at 9am.



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Mr. Piscatelli requested a continuation of his hearing in order to gather additional information to revise his drawings. Motion was made, 2nd, and passed unanimously to grant the continuation until Monday, May 2 at 7:00pm.

Discussion on Special Permit Procedures

Will be placed on an upcoming agenda.

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

George made a motion to close the meeting at 7:52pm. Jeff 2nd the motion. – Motion passed unanimously. The next scheduled meeting is Tuesday, April 19, 2022 at 6:30pm.

Respectfully submitted,

Cheryl A. Mann
Administrative Assistant
Dunstable Planning Board