



**BOARD OF ROAD COMMISSIONERS  
TOWN OF DUNSTABLE  
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**MINUTES  
February 20, 2020**

Chairman Michael Martin called the meeting to order at 6:02p.m.  
Members present were Pete Gove and Mat Morton  
Meeting held at Dunstable Town Hall, 511 Main Street – Lower level – Grange Hall  
Other in attendance; Jay & Valerie Maurice, Rebecca & Michael Pincott, Philip Provost

Mike started by letting the homeowners of Chapman Road know the meeting was called to consider the layout of Chapman Street under Chapter 82 of the Massachusetts General Laws, that we are proposing to layout Chapman Street using the as built as referenced.

Discussion followed regarding mailboxes. Mike let the homeowners know he would like to see the mailboxes a minimum 12" from road. He explained the Town does not replace granite posts should one snap by coming in contact with a plow, it is replaced with a 4X4 pressure treated post. Pete says no one plans to hit a mailbox but depending on the year, slush coming off the plow blade can be a big factor. The further they are from the road the better. Mr. Maurice, of 50 Chapman addressed the board saying he understood why they want the mailboxes moved but has an issue with the builder and where stones were placed making it hard for him to move his box. He would like developer to dig the hole. Philip says to call Mark. Mr. Maurice stated he is very happy with roads, plowing is good job. Mrs. Pincott, 75 Chapman Street would like a speed limit sign. Mike said that they would have to go to selectman for that. It was noted that even being a cul-de-sac with few houses people speed on the road. Pete let the homeowners know they are responsible for maintenance of the swales should any need to be done. It is in their Homeowners Association Declaration of Trust. The ROW was briefly discussed and if sprinkler heads are in the ROW the Highway Department will not replace them, that goes with any landscaping as well. Mrs. Maurice asked if the town with plow the access road to the swale in the back. Pete replied no. The Board and homeowners had some discussion about salt/sand use, grass clippings and no street sweeping. Mike asked if they had any further questions. No one did. The homeowners and Philip left the meeting. Mike finished with we are doing this preliminary act because of the statutory procedure that must be followed as the article is placed on the town meeting warrant for the town to accept Chapman Street. The town cannot accept it as a public way if not laid out by statute. No one is making it a public way; we are simply accomplishing a technical procedure called a layout and getting it officially positioned so the town can vote to accept it. Mike asked for a motion. A motion was made by Pete that the Board of Road Commissioners layout Chapman Street within the meaning of General Laws, as shown and defined on a plan of land entitled "River's Edge Estate" definitive subdivision of land in Dunstable, MA prepared for Bentley Building Corp dated January 06, 2020 prepared by Stamski, Inc stamped January 09, 2020 by Joseph March registered professional land surveyor. The motion was seconded by Mat, vote unanimous.

Talked turned to extend the Brox Bid. Mike made a motion to extend the Brox Bid. Pete seconded, vote unanimous.

Pete made a motion to approve February 04, 2020 meeting minutes. Mike seconded -motion passed unanimously.

Mike made a motion to close the meeting at 7:05. Mat seconded- motion passed unanimously.

Respectfully submitted,  
Kristina Hooper  
Dunstable Highway Administrative Assistant