



OFFICE OF THE
PLANNING BOARD
TOWN HALL, 511 MAIN STREET
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**Planning Board Minutes
Monday, November 3, 2014**

Approved: November 17, 2014

Meeting was called to order by Chair, Joan Simmons at 7:30pm.
Members present: George Basbanes, Brett Rock, Joe VLcek and Joshua Kelly
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

Alexander Estates – Carolina Properties LLC – Hall St. /Lake Street – Form F

Attorney Melissa Robbins attended the meeting bringing with her the updated Alexander Estates Form F for the Board to sign. The document was previously approved by Attorney Larkin.

River's Edge Estates Subdivision – Loftis – off River Street – Plans/Form F

Attorney Robbins presented the Form F for River's Edge Estates. Attorney Larkin had called the office earlier in the day and verbally approved the document for endorsement. Members then signed the final revised plans for River's Edge Estates which Engineer Pat Flaherty had approved in an e-mail.

Meeting Minutes of October 6, 2014

Brett made a motion to approve, as submitted, the minutes of the October 6th meeting. George 2nd the motion. – Motion passed unanimously.

Bills/Payroll

Invoices for the Alexander Estates 53G account and River's Edge Estates 53G account were signed by the Board. Payroll for the Secretary was signed.

Citizen Planner Seminar on "How to Hold a Perfect Public Hearing"

The Secretary handed out a summary of the class she attended two weeks ago at the Burlington Town Hall called "How to Hold a Perfect Public Hearing".

Proposed Zoning Bylaw or Regulation Changes

The Secretary told the Board that she had three proposed changes to the Zoning Bylaw and/or Rules and Regulations for Subdivisions that will need to be revised to present to the voters at the Annual Town Meeting in May 2015.

Marijuana Bylaw Discussion

Joan asked members if they had reviewed two documents; one from Kopelman & Paige



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and the other from the City of Newton regarding a medical marijuana overlay district/medical marijuana bylaw. After the discussion, it was decided that both documents would be sent to Attorney Larkin for review.

Additional Topics Discussed Not Noted on the Agenda

Alexander Estates Removal of Earth Special Permit – Board of Selectmen

Joan and Brett attended the Board of Selectmen Special Permit Hearing for Carolina Properties to remove up to 5,000 cubic feet of earth from the approved Alexander Estates subdivision. At the hearing, it was brought up that 3-4 times that amount of materials would need to be removed from the open space lot for the proposed emergency access road. Brett will attend the Board of Selectmen meeting on November 5th and report back to Board members.

Joe made a motion to close the meeting at 9:05pm. George 2nd the motion.–Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Planning Board