

2013 Report of the Planning Board

Chapter 41, Section 70 of the General Laws of Massachusetts allows towns "having a population of less than 10,000 people to create a Planning Board which shall make careful studies of the resources, possibilities and needs of the town, particularly with respect to conditions injurious to the public health or otherwise in and about rented dwellings, and make plans for the development of the municipality, with special reference to proper housing of its inhabitants."

The Planning Board would like to remind residents that many of the roads in Dunstable have been designated as scenic roads. According to M.G.L. Chapter 40, Section 15C, "after a road has been designated as a scenic road any repair, maintenance, reconstruction, or paving work done with respect thereto shall not involve or include the cutting or removal of trees, or the tearing down or destruction of stone walls, or portions thereof, except with the prior written consent of the Planning Board.....". If you have any questions, please call the office (978) 649-4514 x230.

The Dunstable Planning Board meets regularly at 7:30pm on the first and third Mondays of each month, or as required. The public is welcome at these meetings. There are five board members. Three board members are required to conduct regular business.

George Basbanes agreed to stay on as the Planning Board representative on the Community Preservation Committee.

The Board worked throughout the year on the following additions or changes to the Town of Dunstable's Zoning Bylaw:

A new section "Large-Scale Ground-Mounted Solar Photovoltaic Facilities" Bylaw and a change to the "Growth Limitation" Bylaw which were approved at the May 2013 Annual Town Meeting and then by the Attorney General's office; and

A Temporary Moratorium on Medical Marijuana Treatment Centers Bylaw which was approved at the November 2013 Special Town Meeting. This bylaw is currently before the Attorney General's office for review.

The end of 2013, the Board received a Definitive Subdivision filing for Alexander Estates (Hall Street/Lake Street).

The Planning Board notes the following activities during 2013:

Plans not requiring subdivision approval	4	Building Permits signed	5
Definitive Hearings/continuations	0	Zoning Hearings	2
Scenic Road Hearings/continuations	3	Fee Schedule Hearing	0
Preliminary Meetings/continuations	2	Subdivision Approvals	0
Special Permit Hearings/continuations	4		

Respectfully Submitted,

W.J. Goldthwaite, Chairman
Joseph Vlcek, Clerk
Brett Rock, Member at large

Joan Simmons, Vice Chair
George Basbanes, Member at large
Cheryl Mann, Office Secretary