OFFICE OF THE
PLANNING BOARD
TOWN HALL, 511 MAIN STREET
DUNSTABLE, MA 01827-1313
(978) 649-4514 FAX (978) 649-8893
mailto:Planning@dunstable-ma.gov

Planning Board Minutes
Monday, May 6, 2024

Approved: **May 20, 2024**

Chair Jeff Pallis at 6:37pm, called the meeting to order.
Members present: Joan Simmons, Joe VLcek and Jim Wilkie
Members absent: Alan Chaney

Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

Ground Mounted Solar Array Application—165 Pleasant Street

With feedback from the Town engineer via email, Joe motioned to accept the application for a special permit and site review to install ground mounted solar array as complete. Jim 2nd the motion. – Motion passed unanimously.

0 River / Unkety Brook Way Subdivision

The legal team for the developer sent over a "*Declaration of Covenants & Restrictions*" to the Planning Board and Select Board for signatures. The Board reviewed the document provided and questioned whether they were responsible for signatory. Members had no recollection of signing something like this in the past. The Administrator was requested to inquire with Town Counsel for guidance before signing.

The developer has contacted the Administrator to note he's interested in creating a 2-unit duplex as the affordable housing unit required as part of the development. The Town's current bylaws do not allow for creating duplexes in residential zoned neighborhoods. It was discussed that the developer may be able to apply to the Zoning Board of Appeals for a variance to allow such.

Joe suggested to the Board that a paragraph be added to the Zoning Bylaws Section 29 which allows for a R-1 residential unit to be a duplex when it provides additional affordable housing. The Board will continue to discuss options for improving the bylaws to support increasing affordable housing in Town.

APPROVED

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PB Inspections & Review

The Board discussed the Town Engineering firms proposed fee and project review increases. They agreed to the changes offered and a new updated draft will be reviewed and considered for approval at the next meeting.

Meeting Minutes – April 16, 2024

Jim made a motion to approve of the minutes, as presented, for the April 16th meeting. Joan 2nd the motion. – Motion passed unanimously.

Bills and Payroll

No bills.

Jim made a motion to sign off on two payrolls. Joe 2nd the motion. – Motion passed unanimously.

Joan motioned for chair Jeff to sign-off on task order #34 for town engineering services associated with the Special Permit and site review on 165 Pleasant Street. Joe 2nd the motion. – Motion passed unanimously.

Joe motioned for chair Jeff to sign-off on task order #35 for town engineering services related to inspections of land disturbance at 493 Main Street. Jim 2nd the motion. – Motion passed unanimously.

Jim made a motion to close the meeting at 8:01pm. Joan seconded the motion. – Motion passed unanimously.

The next scheduled meeting is Monday, May 20, 2024 at 6:30pm. The Planning Board will meet in the lower level Grange room at the Dunstable Town Hall.

Respectfully submitted,

Carol A. Rock
Administrative Assistant, Dunstable Planning Board

APPROVED