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

Planning Board Minutes
Approved: **October 7, 2024**
Monday, September 16, 2024

Chair Joan Simmons at 6:30pm, called the meeting to order.
Members present: Alan Chaney, Jeff Pallis, and Jim Wilkie
Members absent: Joe Vlcek
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

Planning Board Fees & Project Review Costs

The board discussed and incorporated the latest edits suggested by the Town Engineer into the table format of the fee schedule.

Jeff motioned to approve the changes discussed to the Fee Schedule to finalize it and proceed towards announcing the Public Hearing for input from the community. Alan 2nd the motion. Motion passed unanimously.

Town Site Plan Landscape Design Standards, Native Plant Use

Recent citizen input to the Town Administrator recommended the Town update regulations to require use of native plants in any new permitting which require landscaping. The Conservation Commission had discussed the topic at a recent meeting and voted to encourage the Planning Board to adopt changes to the site plan rules and regulations to include native plantings as a design standard moving forward. Alan reviewed a bit of history on how many landscaping plants which are not native to the area, such as burning bush, have become invasive.

The Board reviewed a few surrounding towns with rules and regulations which require incorporating native plantings. Some towns require just a percentage of new plantings to be native.

The Administrator will forward some samples of other towns regulations for the Board to review ahead of additional discussion at the next meeting.

Meeting Minutes – September 4, 2024

Alan made a motion to approve the minutes of the September 4th meeting. Jim 2nd the motion. – Motion passed unanimously.

Bills and Payroll

No payroll.

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

Alan made a motion to approve the five invoices received from Hoyle Tanner for services rendered on properties in Town as noted below. Jim 2nd the motion. – Motion passed unanimously.

- a $73.00 invoice for engineering services related to storm water control inspections at 493 Main Street.
- a $46.25 invoice for engineering services related to storm water control inspections at 73 Depot Street.
- a $92.50 invoice for engineering services related to storm water control inspections at 75 Mill Street.
- a $462.50 invoice for engineering services related to review of site plan and SP application for 11 Pleasant Street.
- a $92.50 invoice for engineering services and inspections related to the Unkety Brook Way 11-home subdivision under development on River Street.

Additional Topics Discussed Not Noted on the Agenda

Expired Special Decisions for Marijuana Grow Facilities in Town

The Administrator noted that two prior Special Permit decisions for Tier 1 marijuana cultivation facilities within Town have both expired. The Pleasant Hill Growers, at 701 Pleasant Street was issued in November of 2019 and the Whole Sun Farm, at 48 Valley Street was issued in April of 2021. Both permits had 18 months from issuance requirements for construction commencement.

Future Agenda Items

A request to discuss potential changes to the Town Center District Overlay will be on the next meeting agenda, after the Town's Master Implementation Plan met and requested to meet with the Board.

Alan made a motion to close the meeting at 7:56pm. Jeff seconded the motion. – Motion passed unanimously.

The next scheduled meeting is Monday, October 7, 2024 at 6:30pm.

Respectfully submitted,
Carol A. Rock
Administrative Assistant, Dunstable Planning Board

APPROVED