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
Monday, October 7, 2024

Approved: **October 21, 2024**

Chair Joan Simmons at 6:33pm, called the meeting to order.
Members present: Alan Chaney, Jeff Pallis, Joe Vlcek and Jim Wilkie
Members absent: none
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

Town Center District Overlay Potential Expansion

Joe V. shared how the Master Implementation Plan (MIP) Committee had recently been discussing whether the TCD could be expanded to include a larger area, as well as to revisit other potential updates such as business requirements on first levels of barns. MIP member Kieran Meehan opened the discussion with the Board and presented the goal of expanding business opportunities within the Town through a potential expansion of the TCD. A robust exchange of ideas and possible infrastructure changes needed amongst all members and citizenry in attendance ensued.

Kieran and Joe will provide the Planning Board's feedback to their MIP Committee and the Planning Board agreed to continue discussion on the topic at a future meeting.

PB Site Plan Rules & Regulations: Landscape Design Standards, Native Plant Use

The Board reviewed and discussed with the citizenry in attendance a few surrounding towns which have requirements for use of native plant species in permitting for subdivisions and special permits decisions. Dunstable's current Site Plan R&R Section 4.03 Landscaping includes a reference to the use of native plants, but a change to the wording was proposed.

It was further recommended that rather than create a Town specific resource listing of native and invasive species, a link to provide applicants with an existing native plant resource would be added to the Town website. The Administrator will post a link to the following existing UMASS Extension resource article with a plant listing: North American Plants for New England Gardens

https://grownativemass.org/sites/default/files/documents/UMass_North_American_Plants_for_New_England_Gardens.pdf

- Alan motioned to make an update to Dunstable's current Site Plan R&R Section 4.03 Landscaping to be:

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~~The majority of the landscaping design shall be based on native species of plants.~~ *"The site shall be landscaped with trees, shrub, and grass species native to New England. No invasive species are allowed. "*

Joe 2nd the motion. Motion passed unanimously.

Reschedule November 18th PB Meeting

Alan made a motion to reschedule the November 18th PB meeting to Tuesday, November 19th, 2024 at 6:30pm due to the scheduled Town Meeting. Jim seconded the motion. – Motion passed unanimously.

Meeting Minutes – September 16, 2024

Alan made a motion to approve the minutes of the September 16th meeting. Jeff 2nd the motion. – Motion passed unanimously.

Bills and Payroll

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

Alan made a motion to pay $25.36 postage costs, and Jim 2nd the motion. – Motion passed unanimously.

Additional Topics Discussed Not Noted on the Agenda

Future Affordable Housing Zoning for Subdivisions

Jim, the PB member for the Northern Middlesex Council of Government (NMCOG), shared some feedback on discussion about 40B's with the NMCOG Director. A possible interpretation of the existing law could allow the Town to zone defined areas specifically for affordable housing units, which could be multi-family buildings.

Joe made a motion to close the meeting at 8:42pm. Jim seconded the motion. – Motion passed unanimously.

The next meeting scheduled is on Monday, October 21, 2024 at 6:30pm.

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

APPROVED