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, November 4, 2024

Approved: **November 19, 2024**

Chair Joan Simmons at 6:30pm, 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

Meeting Minutes – October 21, 2024

Alan made a motion to approve the minutes of the October 21st meeting. Jeff 2nd the motion. – Motion passed unanimously.

Bills and Payroll

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

Alan made a motion to pay $210.00 to the North Middlesex Registry of Deeds for recording costs associated with recording the new Fee Schedule and Rules & Regulations for Site Plans. Joe 2nd the motion. – Motion passed unanimously.

Alan made a motion to pay $2.07 for departmental postage costs. Jim 2nd the motion. – Motion pass unanimously.

Affordable Housing

Jim shared a conversation he had with a developer working in Town, whereby he sought some feedback on how the developer had previously met affordable housing requirements. The developer shared he had typically contributed to those towns' affordable housing funds in lieu of building units.

The Board proceeded to discuss how affordable housing could be implemented in Dunstable while retaining the Town's existing look and character. Members of the Board will come up with potential proposals for further review and discussion in the future.

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Accessory Dwellings Bylaw

Joan reviewed the recent Massachusetts revision to MGL c. 40A Sections 1A and 3 related to Accessory Dwelling Units (ADUs). The change to Section 3 of Chapter 40A of the General Laws is effective Sunday, February 2, 2025, which is 180 days from the effective date of the Affordable Homes Act (AHA). After that date, zoning provisions which are inconsistent with MGL c. 40A Section 3 may be unenforceable. Municipalities are encouraged to review zoning and identify provisions that are not consistent with the new AHA law.

The Board had an introductory conversation on formulating an updated bylaw for Dunstable. The Town Administrator has provided some other towns sample bylaws which members will review ahead of additional discussion at the next Planning Board meeting.

Additional Topics Discussed Not Noted on the Agenda

Building Permit Release, 540 Groton Street *(R. Towle):*

Joe motioned to approve the PB sign-off of the Building Permit release for 540 Groton Street. Alan seconded. – Motion passed unanimously.

Joe moved to close the meeting at 8:00pm. Alan seconded the motion. – Motion passed unanimously.

The next meeting scheduled is on Tuesday, November 19, 2024 at 6:30pm.

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

APPROVED