OFFICE OF THE
PLANNING BOARD
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Dunstable Planning Board Minutes
Monday, August 3, 2026

Approved: **August 17, 2026**

At 6:30pm, Chair Alan Chaney called the meeting to order.
Members present: Jeff Pallis, Annika Selinger, Joan Simmons and Jim Wilkie
Members absent: None

Meeting held: Dunstable Town Hall, 511 Main Street – lower level, Grange Room.

Labor Day Meeting ReScheduling

The Board discussed the Monday, September 7, 2026 regularly scheduled meeting date. Members agreed to defer any decision on rescheduling due to the Labor Day holiday until the August 17, 2026 meeting. The consensus was that if no significant business arises, cancellation of this first September meeting may be preferable.

Variance and Permitting Changes Approved by State Budget Bill

The Board discussed recent zoning and permitting changes included in the State Budget Bill. Members acknowledged information previously distributed by The Administrator and agreed the changes appear to affect the Zoning Board of Appeals more directly than the Planning Board.

Board members expressed concern regarding the scope of the legislation and agreed additional review would be appropriate before considering modifications to Dunstable's bylaws or regulations. Members discussed inviting Town Administrator Jason Silva to review the impacts of the legislation once implementation guidance becomes clearer.

Approval of Minutes – July 20, 2026

- Joan moved to approve July 20th, 2026, meeting minutes as presented. Jim seconded the motion. The motion passed unanimously.

Bills and Payroll

- No Bills.
- Jim moved to approve one payroll. Jeff seconded the motion. The motion passed unanimously.

Topics not reasonably anticipated by Chair 48 hours in advance of meeting/Other Business

- **NMCOG Presentation Offer**

The Administrator informed the Board that the Northern Middlesex Council of Governments (NMCOG) had offered to provide a presentation regarding new small clean-energy infrastructure siting and permitting regulations.

Members discussed the proposal and determined that the topic may be more relevant to the Economic Development Committee (EDC). Annika agreed to discuss the matter with that committee and determine whether there would be interest in a joint meeting. The Board agreed that absent EDC interest, NMCOG should be advised that the Planning Board is not interested in scheduling a presentation at this time.

- **140 High Street**

The Administrator updated the Board on information received from Town Engineer, Dave Langlais involving the 15-acre property located at 140 High Street. Dave had a conversation with the property owner's engineering firm and shared the possibility of their filing an Approval Not Required (ANR) plan creating a new backland lot. The Board was informed that the ANR could proceed provided the plan clearly stated that the newly created backland lot is not buildable until a special permit has been obtained.

Alan had conversations with the property owner and provided historical background on the property and noted that a covenant may affect the additional eight-acre portion that had been joined with the original seven-acre parcel. The property owner was encouraged to investigate the covenant further before proceeding.

- **486 Main Street**

The Board briefly discussed an email inquiry from the property owner and their proposal involving a first-floor bedroom addition and interior modifications. The Administrator reported that the Board of Health agent had responded and requested hand-drawn plans showing all existing and proposed room configurations. Members noted that Conservation Commission involvement may also be needed to evaluate proximity to nearby wetlands resources. The matter will be revisited after additional information is received.

- **PFAS and Water Infrastructure**

The Board discussed an upcoming Groton-Dunstable meeting concerning PFAS contamination and water infrastructure issues. Members reviewed the status of PFAS contamination originating from firefighting foam use and discussed potential impacts on private wells, public water supply infrastructure, and future development near aquifer recharge areas. The Board also reviewed prior recommendations concerning conservation restrictions and acquisition of parcels near municipal wells to help protect groundwater resources.

Jim moved to adjourn the meeting at 7:05PM. Annika seconded the motion. The motion passed unanimously.

The next meeting is scheduled for Monday August 17, 2026, at 6:30pm.

Respectfully submitted,

Carol A. Rock
Administrative Coordinator
Dunstable Planning Board

APPROVED