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

Dunstable Planning Board Minutes
Tuesday, February 17, 2026

Approved: **March 2, 2026**

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

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

Economic Development Committee, Zoning Change Proposal for Residential Commercial Vehicle Regulations

Jeff Rosen (Chair, Economic Development Committee) presented a concept to revise the zoning bylaws for residential-zone commercial vehicle allowances. The EDC is proposing to allow up to three commercial vehicles, not greater than 14,000 pounds in size, within the residential zone. Their goal is to increase excise tax revenues to the Town and prevent small businesses from leaving.

The Board discussion focused on maintaining the Town's rural character with quiet family residences, concerns around potential diesel vehicle noise, safety/traffic, and enforceability. They voiced support to add agricultural equipment exemption in support of local farming. Members suggested relying on existing Massachusetts state vehicle categories instead of numeric weights.

Jeff will return to a future PB meeting with revised language on a proposal to update the bylaw for consideration.

Approval Not Required (ANR) – 0 Blodgett Street

Mike Ploof of Fieldstone Land Consultants presented on behalf of the applicants Tracie McPadden and Allan Hunter, who were not in attendance. He shared that the owners seek the equal division of their 29-acre property, which crosses town lines, after probate. His ANR plan submitted creates 3.063 acres "Parcel A" off Dunstable parcel lot 22-52, to be added to property ownership in Tyngsboro lot ID 13-23. The plans were created for equal-area division across the Dunstable/Tyngsboro line.

Town engineer feedback recommended the Dunstable PB await the result of the Tyngsboro PB ANR submission before voting to accept this plan. The Tyngsboro PB meeting is scheduled for March 5th.

Mr. Ploof requested an extension of the ANR under consideration, until March 17, 2026.

- Jim motioned to grant an extension for consideration of the ANR on "0" Blodgett Street until March 17th. Alan seconded the motion. Motion passed unanimously.

Approval Not Required (ANR) Extension Request – 516 Main Street

The Administrator shared that this ANR submission date did not allow the Town Engineer to provide his required review within the allowed 21 days. As a result, the applicant, the Congregational Evangelical Church of Dunstable, had requested an extension until the next PB meeting of March 2, 2026.

- Alan motioned to grant an extension for consideration of the ANR on 516 Main Street until March 2nd. Jeff seconded the motion. Motion passed unanimously.

Conditional Certification of Completion Approval, Land Disturbance Tier II Permit – 75 Mill St.

- Alan motioned for the Board to sign for acceptance of the conditional certificate of completion on the Tier II land disturbance permit for 75 Mill Street. Jeff seconded the motion. Motion passed unanimously.

Land Disturbance Tier I Approval & Building Permit Release – 775 Main St.

This agenda topic was tabled until the next meeting as the Town Engineer has not completed his review of the Tier 1 submission.

Open Space & Recreation Plan (OSRP) Letter of Review and Support

Northern Middlesex Council of Governments (NMCOG) requested a Planning Board letter of review and support for the OSRP to be submitted to the state.

- Jim motioned to approve of the OSRP letter and for Chair Joe to sign it for submission to NMCOG. Jeff seconded the motion. Motion passed unanimously.

Accessory Dwelling Units (ADU) Bylaw — Town Counsel Feedback

The Board discussed how this ADU bylaw should be moved to section 11.5 of the Zoning Bylaws where Accessory Buildings are covered and that setbacks for such would be 30 ft for all. The existing Site Plan Rules & Regulations would apply for ADU's although further consideration of additional exterior design standards will be considered after research of surrounding towns requirements.

Joe created and shared a new draft for the Board to review ahead of the next meeting.

APPROVED

Meeting Minutes – February 2, 2026

- Jim made a motion to approve the minutes of the February 2nd meeting. Alan 2nd the motion. – Motion passed unanimously.

Bills, Task Orders and Payroll

- Alan made a motion to sign off on one payroll. Jim 2nd the motion. – Motion passed unanimously.
- Jim made a motion to sign Hoyle Tanner Task Order #48 Amendment#1, for additional review services on the preliminary subdivision of 1177 Main Street. Jeff 2nd the motion. – Motion passed unanimously.

Jim moved to close the meeting at 9:08 PM. Jeff seconded the motion. – Motion passed unanimously.

The next meeting scheduled is on Monday, March 2, 2026, at 6:30pm.

Respectfully submitted,

Carol A. Rock
Administrative Coordinator
Dunstable Planning Board

APPROVED