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
Monday, March 16, 2026

Approved: April 6, 2026

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

At 6:32 PM Chair Joe Vlcek called the joint meeting of the Planning Board and Roads Commission to order.

Members present: Alan Chaney, Jeff Pallis, Joan Simmons, and Jim Wilkie.
Members absent: None

Roads Commissioners Present: Mike Martin, Pete Gove, and Matt Morton

Preliminary Subdivision Continuation — 'Lovewell Farms' – 1177 Main Street

The Planning Board continued its review of the preliminary subdivision application known as "Lovewell Farm," submitted by Jared Davis for property located at 1177 Main Street. The proposal consists of a three-lot residential subdivision on approximately seven acres, including construction of a new dead-end roadway approximately 815 feet in length extending from Main Street.

The applicant was present and represented by legal counsel Pam Brown, Esq., of Brown & Brown, P.C. Engineering presentation and technical responses were provided by Daniel Carr, P.E., of Stamski & McNary, Inc. The Roads Commissioners participated in the discussion, providing operational and maintenance input.

Board discussion focused on the applicants six requested waivers from the Subdivision Rules and Regulations, including sidewalk requirements, dead-end street length, roadway width, property line radii at the Main Street intersection, maximum roadway grade, and minimum leveling area. Board members confirmed with the applicant that all six waiver requests remained under consideration.

Discussion centered on roadway safety, winter maintenance, drainage, and emergency access, with particular concern regarding roadway grade and intersection leveling requirements. The Roads Commission advised that it could not support an increase above the standard 6% maximum roadway grade, nor a reduction of the required 100-foot leveling area at 2% grade, citing snow removal and vehicle safety concerns.

APPROVED

With respect to roadway width and sidewalks, the Board discussed the applicant's request for a 20-foot roadway with no sidewalks. While a 20-foot width was not supported by the Roads Commission, discussion resulted in consideration of an alternative. The Board ultimately agreed that a 22-foot roadway with no sidewalks represented an acceptable balance between safety, drainage, neighborhood character, and long-term maintenance.

The requested waiver to allow a dead-end street length of approximately 815 feet was generally supported, given site constraints, the limited number of lots served, and provision of a compliant turnaround. The waiver related to property line radii at the Main Street intersection was also not viewed as a safety concern.

The Board voted on each waiver individually, as follows:

- Motion to grant a waiver from sidewalk requirements was made and seconded. The motion passed by a vote of 4-1.
- Motion to grant a waiver to allow a dead-end street length of approximately 815 feet was made and seconded. The motion passed by a vote of 4-1.
- Motion to grant a waiver related to property line radii at the street intersection was made and seconded. The motion passed unanimously (5-0).
- Motion to grant a waiver to allow a 20-foot roadway was made and seconded. The motion failed by a vote of 2-3.
- Following further discussion, motion to allow a 22-foot roadway with no sidewalks as a modification to standard requirements was made and seconded. The motion passed by a vote of 4-1.
- Motion to grant a waiver allowing a maximum roadway grade of 10% was made and seconded. The motion failed by a vote of 2-3.
- Motion to grant a waiver reducing the required 100-foot leveling area at the Main Street intersection to 50 feet was made and seconded. The motion failed unanimously (0-5).

➢ Alan made a motion to approve the preliminary subdivision plan for "Lovewell Farm" at 1177 Main Street with the waivers granted and denied as voted, including approval of a 22-foot roadway width with no sidewalks, and denial of grade-related waivers. Jim seconded the motion. – Motion passed by a vote of 4-1.

Chair Joe noted that preliminary approval was intended to provide guidance for preparation of a definitive subdivision plan, with full engineering, drainage, and regulatory compliance to be reviewed during the definitive subdivision process.

➢ Jim made a motion to close the joint meeting with the Roads Commission at 8:01PM. Alan seconded. – Motion passed unanimously.

APPROVED

With the joint meeting with the Roads Commission concluded, the Planning Board continued with its regular meeting.

Economic Development Committee – Zoning Proposals

Jeff Rosen, of the Economic Development Committee, presented zoning amendment concepts addressing marijuana retail uses and potential adjustments to business district zoning.

Regarding marijuana retail zoning, the Board discussed comparative tax revenue data from surrounding communities. A non-binding straw poll indicated a 3-2 sentiment against advancing the proposal at this time. No formal vote was taken.

Regarding business district zoning, the Board expressed interest in considering warehouses by special permit in the B3 district, retaining office and research uses as special permit, and exploring craft brewery or distillery uses by special permit. No formal vote was taken.

Approval Not Required (ANR) Extension – 0 Blodgett Street

- Alan made a motion to approve the applicant's request for an extension of the ANR endorsement, due to pending action by the Tyngsborough Planning Board. Jeff seconded. – Motion passed unanimously.

Zoning Bylaw Proposal, ADU Bylaw

Chair Joe reviewed the status of the ADU bylaw, noting that the final draft has been sent to Town Counsel for final legal review. The new bylaw establishes ADUs as a protected use, subject to site plan review rather than discretionary permitting, consistent with state law. Board members discussed the remaining procedural steps required prior to Town Meeting consideration, including creation of the hearing notice and scheduling of the required Planning Board public hearing in April.

Bills, Task Orders and Payroll

- Alan made a motion to sign off on one payroll. Jeff 2nd the motion. – Motion passed unanimously.
- Alan made a motion to sign a final Hoyle Tanner invoice #75294 for $1,859.09 for Gateway Homes/Westford Street Land Disturbance permit related services. Jeff 2nd the motion. – Motion passed unanimously.
- Alan made a motion to sign off on a $215.96 Staples invoice for office paper needs. Jeff 2nd the motion. – Motion passed unanimously.
- Alan made a motion to sign off on a $127.90 Worldeyecam, Inc. invoice for replacement of the CCTV monitor in the Town Hall lower-level office. Jeff 2nd the motion. – Motion passed unanimously.

APPROVED

Meeting Minutes – March 2, 2026

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

Topics Not Reasonably Anticipated by the Chair

New Ad Hoc Committee PB Designee Need – 476 Main Street

Chair Joe noted the Select Board was establishing an ad hoc committee to evaluate the Town's potential acquisition of a 5-acre property at 476 Main Street. The Planning Board designated Jeff Pallis as its representative.

Jim moved to close the meeting at 9:40PM. Alan seconded the motion. – Motion passed unanimously.

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

Respectfully submitted,

Carol A. Rock
Administrative Coordinator
Dunstable Planning Board

APPROVED