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, April 6, 2026

Approved: *April 21, 2026*

At 6:33pm, 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.

Approval Not Required (ANR) – 0 Blodgett Street

Dan Barowski, of Fieldstone Land Consultants, appeared on behalf of the applicants, Tracie McPadden & Allan Hunter, who were not in attendance. Mr. Barowski explained that the ANR plan proposed the creation of two equal lots, each approximately 14.8 acres in size, for the purpose of dividing ownership between the two parties. The plan proposes to adjust property lines so 3.063 acres of land (Parcel A) will be transferred in ownership from 0 Blodgett St, Dunstable, MA (Map 22, Lot 52) to 33 Cummings Rd., Tyngsborough, MA (Map 13 Lot 23). He noted that no roadway or development was proposed and that the Tyngsborough Planning Board had previously reviewed and endorsed the Mylar plan at their March 19th meeting.

Board members, including Jim and Jeff, asked clarifying questions regarding ownership and parcel configuration. Mr. Barowski responded that although the land remains within Dunstable, ownership continuity with adjacent Tyngsborough property made the division appropriate. Town Engineer David Langley reviewed the final plan approved by Tyngsborough and responded via email that it was acceptable.

- Alan made a motion to approve the ANR plan, revision dated 2/20/26, for 0 Blodgett Street. Joan 2nd the motion. – Motion passed unanimously.

The board proceeded to add signatures to the hard copies and Mylar plans.

Meeting Minutes – March 16, 2026

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

APPROVED

Return Remaining 53G Funds – LDPT2 / 160 Westford St-Gateway Homes

- Alan made a motion to return the remaining funds deposited into a 53G account for use in engineering review and inspections of the land disturbance Tier II permit to the applicant, Gateway Homes. Jim 2nd the motion. – Motion passed unanimously.

158 Forest St Land Disturbance Permit – Tier II, Certificate of Completion Approval

Via email report to the Board, Town Engineer David Langlais noted he had conducted a final site inspection and confirmed that the property was in stable condition with approximately 70% grass coverage.

- Alan made a motion to approve of the LDPT2 Certificate of Completion, issued by Town Engineer, Dave Langlais of Hoyle Tanner, for 158 Forest Street. Jim seconded the motion. – Motion passed unanimously.

Reschedule PB Meeting of April 20th/Patriots Day Holiday

Chair Joe noted that the regularly scheduled Planning Board meeting of Monday, April 20, 2026, conflicted with the MA state Patriots Day holiday. The Administrator noted to the Board that, after conferring with the Chair via telephone, and due to public hearing notice requirements and publication deadlines, the meeting needed to be rescheduled to Tuesday, April 21, 2026. The appropriate hearing notice for zoning bylaw changes had already been published once in the Lowell Sun on April 4th.

Board members discussed quorum requirements for a public hearing and reviewed individual availability for the April 21, 2026 meeting. Members indicated that sufficient attendance was anticipated to conduct business and take votes as needed.

- Alan motioned to reschedule the Planning Board meeting from April 20, 2026 to April 21, 2026. Motion was seconded by Jim. – Motion passed unanimously.

Bills, Task Orders and Payroll

- Jim made a motion to sign off on two payrolls. Alan seconded the motion. – Motion passed unanimously.

- The Board reviewed and approved five Hoyle Tanner invoices:
  - [#75320] 75 Mill Street, T2 Land Disturbance Inspections – $723.75
  - [#75375] 473 High Street, Special Permit & Site Plan Review – $2,027.10
  - [#75376] 1177 Main Street, Preliminary Subdivision Review – $2,338.75
  - [#75377] 775 Main Street, T1 Land Disturbance Review and Inspections -- $1,266.75
  - [#75379] 516 Main Street, ANR Review – $1,076.00

- Motion to approve payment of these five Hoyle Tanner invoices was made by Alan and seconded by Jeff. – Motion passed unanimously.

- Alan made a motion to pay a $440.11 Lowell Sun invoice for publishing a corrected hearing date on the April 21st public hearing notice for the zoning bylaws to be under consideration at the Spring Town Meeting. Jeff seconded the motion. – Motion passed unanimously.

Jim moved to close the meeting at 7:27PM. Alan seconded the motion. – Motion passed unanimously.

The next meeting scheduled is on Tuesday, April 21, 2026, at 6:30pm.

Respectfully submitted,

Carol A. Rock
Administrative Coordinator
Dunstable Planning Board

APPROVED