OFFICE OF THE
PLANNING BOARD
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Dunstable Planning Board Minutes
Monday, July 6, 2026

Approved: July 20, 2026

At 6:36pm, Vice Chair Alan Chaney called the meeting to order.
Members present: Annika Selinger, and Joan Simmons
Members absent: Jim Wilkie, and Jeff Pallis

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

Building Permit Release – 125 Thorndike Street

The Administrator reported that Town Engineer Dave Langlais approved the Tier 1 Land Disturbance permit submission after his review. The application had been circulated to the Roads Department, Conservation Commission, and Building Inspector with no concerns raised.

- Joan moved to sign off on release of the building permit. Annika seconded the motion. The motion passed unanimously.

Return of 53G Funds – 493 Main Street/LDPT1

The Administrator reported that approximately $415 plus accrued interest remained in the project review account for the land disturbance permit.

- Annika moved to return the remaining funds to applicant Bill Mitchell and close the account. Joan seconded the motion. The motion passed unanimously.

Return of 53G Funds – 158 Forest Street/LDPT2

The Administrator informed the Board of a request from the Gallagher family for return of remaining review funds. The Chair directed that the matter be placed on the July 20, 2026, agenda. No vote was taken.

Approval of Minutes – June 15, 2026

- Joan moved to approve the June 15, 2026 meeting minutes. Annika seconded the motion. The motion passed unanimously.

APPROVED

Bills and Payroll

- Annika moved to approve a single payroll for closing out Fiscal Year 2026. Joan seconded the motion. The motion passed unanimously.

Administrator Carol summarized each invoice, noting that remaining balances in the associated 53G accounts were available for payment. Chair Alan requested discussion on the following five invoices from Hoyle Tanner, before entertaining a single motion to pay all:

	Property/Project	Filing Related	Invoice #	Amount $
1	775 Main St	LDPT1	75928	$ 110.15
2	158 Forest St	LDPT2	75566	$ 200.00 FINAL Invoice
3	178 Westford St	LDPT2	75927	$ 286.05
4	0 Blodgett St	ANR	75378	$ 788.00 FINAL Invoice
5	Unkety Brook Way	Subdivision	75926	$ 360.88

- Joan made a motion to pay the five invoices to Hoyle Tanner. Annika 2nd the motion. – Motion passed unanimously.

- Joan moved to approve a $19.79 Staples invoice for new member Annika's desk nameplate. Annika seconded the motion. The motion passed unanimously.

Topics Not Reasonably Anticipated by the Chair

The Administrator noted an inquiry from the Fire Chief regarding the Firefighter Memorial Project. The Board discussed possible locations, jurisdictional questions, and coordination with the Monuments and Memorials Committee but noted they have no direct oversight responsibilities.

Members also discussed reports that a large property on Depot Street may soon be offered for sale and reviewed potential development and environmental considerations.

The Administrator reported that no new applications had been received.

Annika moved to adjourn the meeting at 7:18PM. Joan seconded the motion. The motion passed unanimously.

The next meeting is scheduled for Monday July 20, 2026, at 6:30pm.

Respectfully submitted,

Carol A. Rock
Administrative Coordinator
Dunstable Planning Board

APPROVED