OFFICE OF THE
PLANNING BOARD
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Dunstable Planning Board Minutes Approved: August 3, 2026
Monday, July 20, 2026

At 6:30pm, Vice 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.

Return of 53G Funds – 158 Forest Street /LDPT2
The Administrator reported that approximately $2,423 plus accrued interest remained in the project review account for the land disturbance permit.

- Motion by Jim Wilkie to return the remaining 53G surplus funds to the applicant. Seconded by Joan Simmons. Motion passed unanimously.

Variance and Permitting Changes Approved by State Budget Bill
The Board discussed the recently adopted state zoning and permitting provisions included within the state budget legislation. Members reviewed information distributed by Town Counsel via Town Administrator Jason Silva, analyses prepared by Board members, and summary materials.

Discussion focused on the shift in variance standards from undue hardship to practical difficulty and the potential impact on municipal authority over frontage, setbacks, lot coverage, dimensional requirements, and other zoning controls. Members expressed concern regarding the adoption process and the absence of advance notice to many municipal organizations. The Board discussed possible effects on appeals before the Zoning Board of Appeals, future court actions, and long-term development pressures. Members noted that local wetlands bylaws, the Wetlands Protection Act, riverfront protections, and Title 5 requirements remain in force.

The Board concluded that existing regulations should continue to be enforced as adopted while further guidance is sought. The Board requested that Jason Silva attend a future meeting within the next one to two months to provide additional analysis and answer questions, including the provision extending protections for pre-recorded lots.

APPROVED

Approval of Minutes – July 6, 2026

- Joan moved to approve the July 6th, 2026 meeting minutes as presented. Annika seconded the motion. The motion passed 3-0-2, with Jim and Jeff abstaining.

Bills and Payroll

- Jim made a motion to sign a Hoyle Tanner invoice #75974 for $150 for Unkety Brook Way's inspection and project monitoring related services. Joan 2nd the motion. – Motion passed unanimously.

- Jim moved to approve of payroll. Annika seconded the motion. The motion passed unanimously.

Jim moved to adjourn the meeting at 7:33PM. Annika seconded the motion. The motion passed unanimously.

The next meeting is scheduled for Monday August 3, 2026, at 6:30pm.

Respectfully submitted,

Carol A. Rock
Administrative Coordinator
Dunstable Planning Board

APPROVED