



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

## **Planning Board Minutes Monday, February 6, 2017**

Approved: March 6, 2017

Meeting was called to order by Chairman, George Basbanes at 7:30pm  
Members present: Joan Simmons, Joe VLcek, Brett Rock and Joshua Kelly  
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

### **Alexander Estates – Bond Reduction – Gerry Welch**

Mr. Welch and his attorney both contacted the office earlier in the day and requested to be placed on the next agenda.

### **Meeting Minutes – December 19, 2016**

Joe made a motion to approve the meeting minutes, as submitted, from the December 19, 2016 meeting. Joan 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Review/Sign Bills and Payroll**

Invoices for office supplies and Alexander Way 53G account were signed as well as the Administrative Assistant's payroll.

### **February 20<sup>th</sup> Meeting – Holiday**

The next Planning Board meeting falls on President's Day. The Board decided not to hold a meeting that week.

### **Proposed Changes to the Zoning Bylaw – Review and Discussion**

- 1) Community Housing Bylaw – Originally a General Bylaw is now proposed to be moved into the Zoning Bylaw. Was reviewed by Attorney Falk
- 2) Rezone R1a Commercial Recreational Map D to R1 Residential – proposed by the Town Engineer - Board discussed that they prefer to leave the zoning of these parcels as they are currently zoned.
- 3) Recreational Marijuana Bylaw – Board discussed that they would like to implement a moratorium to give them time to decide what is best for the Town of Dunstable. Attorney Falk will work on the moratorium.
- 4) Solar Energy Bylaw Changes – The proposed changes were reviewed by Attorney Falk.

The Planning Board will hold a hearing on proposed changes in March.



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**Proposed Changes to Rules and Regulations for Subdivisions – Review and Discussion**

As no additional changes were proposed, there was no need for review.

**Additional Topics Discussed Not Noted on the Agenda**

Brett made a motion to close the meeting at 8:30pm. Joe 2<sup>nd</sup> the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann  
Administrative Assistant  
Dunstable Planning Board