



OFFICE OF THE
PLANNING BOARD
TOWN HALL, 511 MAIN STREET
DUNSTABLE, MA 01827-1313
(978) 649-4514 FAX (978) 649-8893
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Planning Board Minutes
Monday, September 19, 2022

Approved: October 3, 2022

Chair Jeff Pallis at 6:30pm, called the meeting to order.

Members present: Alan Chaney, Jim Wilkie, Joan Simmons, Joe Vlcek and Jeff Pallis

Member absent: none

Public Hearing, Site Plan Review – 1177 Main Street – Davis – ground-mounted solar

Applicant, Jared Davis and Freddy Petkus of Critical Mass Solar attended the hearing. A small 12.80kW DC, 9.28kW AC 32 panel ground-mounted solar array is proposed.

Freddy requested leniency on the site plan requirements of the town for a ground mounted array given the 7 acre size of the property. The applicant and vendor are unable to afford engineering costs which would be required to provide all the requirements. Freddy noted that this solar array could proceed as a roof-mount but the ground mount is currently being pursued.

The Planning Board sought clarification on exceptions sought from the applicant. A specific listing from the applicant along with a reason why a waiver is sought. The board recommended the vendor go through the town guidelines and highlight each area where an exception is needed, and return to the board to review each point.

The board and town engineer requested the applicant provide a bulleted list of all waivers that are being sought and will respond directly to each point. The applicant was advised to hire an engineer to ensure compliance with the regulations, which were created to ensure protection of the townspeople and land around any ground-mounted arrays.

The fire department representative requested to be kept informed of any waivers in order to ensure their awareness.

The fixed panel array will point in a southerly direction. Section 25, 11.3 of town bylaws note that any glare concerns should be mitigated by vegetative plantings.

The board offered the applicant additional time to respond and presented an agreement to extend the time for the site plan review. Joe made a motion to issue a continuance for the site plan review which Jim seconded. The motion passed and the Planning Board granted the continuance of the hearing until November 7th.



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ANR – Parkin/Mcneil – Pleasant Street*

Jeff Hannaford of Norse Design Services, presented an ANR for an interior lot line change for 701 Pleasant Street. Mr. Parkin is purchasing a small strip of land from a neighbor to meet the 5 acre backland lot requirements. Access to the new lot is through the adjoining lot of 681 Pleasant and a formal permanent easement has been arranged. The Town Engineer, David Langlais, reviewed the application and updated plans presented and approved of the ANR.

Joe made a motion to approve the ANR. Alan 2nd the motion. – Motion passed unanimously. The board proceeded to sign the Mylar plans. Plan approved: Plan of Land in Dunstable, MA, prepared for Robert E. Parkin, #701 Pleasant Street by Norse Design Services, Inc., dated September 19, 2022, Job 5102.

Approval of Meeting Minutes of September 6, 2022

Alan made a motion to approve the meeting minutes of the September 6th meeting, as submitted. Jim 2nd the motion. – Motion passed unanimously.

Bills/Payroll

No invoices/bills to be signed.

Alan made a motion to sign payroll. Jim 2nd the motion. – Motion passed unanimously.

Alan made a motion to close the meeting at 8:15pm. Joe 2nd the motion. – Motion passed unanimously. The next scheduled meeting is Monday, October 3, 2022 at 6:30pm.

Respectfully submitted,

Carol A. Rock
Administrative Assistant
Dunstable Planning Board