



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, October 3, 2022**

Approved: October 17, 2022

Chair Jeff Pallis at 6:32pm, called the meeting to order.

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

Member absent: none

**Building Lot Land Swap Proposal - Robbins Farm Subdivision — Kennedy/DRLT**

Alan C., as a board member of the DRLT, recused himself from the discussion.

DRLT board member, Mr. Kennedy, presented a map of the Robbins Farm cul-de-sac open space subdivision and highlighted Lot 16 which is primarily surrounded by land owned by the DRLT. The lot is currently undeveloped as the owner, Ken Tully, had reserved it for a future use.

Mr. Tully proposed to the DRLT board a "land swap", moving the location of Lot 16 to an adjacent parcel of land. He would then offer the existing position of Lot 16 to the DRLT, which would make their existing conservation property contiguous.

Mr. Kennedy sought preliminary feedback from the Planning Board on this proposal, before Mr. Tully were to pursue a formal survey and new lot 16 lines. The board responded positively to the proposal but will need to follow-up with town counsel to confirm there are no concerns about changing the original open space development plans.

**"0" River Street/ Unkety Brook Way Development**

The planned signature of the Mylar plans for this open space development have been deferred. Edits from town counsel for associated legal documents have not been finalized by the developer's counsel. Additionally, town counsel raised a concern that the open space conveyance to the Massachusetts Fisheries and Wildlife may not be covered through the existing 6.6.3 bylaw and he deferred to the Planning Board for review. Discussion amongst the board noted that the conditions of approval mimicked the prior Chapman Road development and its open space conveyance to fish & game.

Alan made a motion to proceed with the conveyance to MA Fisheries and Wildlife, as stated in the order of conditions. Joe 2<sup>nd</sup> the motion. – Motion passed unanimously.



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### **Special Permit Ground-Mounted Solar – 1177 Main Street – Davis**

After the public hearing continuance offered to applicant Jared Davis on September 19<sup>th</sup>, the administrator received an email from Mr. Davis withdrawing his interest in pursuing the special permit. He noted his intention to pursue a roof mounted solar project versus the ground-mounted solar array originally sought.

The administrator will follow-up with the prior administrator to determine the required procedure for a formal withdrawal of the application for the Special Permit.

### **ANR Extension Agreement – Sweet Pond Way – Sweet**

Members of the board had performed a site visit with town engineer, David Langlais and Mr. Sweet on September 28<sup>th</sup>. Engineer assessment of the existing road pavement width and thickness show it to be out of compliance with town bylaws. Mr. Sweet was advised to make changes in order to be reconsidered for his ANR application. He has requested an extension to provide more time to address the noted concerns.

Jim made a motion to the ANR extension. Alan 2<sup>nd</sup> the motion. – Motion passed unanimously. The board proceeded to sign an extension granting Mr. Sweet until December 5<sup>th</sup>.

### **Review of Application for Special Permit – 519 Main Street – Wood**

The applicants are proposing to re-open a business in the existing space as a book and gift shop. Town engineer, David Langlais, has performed a site visit and we are awaiting his formal report with feedback. Copies of the application were provided to the board and a public hearing will occur in early November for the consideration of the special permit sought.

### **Approval for a Building Permit – 295 Hall Street – Brooks**

Lori Brooks seeks to proceed with building a new in-law structure on the existing footprint of a barn to be torn down. The board of appeals has already approved of this request to rebuild.

Alan made a motion to sign the building permit. Joe 2<sup>nd</sup> the motion. – Motion passed unanimously.



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### **Edge-of-Road By-law Change Discussion**

The Roads Commission has emailed a proposal that the town ought to have a bylaw to ensure safe passage for winter snow plowing and other road maintenance needs. The bylaw should offer guidance to townspeople relative to building walls and/or planting vegetation. A specific bylaw will provide the roads commissioners with a regulation reference for the future but would grand-father in anything existing within the right-of-way.

The board requested that the Road Commissioners should attend a future Planning Board meeting, with a write-up of their proposed zoning bylaw to discuss further with the Planning Board.

### **Approval of Meeting Minutes of September 19, 2022**

Alan made a motion to approve the meeting minutes of the September 6<sup>th</sup> meeting, as submitted. Joe 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Bills/Payroll**

No invoices/bills to be signed.

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

Alan made a motion to close the meeting at 8:32pm. Jim 2<sup>nd</sup> the motion. – Motion passed unanimously. The next scheduled meeting is Monday, October 17, 2022 at 6:30pm.

Respectfully submitted,

Carol A. Rock  
Administrative Assistant  
Dunstable Planning Board