



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, 2023**

Approved: March 6, 2023

Chair Jeff Pallis called the meeting to order at 6:30pm  
Members present: Joan Simmons, Joe Vlcek and Jim Wilkie  
Member absent: Alan Chaney

**Planning Board 2022 Annual Report**

Joan recommended the addition of "11 single-family houses" count on the definitive subdivision.

Joe made a motion to approve the annual report with changes discussed and send it to the town administrator. Jim 2nd the motion. – Motion passed unanimously.

**Stormwater Permitting**

Town engineer is working on our state reporting and Administrator is researching for all land disturbance permits for period.

Planning Board, as well as Conservation Commission, will need to offer a member to participate on Stormwater Committee, which will meet quarterly.

**583 Pleasant Existing Pole/Cellular Antenna Replacement**

Town Counsel has reviewed the email from T-Mobile telecommunications contractor, Centerline Communications and Adam Wolfrey, which stated "no need for Special Permitting process" and agrees that the Spectrum Act cited supersedes any local bylaw discretionary permitting requirements. They are required to pursue other non-discretionary permitting, such as building and electrical however.

Counsel noted that the only potential action for the town was the Building Inspector's verification that the proposed plans antenna replacement matched their certification.



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

### **Approval of Meeting Minutes of January 17, 2023**

Jim made a motion to approve the meeting minutes of the January 17<sup>th</sup> meeting, as submitted. Joan 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Bills/Payroll**

- Jim made a motion to pay a Hoyle Tanner \$118.75 invoice for special permit site review services associated with 519 Main St. and opening a business. Joan 2<sup>nd</sup> the motion. – Motion passed unanimously.
  - Joe made a motion to return the surplus 53G inspection funds not used to applicants, Thad & Olga Wood of 519 Main Street. Joan 2<sup>nd</sup> the motion. – Motion passed unanimously.
- Joe made a motion to pay a Hoyle Tanner invoice for ANR review services associated with 107 Mill Street for \$394.75. Joan 2<sup>nd</sup> the motion. – Motion passed unanimously.
- Joe made a motion to sign off on payroll. Joan 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting**

Due to the President's Day holiday, the next scheduled meeting will be Tuesday, February 21<sup>st</sup>, 2023 at 6:30pm. Chair Jeff notes he will be unable to attend, given a schedule vacation that week. The Board noted if there are no new requests of citizens and no outstanding work in progress, the administrator should notify all and the Chair will make a decision to cancel the next scheduled meeting of February 21<sup>st</sup> instead.

Joe made a motion to close the meeting at 7:27pm. Joan 2<sup>nd</sup> the motion. – Motion passed unanimously.

Respectfully submitted,

Carol A. Rock  
Administrative Assistant  
Dunstable Planning Board