



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, March 6, 2023**

Approved: March 20, 2023

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

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

Member absent:

Approval of Meeting Minutes of February 6, 2023

Joe made a motion to approve the meeting minutes of the February 6th meeting, as submitted. Joan 2nd the motion. – Motion passed unanimously.

Bills/Payroll

- No bills
- Joe made a motion to sign off on two payrolls. Jim 2nd the motion. – Motion passed unanimously.

Updates from Administrator

- Conservation Commission has approved an Order of Conditions for 125 Thorndike to build a new driveway, well, septic and single-family dwelling.
- Inquiry from potential buyer of 107B Mill Street about rock walls on property and need for Scenic Road permit to move for future driveway. Alan noted that only the roadside rock walls are covered, and the PB has no jurisdiction over any interior property walls. He'll need a special permit for a backland lot in order to pursue building a home.
- Town Administrator has invited the Planning Board to the BOS meeting on March 9th at 6pm for an interview with MCO Associates who have proposed the 40B development in the MUD district on Pleasant Street.



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

Future Select Board Meetings

Joe recommended that members of the board take turns attending future Select Board meetings to relieve Joan who has been representing the Planning Board in the past.

The Administrator will remind the board during future PB meetings. Members will volunteer for representing the board at next scheduled BOS meetings as their availability allows.

Villages at Brattle Farm

While there is no oversight role expected for the Planning Board, the board had a general discussion about this new project potentially coming town.

Joe made a motion to close the meeting at 7:35pm. Jim 2nd the motion. – Motion passed unanimously.

Respectfully submitted,

Carol A. Rock
Administrative Assistant
Dunstable Planning Board