



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, May 1, 2023

Approved: May 15, 2023

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

Approval of Meeting Minutes of April 19, 2023

Joe made a motion to approve the meeting minutes of the April 19th meeting, as submitted. Alan 2nd the motion. – Motion passed unanimously.

Bills/Payroll

- No bills or payroll.

NEW BUSINESS

Building Permit Release Request, 47 Thorndike *

Based on insight from the Building Inspector, the Administrator shared that the owner plans to build a single-family home with an in-law apartment approximately 100' north of the prior (now demolished) house site. There are no current plans to sub-divide the property into additional buildable lots, as previously considered – although the owners may return at a future point if perk testing is positive for such. The owners have submitted an application to the Zoning Board of Appeals, given the in-law apartment sought. A scenic road hearing should not be necessary given plans to use the existing driveway.

Alan shared the property owner's had received a positive Order of Resource Area Delineation (ORAD) decision from the Dunstable Conservation Commission last October. He noted the new house construction planned is well outside of wetland areas.

Joe made a motion for the Planning Board to sign off on release of the building permit for 47 Thorndike Street. Alan 2nd the motion. – Motion passed unanimously.



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Zoning Bylaw 11.7.1 Backland Lot Requirement Changes Proposal

The board had a general discussion about backland lots. Joe shared his thoughts on altering the bylaw to encourage more backland lot(s) creation, which might actually preserve more open space. His perspective is that parties interested in such backland lots may have a preference for seclusion and more space surrounding their homes. He noted backland lots are possibly more valuable, given homes build-upon may be larger which would generate greater property tax revenues. An alteration to the bylaw might involve encouraging shared driveways where there are contiguous backland lots. He offered to do more research on existing backland lot property values and tax revenues in town.

Due to the upcoming Juneteenth Independence Day, June 19th holiday falling on a regularly scheduled PB meeting date, Alan made a motion for the meeting that week to be rescheduled to Tuesday, June 20th, 2023 at 6:30pm. Joan 2nd the motion. – Motion passed unanimously.

Joe made a motion to close the meeting at 7:04PM. Joan 2nd the motion. – Motion passed unanimously. The next scheduled meeting is Monday, May 15, 2023 at 6:30pm.

Respectfully submitted,

Carol A. Rock
Administrative Assistant
Dunstable Planning Board