



**OFFICE OF THE  
PLANNING BOARD**  
TOWN HALL, 511 MAIN STREET  
DUNSTABLE, MA 01827-1313  
(978) 649-4514 FAX (978) 649-8893  
<mailto:Planning@dunstable-ma.gov>

**Planning Board Minutes  
Monday, September 18, 2023**

Approved: **October 2, 2023**

Chair Jeff Pallis at 6:31pm, called the meeting to order.  
Members present: Joan Simmons, Joe VLcek and Jim Wilkie  
Members absent: Alan Chaney

Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

**Meeting Minutes – September 5, 2023**

Jim made a motion to approve the minutes of the September 5th meeting. Joan 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Bills and Payroll**

No Bills.

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

**Zoning Bylaw 11.7.1 Backland Lot Requirement Change Proposal**

The Board had previously commenced discussion of possible changes to the Backland Lot Bylaw and had taken an action item to return with potential recommendations.

Joan initiated the discussion noting that she was not really interested in making a change to the backland lot requirements. However, if the Board were to agree to making a bylaw change, she offered her proposed wording changes to Joe's earlier suggestions for such.

The Board discussed whether the backland lots in town offered greater tax revenue and whether altering the requirements would possibly encourage additional lots.



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The Board discussed frontage requirements for a standard lot (200') and a backland lot (40') next to it. With two backland lots next to a standard lot, it would be a total of 280' frontage required.

The Board decided to table the topic until the next scheduled meeting.

**Scenic Road / Stone Wall Guidance for Community**

As member Alan, who was not in attendance, had the action item to compose a draft of guidance the Board decided to postpone discussion until the next meeting.

**Special Permit Site Review Ground Mounted Solar Array, Vote Application is Complete, 116 Thorndike St**

The Board reviewed the email dated July 26<sup>th</sup> from Town Engineer, David Langlais, indicating to the Board "*The packet is sufficiently complete to begin the review process.*" Joe made a motion to accept the application as complete. Jim 2<sup>nd</sup> the motion. – Motion passed unanimously.

The Public Hearing for the Special Permit consideration will be on Monday, October 2<sup>nd</sup> at 6:35pm.

**Updated General Bylaws of the Town of Dunstable – September 2023**

The MA Attorney General has approved the Right-of-Way Bylaw voted at the May Town Meeting. The Assistant Town Clerk has finalized updates to the Towns Bylaws and the latest edition, dated September 2023 is available on-line.

These updates prompted a brief discussion about the Planning Board's recent vote to add an additional use to the Town Center District (TCD). The Administrator noted that a Public Hearing for discussion on the change to the TCD use, recently reviewed and approved by Town Counsel, will be scheduled and advertised for the October 16<sup>th</sup> meeting.



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**Additional Topics Discussed Not Noted on the Agenda**

**PFAS Water**

Joan shared a brief overview of a joint towns selectboards meeting she attended surrounding the PFAS water contamination issue. The Town of Groton and Dunstable are in discussions for a regional agreement to provide water to the high school. The current understanding is for water from Groton Center to go to the high school and a few contaminated well Dunstable properties on/near Kemp Street. The Town of Pepperell will pay for installation of water lines to be connected to their system.

Joe made a motion to close the meeting at 8:10pm. Jim seconded the motion. – Motion passed unanimously.

The next scheduled meeting is Monday, October 2, 2023 at 6:30pm.

Respectfully submitted,

Carol A. Rock  
Administrative Assistant Dunstable Planning Board