



**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, November 20, 2023**

Approved: December 4, 2023

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

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

Members absent: none

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

Meeting Minutes – November 6, 2023

Alan made a motion to approve the minutes of the November 6th meeting. Joe 2nd the motion. – Motion passed unanimously.

Bills and Payroll

Alan motioned to pay a \$1,295 invoice from Hoyle Tanner for the Town Engineer's documents review and participation in the pre-construction meeting of November 8th for the 0 River Street/Unkety Brook Way subdivision. Joe 2nd the motion. – Motion passed unanimously.

Alan motioned to approve a \$87.96 postage communications expense. Joe 2nd the motion. – Motion passed unanimously.

Alan made a motion to sign off on one payroll. Joe 2nd the motion. – Motion passed unanimously.

Release of remaining 53G project review funds to NE Clean Energy -- 116 Thorndike Special Permit/Ground Mounted Solar Array

Alan made a motion to return the remaining funds in the 53G engineering project review account for 116 Thorndike Street's approved ground mounted solar array to NE Clean Energy. Joan seconded the motion. – Motion carried unanimously.



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Building Permit Release – 75 Mill Street

Alan made a motion to approve the Planning Board's sign-off on the Building Permit release for 75 Mill Street. Joe 2nd the motion. – Motion passed unanimously.

Affordable Housing Unit -- 0 River St/Unkety Brook Way

Alan shared some feedback from the November 8th pre-construction meeting where the new proposed developer had briefly discussed the single affordable housing unit which is to be included within the new subdivision. During that meeting with all the stakeholder departments, the developer proposed an "*in lieu of*" monetary contribution to the Town's Affordable Housing Fund instead of including the single unit expected per the original agreement. The developer is still pending the purchase of this approved 11-home subdivision off River Street.

The Administrator has reached out to the Affordable Housing Committee chair to seek their consideration of the offer and to provide a preference back to the Planning Board. Joan noted a meeting of the AHC is scheduled to occur on Monday, November 27th.

The Planning Board must approve of this proposed "*in lieu of*" monetary payment to the AHF. The Developer will be invited to a future meeting to discuss this further after the purchase of the property is completed.

Zoning Bylaw 11.7.1 Backland Lot Requirement Change Proposal

The Board reviewed the history of prior discussions surrounding potential changes to the backland bylaw and whether an update would benefit the Town overall. The original prompt for a potential change had been the result of an inquiry by a citizen after it was determined the existing bylaw would not allow their request to create a backland lot on the property involved.

The Board decided that they will not pursue a change to the 11.7.1 backland bylaw at this time. It was noted that citizens should be referred to the Zoning Board of Appeals to provide their hardship case of need for a variance consideration.



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Scenic Road / Stone Wall Guidance for Community

Alan has composed a document with the history and significance of stone walls for citizenry guidance. Additional stone wall pictures will be added as well as examples of mortared walls which do not fit in with the area. The mending of walls, with the existing stones which have fallen, is encouraged. Boundary walls should never be altered, other than to mend.

The Board will review and provide feedback for additional discussion at the next meeting before the document is updated. The finalized document will be handed out at future Scenic Road hearings and posted to the Town website.

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

The next scheduled meeting is Monday, December 4, 2023 at 6:30pm.

Respectfully submitted,

Carol A. Rock
Administrative Assistant Dunstable Planning Board