



**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, December 18, 2023**

Approved: **January 16, 2024**

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

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

Meeting Minutes – December 4, 2023

Alan made a motion to approve the minutes of the December 4th meeting. Joan 2nd the motion. – Motion passed unanimously.

Bills and Payroll

No Bills.

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

Alan made a motion to sign a Hoyle Tanner Task Order #15, Amendment #2 for 255 River Street's Tier II Stormwater Permit related inspections. Joan 2nd the motion. – Motion passed unanimously.

Annual Report for 2023

The Board reviewed and discussed the draft annual report for 2023. Alan suggested breaking out the Special Permits issued by type, "Backland Lot" and "Ground Mounted Solar Array". He further recommended adding "Stone Wall" to the Scenic Road Permits.

Alan made a motion for the Planning Board to accept the Annual Report for 2023 with the changes discussed. Joan 2nd the motion. – Motion passed unanimously.



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Local Initiative Program (LIP) Process and Public Meeting on LIP Proposal at 41 Lowell Street

Town Administrator Jason Silva had issued an email with a Select Board recently approved process for LIP projects in Dunstable. The Select Board had been approached by a private developer with an affordable housing LIP proposal at 41 Lowell Street. In short, a LIP project is an affordable housing proposal from a developer working in concert with the Town that is jointly filed by the Town and developer with the Executive Office of Housing and Livable Communities under MGL Chapter 40B. Information on the affordable housing proposal can be found [here](#) and is known as the former Dumont property. The information includes an early presentation provided to the Select Board, a financial impact analysis conducted by the developer, and answers to questions submitted to the developer by many of the Boards/Committees on this email.

To fully review and receive feedback from relevant boards/committees and staff, the Select Board created a review process for this LIP proposal, and any future LIP proposal. In summary, the 60-day preliminary review process includes a team meeting with relevant boards/committees to review the project, ask questions, and identify any potential issues, and a public meeting with the Select Board seeking input from the public, as well as a meeting with and non-binding reviews and recommendations from the Affordable Housing Committee and Planning Board.

The public meeting with the Select Board is scheduled to take place on Wednesday, December 20th at 6 PM at Town Hall.

Alan made a motion to close the meeting at 7:06pm. Joan seconded the motion. – Motion passed unanimously.

The next scheduled meeting is Tuesday, January 16, 2024 at 6:30pm.

Respectfully submitted,

Carol A. Rock
Administrative Assistant Dunstable Planning Board