



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 Tuesday, April 9, 2019

Approved: May 6, 2019

Chairman Josh Kelly at 7:30pm, called the meeting to order.
Members present: George Basbanes, Henry Fontaine, Joan Simmons and Joe VLcek
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

Signing of Final Solar Plans under Approved Special Permit – Blodgett/Pleasant Streets

Mr. Albrecht from Borrego Solar emailed the office earlier in the day saying the plans needed Town Engineer review. This will be added to the May 6 agenda.

Meeting Minutes – March 18, 2019

George made a motion to approve the minutes of the March 18, 2019 meeting, as submitted.
Joe 2nd the motion. – Motion passed unanimously.

Bills and Payroll

The Chair signed the bills and payroll.

Hearing on Rules and Regulations for Fee Schedule/Subdivisions and Site Plans

Josh opened the hearing at 7:40pm. In attendance: Town Engineer Jeff Rider, Alan Chaney and Road Commissioner Mike Martin. Motion made, second and passed unanimously to waive the reading of the legal notice. Members discussed the proposed changes recommended by the Conservation Commission and Road Commissioners. After the discussion, George made a motion to close the hearing. Henry 2nd the motion. – Motion passed unanimously. George then made a motion to approve the changes to the Fee Schedule, Rules and Regulations for Subdivisions and Rules and Regulations for Site Plans. Henry 2nd the motion. - Motion passed unanimously.

Hearing on Proposed Changes to the Zoning Bylaw

Josh opened the hearing at 7:56pm. In attendance: Town Engineer Jeff Rider, Alan Chaney and Road Commissioner Mike Martin. Motion made, second and passed unanimously to waive the reading of the legal notice. Members reviewed each of the proposed changes. Additional modifications were made to sections 6.7.10 (a) and (g) as well as 20.3. After the discussion, George made a motion to close the hearing. Joe 2nd the motion. – Motion passed unanimously. George then made a motion to approve the proposed Zoning Bylaw changes with modifications to sections 6.7.10 (a) and (g) and 20.3, and to recommend passage to the Board of Selectmen at the May 13, 2019 Annual Town Meeting. Henry 2nd the motion. – Motion passed unanimously.



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Additional Topics Discussed Not Noted on the Agenda

Building Permits – 29 & 30 Skytop Lane – Ken Tully

Mr. Tully presented two building permits for the last two available lots on Skytop Lane. Skytop is an approved subdivision. Joe made a motion to sign the building permits. George 2nd the motion. – Motion passed unanimously.

Motion made, seconded and passed to close the meeting at 8:31pm. The next meeting of the Planning Board will be held on Monday, May 6, 2019.

Respectfully submitted,

Cheryl A. Mann
Administrative Assistant
Dunstable Planning Board