



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, July 1, 2019

Approved: July 15, 2019

Chair Joan Simmons at 7:32pm, called the meeting to order.

Members present: George Basbanes, Henry Fontaine and Joe VLcek

Member absent: Jeff Pallis

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

Meeting Minutes – June 17, 2019

Joe made a motion to approve the minutes of the June 17 meeting, as submitted. George 2nd the motion. – Motion passed unanimously.

Bills and Payroll

The Chair signed the bills and payroll.

ANR – 16 Lake Street – Mike Martin

Although Mr. Martin attended the meeting, his engineer did not attend with the plans. This will go on the agenda for the next meeting.

Bright Farms – Information Session – Dumont Property on Lowell Street

Sean O'Neill (Project Manager) and Chi Y Man (Civil Engineer from Hardy+Man Design Group, PC) attended the meeting to discuss the possibility of building a large commercial greenhouse on the Dumont property. Bright Farms grows and sells greens (i.e. lettuce) year round. Mr. O'Neill said his company has entered into an agreement with the Dumont family to purchase 75-acres. The plans are to place a 280,000 square foot glass greenhouse on the land. This type of agricultural use will consume less water, land and fuel than traditional farms. No pesticides are used. Bright Farms will use roughly 20,000 gallons a day of town water. There will be 4-8 trucks leaving between 4am and 8am in the morning and returning at the end of the day (they have never had any issues with neighbors). The foundation will be poured concrete, with a 30-foot high glass building. Ventilation during the summers is with fans and a pad wall system. Noise from the fans is buffered. Abutter Alan Chaney asked about water discharge. Mr. O'Neill stated that most of the water evaporates or is consumed by the plants. Roughly 3,000-5,000 gallons a day is used for washing functions. There will be lights used primarily in the winter however the glass panels will have blackout curtains. Mr. O'Neill will confirm if there are blackout curtains on the ceiling. Residents should not see the structure from the roadway. Bright Farms will contribute to the town tax base, register their trucks in town and generate approximately 55 jobs. The greenhouse use should qualify for Chapter 61 designation. The Chief Executive Officer of Bright Farms is Paul Lightfoot. Bright Farms first greenhouse went up in 2011 and it is a privately owned, venture-backed company. The challenge the company has with the property is that the existing building is a non-conforming use on a non-conforming "pork



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chop" lot with access on another lot. If Bright Farms decides not to purchase the building, that would leave it with no access. The Planning Board suggested that they work with the Town Administrator, Town Counsel and possibly the Zoning Board of Appeals on how to best address the frontage challenge. Mr. O'Neill asked if Bright Farms would need to file for a Special Permit for their commercial greenhouse. The Board said they did not think so, just Site Plan review. Members indicated that they are interested in working with Bright Farms.

Additional Topics Discussed Not Noted on the Agenda

Motion made, seconded and passed to close the meeting at 8:32pm. The next meeting of the Planning Board will be held on Monday, July 15, 2019.

Respectfully submitted,

Cheryl A. Mann
Administrative Assistant
Dunstable Planning Board