



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 Monday, July 15, 2019**

Approved: August 5, 2019

Chair Joan Simmons at 7:30pm, called the meeting to order.

Members present: George Basbanes, Henry Fontaine, Jeff Pallis and Joe VLcek

Also in attendance: Town Engineer Jeff Rider

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

### **ANR – 16 Lake Street – Mike Martin**

Mr. Martin attended the meeting with his plan to exchange a minor strip of land with his neighbor. Jeff Rider reviewed the plan and in a letter dated June 26, 2019 commented that the plan should include a revision date to distinguish it from the original plan. That revision date was on the plan Mr. Martin brought to the meeting. George made a motion to sign the ANR plan. Henry 2<sup>nd</sup> the motion. – Motion passed unanimously. Plan approved: Plan of Land, Dunstable, Massachusetts, for Martin, by Stamski and McNary, Inc., dated May 2, 2019 with a revised date of June 26, 2019

### **ANR – 107 Mill Street – Bertha Davis Life Estate**

Jeff Hannaford, Alan Davis and Archer Davis Jr. attended. Joe VLcek told the applicants that he was an abutter to the property and would recuse himself from the discussion. Both Mr. Davis' said that they were fine with Joe participating in the discussion and voting on the application. Mr. Hannaford explained that the plan in front of the Board created a new lot out of a 37-acre parcel. The new lot has 2 acres and 200 feet of frontage on Mill Street. Jeff Rider reviewed the plan and in a letter, dated July 9, 2019, commented that the plan met the criteria for endorsement. George made a motion to sign the plan. Henry 2<sup>nd</sup> the motion. – Motion passed unanimously. Plan approved: Plan of Land Mill Street Dunstable, MA, prepared for Bertha Davis Life Estate, c/o Arch & Alan Davis, by Norse Design Services, Inc, dated June 19, 2019 with a revision date of July 9, 2019.

### **Borrego Solar – Signing of Solar Plans – Blodgett Street/Pleasant Street**

Mr. Albrecht attended the meeting to go over the plans he brought to the meeting for endorsement. He said that at the end of last year, the Planning Board approved Special Permits for both Blodgett Street and Pleasant Street solar projects. He has since worked with the Fire Chief, Conservation Commission, Zoning Board of Appeals and Natural Heritage. During the process, some changes needed to be made to both plans. Chief Rich was at the meeting, commenting that he has had numerous phone calls and meetings with Mr. Albrecht, and is satisfied with the final plans. George made a motion to sign the final solar plans for both Blodgett Street and Pleasant Street. Joe 2<sup>nd</sup> the motion. – Motion passed with Jeff Pallis abstaining from the vote since he was not part of the original discussion in late 2018.



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**Green Community Designation Bylaw Change – Rick Minard – NMCOG**

The Board of Selectmen asked the Planning Board to review the Zoning Bylaw to allow renewable energy R&D, manufacturing or generation “as of right” in order to meet the Green Community Designation. Mr. Minard from the Northern Middlesex Council of Governments (NMCOG) presented four possible changes for members to review. The Board discussed each of the specific changes as well as the possible benefits to being a Green Community. Mr. Minard said the town would receive approximately \$106,000 once they are approved, to be used for projects such as replacing the boiler/lighting at the Swallow Union School, lighting at the Library, lighting/insulation at the Town Hall or any other energy efficiency project. After the discussion, members felt they would be interested in permitting renewable energy generation as-of-right in the current B-3 Expanded Commercial District. Mr. Minard will work on wording for the Board to review in time for the fall 2019 Special Town Meeting.

**Meeting Minutes – July 1, 2019**

Joe made a motion to approve the minutes of the July 1 meeting, as submitted. Henry 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Bills and Payroll**

The Chair signed the bills.

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

Motion made, seconded and passed to close the meeting at 8:38pm. The next meeting of the Planning Board will be held on Monday, August 5, 2019.

Respectfully submitted,

Cheryl A. Mann  
Administrative Assistant  
Dunstable Planning Board