



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, August 5, 2019

Approved:

Chair Joan Simmons at 7:30pm, 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

Bond Reduction – Bear Hill Estates – Dean Jenkins

Mr. Jenkins did not have his information ready for the meeting. This will be added to the August 19 agenda.

Discussion on B-2 Parcel Designation and Green Community Bylaw – Zoning Changes

Town Administrator Brian Palaia and Rick Minard from the Northern Middlesex Council of Governments (NMCOG) attended for the discussion.

B-2 Parcel Designation: The Board received a request from the Town Administrator asking them to consider changing zoning designations on two parcels from R1 Residential to B2 Service Business. 583 and 589 Pleasant Street currently have service type businesses on them. 589 Pleasant Street is currently the home of the Highway Department's garage. The Town may eventually seek an alternate site for a garage, which could possibly leave the property obsolete. Business uses are not permitted in residential zones. After the discussion, members felt that they could support the change. A hearing will be set up for September 3, 2019.

Green Community Bylaw Zoning Changes

Rick Minard sent zoning changes to the Board prior to the meeting. In order to become a Green Community, the Planning Board needs to make a change in their Zoning Bylaw to allow, by right, solar in Town. The Board chose the B-3 Expanded Commercial District. Mr. Minard presented two "permitted uses" for the B-3 Expanded Commercial District for the Board to discuss: 1) a renewable and alternative energy Research and Development Facility and 2) roof-mounted solar energy systems of any size and ground-mounted solar energy systems up to two-acres in size. The Board voted unanimously to support permitted use #2. There was a question on how the Fire Chief would feel about roof-mounted solar panels on buildings in the B-3 zone. The Administrative Assistant will contact Chief Rich. Mr. Minard will run the changes by DOER and then the Administrative Assistant will do the same with Town Counsel. This will also be part of the September 3, 2019 hearing.

Meeting Minutes – July 15, 2019

Joe made a motion to approve the minutes of the July 15 meeting, as submitted. George 2nd



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the motion. – Motion passed unanimously.

Bills and Payroll

The Chair signed the bills and payroll.

Release of 53G Funds to Borrego Solar – Blodgett Street and Pleasant Street

The Administrative Assistant told members that Town Engineer Jeff Rider submitted his final invoices for the two solar projects; therefore, she would like to return the remaining 53G funds to Borrego. Joe made a motion to return any funds plus interest. George 2nd the motion. – Motion passed unanimously.

Additional Topics Discussed Not Noted on the Agenda

None

Motion made, seconded and passed to close the meeting at 8:45pm. The next meeting of the Planning Board will be held on Monday, August 19, 2019.

Respectfully submitted,

Cheryl A. Mann
Administrative Assistant
Dunstable Planning Board