



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 Tuesday, September 3, 2019

Approved: September 16, 2019

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

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

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

Zoning Bylaw Hearing – B-2 Parcel Designation and Modifications to Section 10 - B-3 Expanded Commercial District and Section 25 – Solar Energy Systems

Mike Martin (Road Commissioner), Rick Minard (NMCOG), Harold Simmons, Town Administrator Brian Palaia, Select Board members Leah Basbanes and Jim Tully attended the hearing. Joan opened the hearing at 7:31pm.

B-2 Parcel Designation – Joan explained that although the Town has a B-2 Service Business District, there are no parcels associated with it. This change would place three parcels under B-2 designation. One parcel (589 Pleasant Street 7-48-0) is currently the home of the Town Garage, which includes the salt shed, sand pile, office building and trucks/equipment used for plowing and maintaining the roads. The Riopelle's own 583 Pleasant Street, consisting of parcels 7-49-0 and 7-49-1. Historically, they have used their property in a business capacity and in 2002; a cellular tower was constructed. The Board of Selectmen have asked the Planning Board to reclassify the three parcels to B-2 for two reasons; one being that the town does not have parcels in the B-2, and there are already service type businesses on the lots. The Planning Board indicated that they are in favor of this change.

Modifications to Section 10 - B-3 Expanded Commercial District and Section 25 – Solar Energy Systems – Before discussing the modifications, the Town Administrator asked the Board if it was possible to add an additional change to the proposed amendments; namely adding a solar overlay district on 91 River Street. Mr. Palaia explained that the Town owns 91 River Street. A solar company is interested in placing ground-mounted solar panels on the 30-acre parcel. Under our existing bylaw, solar can be sited on the parcel, however in order to be eligible for state funding, the parcel must be labeled a "solar overlay district". Members of the Planning Board did not feel comfortable making such a modification when it had not been included in the legal notice. Members then discussed the original solar changes, indicating they were in favor of them. The Board decided to continue the hearing to Monday, September 16 in order to seek Town Counsel's opinion on the solar overlay. Joe made a motion to continue the hearing. George 2nd the motion. – Motion passed unanimously.

Meeting Minutes – August 19, 2019

Joe made a motion to approve the minutes of the August 19 meeting. George 2nd the motion. – Motion passed unanimously.



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Bills and Payroll

The Chair signed the payroll.

Additional Topics Discussed Not Noted on the Agenda

Email from Groton Turtle Conservation

The Administrative Assistant brought up that she received an email from Groton Turtle Conservation member Darcy Donald stating that someone observed a number of turtle hatchling carcasses on the Library driveway that died due to exposure. She felt that it was because the hatchlings could not get up the curbing. Ms. Donald asked that the Planning Board ask future developers to use either Cape Cod curbing, add wildlife escape areas, or no curbing at all. The Board discussed that they generally leans towards low impact developments that do not have curbing.

Motion made, seconded and passed to close the meeting at 8:35pm. The next meeting of the Planning Board will be held on Monday, September 16, 2019.

Respectfully submitted,

Cheryl A. Mann
Administrative Assistant
Dunstable Planning Board