



OFFICE OF THE  
**PLANNING BOARD**  
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## Planning Board Minutes Monday, September 16, 2019

Approved: October 7, 2019

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

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

Members agreed that they supported both the B-2 parcel designation and modifications to the Section 10 and 25. Joe then made a motion to close the hearing. Jeff 2<sup>nd</sup> the motion. – Motion passed unanimously. Joe made a motion to approve the changes to Sections 10 and 25 and recommend passage of the article below. Henry 2<sup>nd</sup> the motion. – Motion passed unanimously. Joan Simmons-yes, Henry Fontaine-yes, Joe VLcek-yes, and Jeff Pallis-yes.

**ARTICLE 3 – As of Right Solar in B-3 Zoning District:** To see if the Town will vote to amend various sections of the Zoning Bylaws to provide for as of right siting of solar energy systems in the B-3 Zoning District, as follows, and to authorize the Town Clerk to make non-substantive changes to the numbering of the Zoning Bylaws as necessary, or take any action in relation thereto (deletions in ~~striketrough~~ and insertions underlined):

(Only sections with deletions and additions shown. Everything else remains the same)

### **SECTION 10. B-3 EXPANDED COMMERCIAL DISTRICT**

#### **10.1. Uses Permitted As of Right**

- (a) roof-mounted solar energy systems of any size
- (b) ground-mounted solar energy systems up to two-acres in size, inclusive of appurtenant structures and 30-foot setbacks (approximately 300 kw in rated nameplate capacity).

**10.12.**

**10.23.**

**10.34.**

#### **10.4 – Solar Energy Systems [Amended ATM 5/8/17 Article 32]**

10.4.1 Small systems, roof-mounted and ground-mounted, shall require Site Plan approval from the Planning Board.

10.4.2 Medium systems, roof-mounted and ground-mounted, shall require a Special Permit from the Planning Board.