



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, November 4, 2019**

Approved: November 18, 2019

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

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

Town Engineer Jeff Rider

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

### **ANR – Borrego Solar Systems Inc. – 0 Pleasant Street – Ryan Bailey**

Ryan Bailey attended the meeting to request ANR approval in order to create a Parcel A (9.214 acres) from lot 8-43-0 (owned by the Goss Family Land Trust). This will leave 8-43-0 with 76.306 acres. Parcel A will be conveyed to Wesley & Jodi Goss to be combined with their parcel 7-3-0. Town Engineer Jeff Rider said the plan meets the criteria for ANR endorsement. George made a motion to sign the ANR. Joe 2<sup>nd</sup> the motion. – Motion passed unanimously. Plan approved: Plan of Land in Dunstable, MA for Borrego Solar Systems, Inc., by Northeast Survey Consultants, dated 10/31/2019

### **Special Permit Hearing continuation–701 Pleasant St.–Tier 1 Marijuana Cultivator–Parkin**

In attendance: Robert Parkin and Sarah Macneil from Pleasant Hill Growers, Town Engineer Jeff Rider and Fire Chief Brian Rich. The Board reviewed the outstanding items on Jeff Rider's letter of October 31, 2019.

- 10) The applicant should submit a copy of all required licenses issued by the Commonwealth of Massachusetts including the Cannabis Control Commission (CCC). The applicant explained that the CCC will not issue a license until local approval is obtained. **If the Special Permit is approved, this will be a "Condition of Approval".**
- 15) The narrative states that solar panels will be installed on the south facing roof. The installation meets the criteria for a Medium Solar Energy System, which will require submittal to the Board for Site Plan approval. **If the Special Permit is approved, this will be a "Condition of Approval".**
- 21) The plan shows an infiltration trench adjacent to the parking area and access drive, which precludes the installation of curbing as required by the Board's Site Plan Regulations, therefore the applicant should request a waiver of this requirement. The applicant has requested a waiver. **Board will vote on waiver.**
- 23) The plan shows a land disturbance greater than 22,000 sq. ft., but less than 40,000 sq. ft. therefore a Tier 1 Land Disturbance Permit (LDP) is required from the Planning Board. Given the similarities between the submittal requirements of the LDP and the Special Permit, if the applicant requests a waiver from the strict submittal requirements for the LDP, the Board should consider granting the request after consultation with the Board of Selectmen, Board of Health, Conservation Commission and Road Commissioners. The applicant has requested a waiver. **A letter sent to the above-mentioned Boards on October 23, 2019 required a response by 11/1/2019. No response meant no additional information is needed and**



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**they are fine with the granting of a waiver. No Boards responded. Planning Board will vote on waiver.**

- 24) The plan lists drainage calculations showing that the design conforms to requirement that the first 1" of rainfall be retained on site, however, drainage calculations for the overall site for the minor and major storms were not submitted. Given the minimal impact of the proposed project with regard to the size of the site and amount of existing impervious areas on the site, if the applicant were to request a waiver, the Board may want to consider granting the request. The applicant has requested a waiver. **Board will vote on waiver.**

The Board asked the Fire Chief if he had any questions or concerns. He said that he met with the Highway Department, Jeff Hannaford, Jeff Rider and Pleasant Hill Growers out at the site last week. The plan presented tonight reflects the changes discussed at that site meeting. The only other addition Chief Rich would like to see is the installation of mirror(s) and a map at the entrance of the driveway near the street identifying the three building locations and street numbers. **If the Special Permit is approved, this will be a "Condition of Approval".**

681 Pleasant Street (7-35-1) will be the only access used for the business. No delivery vans/trucks or employees of Pleasant Hill Growers may use 701 Pleasant Street as access for the business. The business owner will keep the widened driveway entrance near the street plowed in the winter. **If the Special Permit is approved, this will be a "Condition of Approval".**

Members talked about whether they were ready to close the hearing and vote on the application. Henry said that he received the latest information at 5pm today and that was not enough time for him to review the materials and render a decision. All other members were satisfied with the information provided.

Joe made a motion to close the Special Permit hearing for the Tier 1 Marijuana facility for Pleasant Hill Growers/Robert Parkin. George 2<sup>nd</sup> the motion. – Motion passed unanimously. George-yes to close hearing, Henry-yes to close hearing, Joe-yes to close hearing, Jeff-yes to close hearing and Joan-yes to close hearing.

Joe made a motion to approve the Special Permit for a Tier 1 marijuana cultivation facility at 701 Pleasant Street under Section 30 Recreational Marijuana Establishments of the Dunstable Zoning Bylaw with the following conditions and approved waivers:

Conditions of Approval:

- a. The applicant must submit a copy of all required licenses issued by the Commonwealth of Massachusetts including the Cannabis Control Commission prior to the issuance of a building permit.
- b. The applicant must submit to the Planning Board for Site Plan approval for the Medium Solar Energy System prior to the issuance of a building permit.



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- c. The applicant must work with the Fire Department with regard to the installation of mirror(s) on the site and installation of a map at the entrance of the driveway near the street identifying the three building locations and street numbers.
- d. 681 Pleasant Street (7-35-1) will be the only access used for the business. The business owner will keep the widened driveway entrance near the street plowed in the winter.

**Waivers**

1. Dunstable Rules and Regulations Governing Site Plans, Article IV, Section 4.02 – Parking and Access: Bituminous curbing or other curbing material shall be provided in parking areas. **Waiver granted.**
2. Dunstable Storm Water Regulations, Section 5.B.1., Application Requirements. **Waiver granted.**
3. Dunstable Rules and Regulations Governing the Subdivision of Land, Section IV.B. Drainage – Drainage calculations required. **Waiver granted.**

Plan approved: Proposed Site Plan – 701 Pleasant Street, Dunstable, MA – prepared for Pleasant Hill Growers, LLC – 681 Pleasant Street, Dunstable, MA – by Norse Design Services, Inc. dated September 16, 2019 with a revision date of October 29, 2019

George 2<sup>nd</sup> the motion. – Motion passed 4-1. George-yes to approve Special Permit with conditions and approved waivers. Henry-abstain from vote, Joe-yes to approve Special Permit with conditions and approved waivers, Jeff-yes to approve Special Permit with conditions and approved waivers and Joan-yes to approve Special Permit with conditions and approved waivers.

**Meeting Minutes – October 21, 2019**

Joe made a motion to approve the minutes of the October 21 meeting. George 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Bills and Payroll**

The Chair signed the two 53G invoices and the payroll.

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

Joe made a motion to close the meeting at 8:45pm. Henry seconded the motion. – Motion passed unanimously. The next meeting of the Planning Board will be held on Monday, November 18, 2019.

Respectfully submitted,

Cheryl A. Mann  
Administrative Assistant  
Dunstable Planning Board