



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 18, 2019

Approved:

Chair Joan Simmons at 7:31pm, called the meeting to order.

Members present: Jeff Pallis, George Basbanes, Joe VLcek and the Town Engineer Jeff Rider

Member absent: Henry Fontaine

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

### **Bond Discussion – Borrego Solar Systems Inc. – Solar Projects - Ryan Bailey**

Ryan Bailey attended the meeting to discuss decommissioning bonds and Conditions of Approval for the two solar projects. Unfortunately, the Board and Town Engineer received the information earlier in the day so they did not have time to review the package. Mr. Bailey understood and agreed to return on December 2 in order to continue the discussion. Mr. Bailey briefly went over the two packages with members. The Board asked Jeff Rider to examine the bond numbers and report to the Planning Board. Mr. Bailey will work with Town Counsel on the terms of the surety bond.

### **Review of Potential Changes to Zoning Bylaw and Regulations**

The Board went over four potential changes.

- 1) In the fee schedule, make the following changes in red. Special Permit (Residential **use**), Special Permit (Commercial or industrial **use**). Site Plan Review (Commercial or Industrial) **when the Site Plan is not part of a Special Permit Application.**
- 2) In Rules and Regulations Governing the Subdivision of Land. Review of Performance Guarantee section. Board decided not to make any changes.
- 3) Section 25. Solar Energy Systems – Board decided not to make any changes.
- 4) In the Zoning Bylaw, make the following changes in red voted in the affirmative last spring but did not make it to the Annual Town Meeting warrant.

~~6.7.9. Left blank intentionally {Amended ATM 5/13/19 Article 23}~~

~~6.7.940.~~

~~6.7.104.~~

(a) The Bed and Breakfast establishment and operation shall be located within an existing owner (or tenant) occupied single family dwelling as of ~~existing~~ the adoption of this section. [Amended May 13, 2019 Article 23]

(g) No cooking facilities, including, but not limited to, stoves, microwave ovens, toaster ovens, and hot plates, shall be available to guests; ~~and no meals, except breakfast, shall be served to guests. Alcohol shall also be prohibited from being served on the premises to any Bed and Breakfast guest.~~ Meals provided shall be limited to the guests.

~~6.7.113.~~

- 20.3. A Bed and Breakfast Establishment is a single-family dwelling having a mixed use as a home for the residential owner or tenant and as an accessory use for guest(s) lodging on a short-term basis. Meals provided **shall be limited** to the





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guest(s) ~~shall be limited to breakfast~~. The home is to be the primary and legal residence of the owner or tenant. [Amended May 13, 2019 Article 23]

~~20.4.~~ Boarding House. See Rooming House

~~20.54.~~

~~20.65.~~

~~20.76.~~

~~20.87.~~

~~20.98.~~

~~20.109.~~

~~20.110.~~

~~20.124.~~

~~20.132.~~

~~20.143.~~

~~20.154.~~

~~20.165.~~

~~20.176.~~

~~20.187.~~

~~20.198.~~

~~20.2049.~~

~~20.210.~~

~~20.221.~~

~~20.232.~~

~~20.243.~~

~~20.254.~~

~~20.265.~~

~~20.276.~~

~~20.287.~~

~~20.298.~~

~~20.3029.~~

~~20.310.~~

~~20.324.~~

~~20.332.~~

~~20.343.~~

~~20.354.~~

~~20.365.~~

The Board will hold a hearing after the holidays.

#### **Meeting Minutes – November 4, 2019**

Joe made a motion to approve the minutes of the November 4 meeting. George 2<sup>nd</sup> the motion. – Motion passed unanimously.





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**Bills and Payroll**

The Chair signed two 53G invoices and the payroll.

**Acknowledgement of Receipt for Conflict of Interest Summary**

Members signed the receipt provided by the Town Clerk.

**Signing of Special Permit for Pleasant Hill Growers – Marijuana Cultivator**

The Chair and Clerk signed the Notice of Decision for Pleasant Hill Growers.

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

Jeff made a motion to close the meeting at 8:25pm. Joe seconded the motion. – Motion passed unanimously. The next meeting of the Planning Board will be held on Monday, December 2, 2019.

Respectfully submitted,

Cheryl A. Mann  
Administrative Assistant  
Dunstable Planning Board