



OFFICE OF THE
PLANNING BOARD
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Planning Board Minutes Monday, January 6, 2020

Approved: February 3, 2020

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

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

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

Meeting Minutes – December 16, 2019

George made a motion to approve the minutes of the December 16 meeting, with as submitted. Jeff 2nd the motion. – Motion passed unanimously.

Bills and Payroll

The Chair signed one invoice for Chapman Street 53G and the payroll.

Holiday – January 20

The Administrative Assistant told members that the next scheduled meeting falls on a holiday. If a meeting is needed, it will be scheduled for Tuesday, January 21.

Additional Topics Discussed Not Noted on the Agenda

102 High Street – Thomas Emery – Discussion on Subdividing Property

Mr. Emery met with the Planning Board in December to discuss a plan showing two new backland lots created out of his 70+ acres on High Street. Since that meeting, Jeff Hannaford from Norse Design determined that he could actually get three lots out of the property. Access for all of the lots would be through 102 High Street. The new plan Mr. Emery presented tonight shows Lots 1, 2 and 4 as newly created backland lots, lot 3 with the existing house and a lot 5 which is the remainder 42 acres (some of which is under a Conservation Restriction and under Chapter 61). Mr. Emery said his intention is to sell lots 1 & 2 and give the Conservation Commission the option of purchasing Lots 4 & 5. Alan Chaney told members that the property is desirable to the Commission for water resource protection, for its trail system and proximity to the town well field (less than 1,000 feet). The property borders Salmon Brook. Alan said that the Conservation Commission would finance the purchase of Lots 4 & 5 through a state LAND grant (if approved by the state), timber money and CPA funds. Mr. Emery said that he will submit an ANR plan to the Board for approval soon.

Town Center District Overlay

Joan asked that the Board consider bringing the Town Center District Overlay bylaw back in front of the voters. The Administrative Assistant handed out the 2018 draft for the Board to review.

George made a motion to close the meeting at 8:34pm. Joe seconded the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Administrative Assistant – Dunstable Planning Board