



OFFICE OF THE  
**PLANNING BOARD**  
TOWN HALL, 511 MAIN STREET  
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## **Planning Board Minutes Monday, February 10, 2020**

Approved: March 2, 2020

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

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

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

### **Meeting Minutes – February 3, 2020**

Joe made a motion to approve the minutes of the February 3 meeting, as submitted. Henry 2<sup>nd</sup> the motion. – Motion passed with George abstaining from the vote.

### **Bills and Payroll**

None

### **ANR – 102 High Street – Thomas Emery**

Jeff Hannaford attended along with Mr. and Mrs. Emery. Mr. Hannaford explained that the Emery's plan to subdivide their property into four lots. One lot will have the existing home on it, they will sell two of the backland lots and the town (Conservation Commission) has shown interest in purchasing the larger lot that abuts Salmon Brook. Originally, Mr. Emery submitted a plan showing five lots, however, due to Town Engineer Jeff Rider's comments, that plan was revised. Mr. Hannaford addressed all of the comments in Jeff's February 7, 2020 letter, but requested waivers for comments #10 (granite or reinforced concrete bounds required at each angle point of each lot) and #15 (requiring that all roads, easements and rights-of way be shown on the plan). The Planning Board told Mr. Hannaford that they would be inclined not to grant the waiver for granite or concrete bounds since this was a newly added requirement and the cost of the bounds (approximately \$2,000) is minimal. The requirement regarding showing the roads, easements and rights-of-way on the plan was discussed with Mr. Emery explaining that the cart paths on Jeff's older plan were all overgrown and no longer there. Jeff agreed they did not need to be shown on the new plan. Mr. Hannaford then withdrew the request for the two waivers and asked only for ANR endorsement. Joe made a motion to endorse the plan for 102 High Street contingent upon receipt of a letter from Jeff Rider approving the revised plan presented tonight. George 2<sup>nd</sup> the motion. – Motion passed unanimously.

### **Town Center District Overlay**

The Planning Board mailed letters to the owners of properties in the proposed Town Center District Overlay. Some of them attended the meeting. The Board went through the revised bylaw and made additional changes suggested by Town Engineer Jeff Rider. Joan asked if anyone in attendance had questions or comments.

Jen Spencer asked what would happen to a building if it were deemed uninhabitable (i.e. too damaged to repair, burnt in a fire, etc.). The Board and those in attendance felt that the new building



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should fit within the character of the town center, looking similar to other older buildings. The idea of the bylaw is not to encourage demolition of older buildings to put up new ones, but to retain the charm of the older buildings. If, however, a building cannot be repaired, the new structure should look like it belongs. Town Counsel will be asked to weigh in on proper wording to achieve this. Ms. Spencer also brought up that houses in Dunstable center do not sell as quickly as they do in Groton center because of the lack of businesses and a walkable center.

Dave Kimpton asked the Board why this was going in front of the voters again. He said the article was defeated in 2017, and many years prior to that. The Board explained that in 2017, the Town Administrator who was presenting the article did not attend Town Meeting, subsequently leaving the town shortly after. No one from the Planning Board was prepared to present the article since it originally came from the Board of Selectmen/Town Center Committee. The Planning Board feels strongly that the center of town needs a Town Center District overlay. They would like the chance to present the article to the voters. With last fall's vote to petition the state to allow liquor licenses, and the completion of the 2018 Master Plan and the Route 113 Corridor Market Analyses, it is a good time to consider rezoning the Town Center to allow for small-scale reuse of existing buildings. Mr. Kimpton suggested that the buildings be "owner occupied" and give tax relief to those owners. Joe said that the Board decided that in order for an owner to invest the money for restoration and upkeep, they would need to maximize their profits; therefore, insisting on owner occupied would not work.

Dan St. Jean talked about his concern that the town center could become a big rental community. He also mentioned that the town needs sidewalks to get around the center of town. Joan said that Mr. St. Jean needs to keep in mind that owners need to pass title 5 regulations, may need handicap access, address parking, etc.

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

None

George made a motion to close the meeting at 9:12pm. Jeff seconded the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann  
Administrative Assistant  
Dunstable Planning Board