



OFFICE OF THE  
**PLANNING BOARD**  
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**Meeting Held via Zoom**

This meeting was held virtually through Zoom, Zoom ID 968 794 1016

**Planning Board Minutes  
Monday, June 1, 2020**

Approved: June 15, 2020

Chair Joan Simmons at 7:34pm, called the meeting to order.

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

Also in attendance: Jeff Hannaford (for ANR approval) and Town Engineer Jeff Rider

Meeting held: Virtually through Zoom

**Election of Planning Board Officers for 2020/2021**

George nominated Joe VLcek as Chair. Jeff 2<sup>nd</sup> the motion. - Motion passed unanimously.

Joe nominated George Basbanes as Vice Chair. Joan 2<sup>nd</sup> the motion. – Motion pass unanimously.

Joe nominated Henry Fontaine as Clerk/Secretary. George 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Decision on whether developers of Bear Hill Estates have satisfied Planning Board requirements.**

**Request of partial return of bond money/posting of maintenance bond**

Due to Jeff Rider's letter of May 27, 2020, Dean Jenkins asked to be placed on the June 15, 2020 agenda.

**ANR Plan Approval – Main Street/Mill Street – Michael Stevens**

Jeff Hannaford and Town Engineer Jeff Rider attended for the discussion. The plan shows two properties (993 Main Street and 1011 Main Street) subdivided into seven; two with existing homes, four new building lots (#1, 2, 5 & 6) and one non-buildable parcel (#7). There is sufficient acreage and frontage on either Main Street or Mill Street for all lots, except parcel 7. Mr. Hannaford revised the original plan to address comments made in Jeff Rider's letter dated May 21, 2020. Members asked Mr. Hannaford if he thought the applicant would be interested in donating some of parcel 7 to the Dunstable Rural Land Trust. He said that he would mention that to the applicant. Members then discussed Section 29 (Affordable Housing) of the Zoning Bylaw deciding that, as written, the bylaw pertained to subdivisions and not ANR lots. George made a motion to endorse the ANR. Jeff 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Return of 53G Review Funds for Pleasant Hill Growers from Special Permit**

Will be on the June 15 agenda.

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

George made a motion to close the meeting at 8:04pm. Jeff seconded the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann  
Administrative Assistant  
Dunstable Planning Board