



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

Meeting Held via Zoom

This meeting was held virtually through Zoom, Zoom ID 861 1077 6043

**Planning Board Minutes
Monday, August 17, 2020**

Approved: September 8, 2020

Chair Joe VLcek at 7:32pm, called the meeting to order.

Members present: Joan Simmons, Henry Fontaine, Jeff Pallis and George Basbanes

Also in attendance: Carol Bacon for Community Housing discussion

Meeting held: Virtually through Zoom

Special Permit Extension – 260 Main Street – H&G Realty Trust

George McGovern from H&G Realty Trust sent a letter to the Planning Board requesting an extension of his special permit for 260 Main Street (Book 32574, Page 112). George made a motion to grant the extension for two years. Joan 2nd the motion. – Motion passed unanimously.

Review of Community Housing Bylaw – Section 29 of the Zoning Bylaw Discussion

Discussion continued on revising the Community Housing Bylaw. The Administrative Assistant contacted Town Counsel for his opinion on removing the section titled "Payments in Lieu of Providing Affordable Units" from the Bylaw. He recommended keeping section 29.6 as it gives "flexibility on projects where providing affordable units is not preferable for one or both parties". Planning Board members agreed on a 3.33% contribution factor. They also agreed that for lots in subdivisions not equally divided by 6, the developer must make payments to the Affordable Housing Trust Fund for those units. Joe will work on the wording for the next meeting.

Meeting Minutes of August 3, 2020

Jeff made a motion to approve the minutes of the August 3, 2020 meeting, as submitted. Joan 2nd the motion. – Motion passed unanimously.

Payroll

Henry made a motion to sign the payroll. Jeff 2nd the motion. – Motion passed unanimously.

September 7 Holiday

Due to the Labor Day holiday, members decided to meet on Tuesday, September 8 at 7:30pm.

Additional Topics Discussed Not Noted on the Agenda

None

George made a motion to close the meeting at 8:57pm. Jeff seconded the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann

Administrative Assistant, Dunstable Planning Board

Dunstable Planning Board Minutes – August 17, 2020

Page 1 of 1