



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

Meeting held virtually through Zoom, Zoom ID 833 5025 3151

**Planning Board Minutes
Tuesday, September 8, 2020**

Approved: September 21, 2020

Chair Joe VLcek at 7:33pm, called the meeting to order.
Members present: Joan Simmons, Jeff Pallis and George Basbanes
Member absent: Henry Fontaine
Meeting held: Virtually through Zoom

Borrego Pleasant Street Solar Project - Fire Chief Shawn Murray

Fire Chief Shawn Murray attended the meeting to discuss the Pleasant Street solar project. He explained that the previous Fire Chief requested that a water pipe extend into the metal storage building that holds the electrical system. Chief Murray feels that the pipe is not necessary and he is reluctant to place water near electrical equipment. Borrego designed the storage building with its own foam fire extinguishing system. After reviewing the Special Permit decision and accompanying plans, which did not mention a water pipe, he decided to omit the pipe from the project. He did speak to the state Fire Marshall's office while doing his review. Joe asked how he plans to handle brush fires, with the Chief responding that he would use tanker trucks and mutual aid as he does currently. Chief Murray told members that he will be meeting Borrego Solar on Wednesday, September 16 in the afternoon and invited the Board to join him at the site. The Fire Chief will provide a letter indicating the change for the Borrego Solar file.

ANR – 106 High Street – Proulx

Jeff Hannaford told members that the plan he presented extinguishes a lot line, combining two lots to make one larger lot. Town Engineer Dennis Unger reviewed the plan. In an email dated, September 4, 2020, Mr. Unger said that the revised plan dated September 3, 2020 addressed all four concerns brought up in his September 2, 2020 letter. The Board asked if the owner, in the future, could separate the lot back into two parcels. Jeff said, "Yes". Jeff told members he would file a Special Permit application within the next week. George made a motion to endorse the ANR. Joan 2nd the motion. – Motion passed unanimously.

Plan approved: Plan of Land, 106 High Street, Dunstable, MA – prepared for Judy B. Proulx 2007 Revocable Trust, 245 Elizabeth Ridge Rd, Carlisle, MA 01741, dated August 14, 2020 with a revision date of September 3, 2020 by Norse Design Services, Inc., Job #6180

Wellman Farms, Inc.

Dominic, Julianne and Joseph Sheizi from Wellman Farms asked to meet with the Planning Board in order to gauge the Board's interest in revising the Zoning Bylaw to allow for large cannabis cultivators in R1-Residential zones. Dunstable's Zoning Bylaw states that only Tier I Marijuana Cultivators are allowed by special permit in the R1. The Board received Wellman Farm's business plan narrative explaining their interest in a larger outdoor cultivation business, along with additional information regarding outdoor cultivation in other Massachusetts municipalities. The company has a license to cultivate in the state and have entered into a verbal agreement with a farmer in town to grow 2-acres of cannabis on his 60-acre parcel. That is a use not allowed under Section 30 of the Zoning Bylaw.

Members asked about security for an outside cultivation business. Mr. Sheizi explained that they must follow the mandates of the State of Massachusetts, which includes a 6-foot high fence, camera systems, motion



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detectors, and access control gates. Wellman Farms would include the Police Department in discussions regarding security of the site. The three acres needed for the business is 5% of the 60-acre site, two acres to grow product and one acre that would house a 2,000 sq. ft. indoor space for processing/drying and 2-3 greenhouses for seedlings. Joe explained that although residents overwhelmingly approved the existing bylaw, he has no idea how citizens would feel about allowing a much larger cannabis operation in a residential zone. Mr. Sheizi reminded the Board that although it is a residential zone, the site chosen is farmland/agricultural. The difference is the type of crop that will be grown. If the Planning Board chose to revise the bylaw, they would require a minimum acreage for larger marijuana cultivators to give an adequate buffer from residences. There would be a revenue benefit to the Town of 3%. Mr. Sheizi estimates income of 4-5 million dollars a year.

The Board mentioned that Tier II (5,001-10,000) cannabis businesses can be located in the B3 Zone by Special Permit, however, Wellman Farms pointed out that access to the site is through Tyngsboro and the site would need extensive work. The site chosen is agricultural and they believe their business would provide a great opportunity for the farmer to be able to continue as a farm. Mr. Sheizi said that Wellman Farms would like to work cooperatively with the Boards in town and residents to address any concerns they may have.

Joe told the Sheizi's that if the Board decided to revise the Zoning Bylaw, it could be May 2021 before the changes would be brought before the residents at Town Meeting. The Town Administrator said that the Town might be looking at a December Special Town meeting if the Board was inclined to revise the bylaw. Joe asked the Administrative Assistant to place the subject on the agenda for the September 21 meeting for further discussion.

Community Housing Bylaw Revisions

Carol Bacon attended for the discussion. Members agreed that they support Joe's additional revisions to the bylaw. A hearing will be scheduled for November in time for a Special Town Meeting.

Meeting Minutes of August 17, 2020

George made a motion to approve the minutes of the August 17, 2020 meeting, as submitted. Jeff 2nd the motion. – Motion passed unanimously.

Payroll

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

Additional Topics Discussed Not Noted on the Agenda

None

George made a motion to close the meeting at 9:13pm. Jeff seconded the motion. – Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Administrative Assistant
Dunstable Planning Board