



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 842 4547 0070

**Planning Board Minutes**  
**Monday, November 2, 2020**

Approved: November 16, 2020

Chair Joe VLcek at 7:31pm, called the meeting to order.

Members present: Joan Simmons, Jeff Pallis, George Basbanes and Dave Greenwood

**Stormwater Management & Illicit Discharge Regulation Discussion Relative to the Special Permit Decision for 106 High Street – Proulx – Single-family Residence on a Backland Lot**

Jeff Hannaford and Ken Proulx attended for the discussion. A Condition of Approval of the Special Permit for 106 High Street dated October 26, 2020 stated, *"The Stormwater Management & Illicit Discharge Regulations must be approved prior to the Planning Board signing a building permit."*

The Planning Board received a letter dated November 2, 2020 from Norse Design Services requesting a waiver from that Condition. The letter cited Dunstable's Stormwater Management and Illicit Discharge Regulations Section 3.A.(2) Authority and Applicability which states in part that it is not the intent of these regulations to replace, expand, or modify any of the other state or local by-laws and regulations, including the Wetland Protection Act (WPA). As such, the Stormwater Regulations under the WPA, Applicability Section of the Stormwater Handbook, clearly exempts single-family homes from the state stormwater regulations.

Furthermore, Section 4.B.1 & 2 says the following:

**B. Waivers.**

The Planning Board may waive strict compliance with any requirements of the Bylaw or these Regulations for the reasons given, and in accordance with the procedures set forth in Section 14 of the Bylaw.

- 1) All applicants must submit a written request to be granted such a waiver. Such a request shall be accompanied by an explanation or documentation supporting the waiver request and demonstrating that strict application of the Bylaw does not further the purposes or objectives of the Bylaw.
- 2) All waiver requests shall be discussed and voted on at a meeting of the Planning Board.

The Board discussed that the Building Inspector Dana Barnes does not require a Stormwater Land Disturbance permit when someone requests a building permit for a single-family home. George made a motion to grant the waiver. Jeff 2<sup>nd</sup> the motion. – Motion passed unanimously.

George – yes, grant the waiver      Jeff – yes, grant the waiver      Joe – yes, grant the waiver  
Dave – yes, grant the waiver      Joan – yes, grant the waiver

**Proposed Sign Bylaw Discussion – Mike Newcomb**

Joe asked Mr. Newcomb if there was a specific problem that he wanted addressed with the sign bylaw.



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Mr. Newcomb said, no, just that there had been a lot of discussion on social media with the recent elections so that is what prompted him.

Mr. Newcomb forwarded the following changes to section 13.6 (f) of the Zoning Bylaw – Signs.

Current: Signs pertaining to public elections shall be allowed provided that none shall be erected earlier than sixty (60) days prior to the election and each shall be removed forthwith following the election, not to exceed five calendar days.

Add the following to the above paragraph: Said signs shall not exceed 6 square feet in area and a maximum of 4 signs per lot. No signs shall be located on public property without permission of the Town Administrator or his designee. Said signs shall be a minimum of 10 feet from the edge of a roadway and shall not obstruct pedestrian traffic.

The Board discussed a) they have not seen problems with signs in the Town of Dunstable, b) limiting private property to 4 signs per lot may be an infringement on freedom of speech, c) the TA does not have the time to regulate signs on public property, d) setback of 10 feet from edge of a roadway is far.

Board of Selectman Kieran Meehan offered to bring this topic up at a Board of Selectmen meeting.

**Meeting Minutes of September 21, 2020**

George made a motion to approve, as submitted, the minutes from the September 21, 2020 meeting. Joan 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Meeting Minutes of October 5, 2020**

George made a motion to approve, as submitted, the minutes from the October 5, 2020 meeting. Joan 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Meeting Minutes of October 19, 2020**

George made a motion to approve, as submitted, the minutes from the October 19, 2020 meeting. Joan 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Bill/Payroll**

The Board discussed two invoices from the Town Engineer for 106 High Street and 48 Valley Street. After the discussion, motion was made, 2<sup>nd</sup> and passed unanimously to sign the bills.

**Discussion on January Special Town Meeting**

The Planning Board decided to hold off on information night for the Town Center District since the Board of Selectmen have not decided if there will be a January Special Town Meeting.

George made a motion to close the meeting at 8:43pm. Joan 2<sup>nd</sup> the motion. – Motion passed unanimously. The next scheduled meeting will be on Monday, November 16, 2020 at 7:30pm. Respectfully submitted,

Cheryl A. Mann - Administrative Assistant - Dunstable Planning Board