



OFFICE OF THE  
**PLANNING BOARD**  
TOWN HALL, 511 MAIN STREET  
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Meeting Held via Zoom  
Meeting held virtually through Zoom, Zoom ID 847 6386 6629

**Planning Board Minutes**  
**Monday, December 21, 2020**

Approved: January 4, 2021

Chair Joe VLcek at 7:30pm, called the meeting to order.  
Members present: Joan Simmons, Jeff Pallis, Dave Greenwood and George Basbanes

**Meeting Minutes of November December 7, 2020**

Joan made a motion to approve, as submitted, the minutes from the December 7, 2020 meeting. Jeff 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Bill/Payroll**

No bills. Joan made a motion to sign the payroll. Jeff 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Special Permit Continuance – Gath – 48 Valley Street – Marijuana Cultivator**

John and Gerald Gath contacted the Planning Board asking for additional time to work on the Site Plan for their Special Permit. Joan made a motion to continuance the Special Permit hearing until February 26, 2021. Jeff 2<sup>nd</sup> the motion. – Motion passed unanimously.

**2020 Annual Report**

Joan made a motion to accept the 2020 Annual Report, as written. Jeff 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting**

**Wellman Farms**

Joan reported that Wellman Farms met with the Board of Selectmen recently. They indicated that they are still interested in working with the Town on a marijuana business. The Planning Board met with Wellman Farms earlier in the year and had explained to them that they do not have an interest in revising the Zoning Bylaw to allow large-scale marijuana cultivating businesses in R-1 residential zones until they see the effects of the two businesses currently before the Planning Board.

George made a motion to close the meeting at 8:01pm. Jeff 2<sup>nd</sup> the motion. – Motion passed unanimously. The next scheduled meeting will be on Monday, January 4, 2021 at 7:30pm.

Respectfully submitted,

Cheryl A. Mann  
Administrative Assistant  
Dunstable Planning Board