



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 823 2924 3038

Planning Board Minutes
Monday, January 4, 2021

Approved: January 19, 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 December 21, 2020

George made a motion to approve, as submitted, the minutes from the December 21, 2020 meeting. Jeff 2nd the motion. – Motion passed unanimously.

Bill/Payroll

No bills. George made a motion to sign the payroll. Joan 2nd the motion. – Motion passed unanimously.

January 18, 2021 Meeting

Due to the Martin Luther King holiday, the Board decided to meet on Tuesday, January 19, 2021 at 7:30pm.

Discussion on Marijuana Cultivator Business – Wes Goss

Mr. Goss did not attend the meeting. Joan told members that the Board of Selectmen would be meeting on January 5 with Wellman Farms to discuss a Host Community Agreement.

461 Forest Street – Dennis Chartier – Special Permit Extension

Mr. Chartier emailed the Board that he wanted to discuss his backland lot permit. He did not attend the meeting. The Special Permit issued for 461 Forest Street expired in 2018. The Administrative Assistant contacted Town Counsel for a legal opinion on Mr. Chartier's options. Town Counsel said *"...the applicant will need to: (i) assert sufficient facts demonstrating that there has been substantial use of the special permit such that it has not lapsed, or (ii) assert "good cause" as to why the applicant was unable to make substantial use of the special permit within the lapse period. Both of these options are fact-specific zoning determinations for the Building Inspector, rather than the Planning Board. I can work with the Building Inspector on this if the applicant chooses one of these routes. In the absence of substantial use or good cause shown, the applicant would need to re-apply for a new special permit in order to build on the backlot. The Administrative Assistant will notify Mr. Chartier.*

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

Jeff made a motion to close the meeting at 8:03pm. George 2nd 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