



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 857 6404 9083

Planning Board Minutes
Monday, February 1, 2021

Approved: March 1, 2021

Chair Joe VLcek at 7:32pm, called the meeting to order.
Members present: Joan Simmons, Dave Greenwood and Jeff Pallis
Member absent: George Basbanes

ANR – off Pleasant Street – Goss Family Land Trust – Northeast Survey Consultants

Town Engineer Dennis Unger, Brian Franetovich (Northeast Survey) and Ryan Bailey (Borrego Solar) attended. Mr. Franetovich explained that an approved 2019 ANR (Book 247/5) inadvertently left off a sliver of land that was supposed to go to Wesley and Jodi Goss (7-3) from the Goss Family Land Trust (8-43). This small strip of land contains a gravel access road that leads to additional land owned by Mr. & Mrs. Goss. The ANR presented tonight corrects that error. In his January 27, 2021 letter Mr. Unger said, "*The Board may vote to determine that this plan does not meet the criteria for an ANR endorsement and reject the plan*". He said that the Form A indicates that the referenced plan is not a subdivision because of reason #3 (...so that no lot affected is left without frontage as required by the zoning bylaw). Mr. Unger said that Parcel B's creation from lot 8-43 is now, and continues to be, a land locked lot with no road frontage. This was the case in 2019 and although the Town Engineer at the time pointed out that the application did not show the reason the applicant believed that the plan met the criteria for an ANR plan, he supported the Board's endorsement (see minutes of 11/18/2019). Mr. Unger stated concern about title issues down the road for the families. Members discussed that this sliver of land (0.124 acres) is not a subdivision and that the same families created any title issues during the 2019 ANR. Mr. Franetovich and Mr. Bailey told members that attorneys involved with the Goss families and Borrego Solar support the ANR approval in order to complete a Conservation Restriction on the remainder of 8-43. Dave made a motion to endorse the ANR. Jeff 2nd the motion. – Motion passed unanimously. **Plan approved:** Plan of Land in Dunstable, MA - Approval Not Required - by Northeast Survey Consultants, Project Number: 20-175, dated 01/27/2021 for Goss Family Land Trust

Meeting Minutes of January 19, 2021

Joan made a motion to approve, as submitted, the minutes from the January 19, 2021 meeting. Dave 2nd the motion. – Motion passed unanimously.

Bill/Payroll

No bills. Jeff made a motion to sign payroll. Dave 2nd the motion. Motion passed unanimously.

February 15, 2021 Meeting – President's Day

Members agreed to meet on Tuesday, February 16 at 7:30pm.



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

Jeff made a motion to close the meeting at 8:22pm. Joan 2nd the motion. – Motion passed unanimously. The next scheduled meeting will be on Tuesday, February 16, 2021 at 7:30pm.

Respectfully submitted,

Cheryl A. Mann
Administrative Assistant
Dunstable Planning Board