



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 835 1993 6373

**Planning Board Minutes
Monday, March 1, 2021**

Approved: March 15, 2021

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

Scenic Road Public Meeting and Building Permit – Lot 1A – 116 Mill St. – Tully Homes

Jeff Hannaford from Norse Design Services attended for the applicant. Mr. Hannaford said the property was previously owned by the Davis family and is bound by a stone wall along Mill Street. The area chosen for the driveway is a higher section with better site distance. A 25 ft. break in the stone wall is requested. The plan is to use those stones along each side of the driveway entrance. George asked for "before" and "after" pictures of the area. The Board of Road Commissioners went out to the site and approved the driveway location (email of February 18). Joan made a motion to approve the Scenic Road permit and Building Permit for Lot 1A – 116 Mill Street. Jeff 2nd the motion. – Motion passed unanimously.

ANR – 83 Depot Street – David and Lisa LaRieveire

Jeff Hannaford from Norse Design Services attended for the applicant. The property owned by Marion Tayler subdivides her existing property into two lots. Town Engineer, Dennis Unger, reviewed the ANR and sent a letter dated February 16, 2021 stating, "*The Board may vote to determine that this plan meets the criteria for an ANR endorsement and endorse this plan.*" Dave made a motion to endorse the plan as "Approval Not Required". Joan 2nd the motion. – Motion passed unanimously.

Meeting Minutes of February 1, 2021

Jeff made a motion to approve, as submitted, the minutes from the February 1, 2021 meeting. Joan 2nd the motion. – Motion passed with George abstaining from the vote.

Bill/Payroll

Joan made a motion to pay the four invoices from Dennis Unger and payroll. Dave 2nd the motion. – Motion passed unanimously.

Discuss Proposed Zoning Bylaw Hearing Date

Members agreed to set up a hearing for April 5 for the proposed Zoning amendments for Annual Town Meeting. This will be placed on the agenda for the next meeting so members have time to review what amendments will be brought forth.



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

Special Permit Extension –Whole Sun Farms -Gath – 48 Valley Street – Marijuana Cultivator

Due to the fact that the Gath's need additional time to revise their site plan, they have asked for an extension until May 3 for the Planning Board to continue the hearing, make a decision and file that decision with the Town Clerk. Joan made a motion to approve the request for an extension for Whole Sun Farms. Jeff 2nd the motion. – Motion passed unanimously.

Dave made a motion to close the meeting at 7:55pm. Jeff 2nd the motion. – Motion passed unanimously. The next scheduled meeting will be on Monday, March 15, 2021 at 7:30pm.

Respectfully submitted,

Cheryl A. Mann
Administrative Assistant
Dunstable Planning Board