



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 876 7645 2176

**Planning Board Minutes  
Monday, March 15, 2021**

Approved: April 12, 2021

Chair Joe VLcek at 7:30pm, called the meeting to order.

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

**Meeting Minutes of March 1, 2021**

George made a motion to approve, as submitted, the minutes from the March 1, 2021 meeting. Joan 2<sup>nd</sup> the motion. – Motion passed with Joe abstaining from the vote.

**Bill/Payroll**

Dave made a motion to pay the 53G invoice for Whole Sun Farms and payroll. Jeff 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Discussion on Proposed Zoning Bylaw Changes**

Town Center District - Anne Davis, Sue Psaledakis, Carol Bacon, Alan Chaney, the West family, Dave Kimpton and Jeff Kesler logged on for the discussion. Joan said she wanted to discuss Section 22.C.3. As written, conversion of existing buildings can only be achieved if 51% of the first floor is commercial. The remaining floor(s) can have no more than two dwelling units per floor. An owner of an existing barn would not be able to convert the structure into a duplex without the commercial element. Some expressed concern about the number of units that an owner could place in a 3-story barn if the Board removes the commercial first floor requirement; however, septic regulations may limit that number anyway. Anne Davis brought up that an architectural design plan should be required in addition to a site plan so the Historical Committee can ensure that the look of the structure conforms to the district. Carol Bacon asked that the bylaw state that the term "existing" means a structure that is at least 10 years old since that is the intent of the bylaw. Mr. Kimpton has historically voted against the need of the Town Center District. Alan Chaney brought up the history of 2-family residences in the center of town saying that although some exist, they are not "grandfathered" because they were originally zoned as 2-families. Sue Psaledakis said that if owners demolish their barns because they are in disrepair, the center of town would look different. There needs to be a balance of meeting the needs of the town and the property owner to keep up the property. After much discussion, the Planning Board agreed to add a definition of "existing building", requiring an architectural design plan and to have Section 22.C.3. say *"Conversion of existing buildings to incorporate a multi-family arrangement on upper floors of commercial buildings, with the number of such dwelling units being limited to no more than two total; and provided that the primary use of the first floor must be commercial;"*

The remainder of the proposed changes to the Zoning Bylaw will be brought forth at the hearing on



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April 5, 2021.

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

George made a motion to close the meeting at 9:28pm. Jeff 2<sup>nd</sup> the motion. – Motion passed unanimously. The next scheduled meeting will be on Monday, April 5, 2021 at 7:30pm.

Respectfully submitted,

Cheryl A. Mann  
Administrative Assistant  
Dunstable Planning Board