



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 816 9500 7968

**Planning Board Minutes  
Monday, April 5, 2021**

Approved: April 12, 2021

Chair Joe VLcek at 7:31pm, called the meeting to order.  
Members present: George Basbanes, Joan Simmons and Jeff Pallis  
Member absent: Dave Greenwood

**Approval of Meeting Minutes of March 15, 2021**

On agenda for the next meeting.

**Bill/Payroll**

Joan made a motion to pay the invoice for the Groton Herald. George 2<sup>nd</sup> the motion. – Motion passed unanimously. Jeff made a motion to sign payroll. George 2<sup>nd</sup> the motion. –Motion passed unanimously.

**April 19 Meeting – Patriot's Day Holiday**

The Board decided to move the April 19 meeting to Monday, April 12 at 7:30pm.

**Hearing on Proposed Changes to the Zoning Bylaws of the Town of Dunstable, MA**

In attendance: Cheryl Sargent, Sue Psaledakis, Dave Kimpton, Geoff Schembechler, Carol Bacon, Ken Leva, Anne Davis, Barbara Martin, Carolyn Snizek, Kieran Meehan and Tiffany Naughton.  
Joe opened the hearing at 7:40pm. The Administrative Assistant read the legal notice. The Board went through the proposed amendments.

Various Amendments – Amendments to Section 6.7 and Section 20. No one had comments or questions.

Zoning Maps – Removing B-2 Service Business District map and Solar Energy Overlay District map and replace them with clearer maps. No one had comments or questions.

Growth Limitation Bylaw – Changing the lapse date in subsection 11.8.1 from Monday, May 10, 2021 to Monday, May 12, 2031. Sue Psaledakis brought up that Beverly Woods from the Northern Middlesex Council of Governments (NMCOG) suggested removing the growth limitation bylaw. Joe said she mentioned it due to concerns that it could hurt the town's eligibility for grants. Most in attendance agreed that it was not in the best interest of the town to remove that section. Keeping the bylaw allows the town time to plan for services such as schools, police, fire, etc. due to an influx of new homes.

Community Housing Bylaw – Sections 29.3, 29.4, 29.5 and 29.6 were discussed with Joe explaining that the Community Housing Bylaw will now apply to the creation of any residential subdivision.

Town Center District – This bylaw will allow additional uses for owners of existing historical home sites and qualifying new buildings in the town center. The only letter the Planning Board received was from



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Mr. Kimpton who asked if the Board could outline the benefit of the Town Center Overlay District. Joe asked Mr. Kimpton if he would like to read his letter or have the Board read it. He declined. Joe explained that Section 22.B. "Purposes" goes into detail regarding the objectives/benefits to the town. He went on to say that, the Master Plan and the Route 113 Corridor Market Analyses both suggest that the town establish a Town Center Overlay to allow for small-scale adaptive reuse of existing buildings. He said that people in town want more places to come together like the Farmhouse Café and this is a great opportunity to preserve the center. Sue Psaledakis said that the intention of the bylaw is to emulate a town like Groton that has a Town Center Overlay, and this is a step in the right direction. Kieran Meehan said that allowing certain uses will create life in buildings that otherwise might fall into disrepair. Residents have shown an interest in creating a center that will allow people to walk from the Library, to the school, to get coffee, and then to the common for the summer concert. He said he applauds the efforts by the Town Center Committee and Planning Board to make Dunstable more than a drive-through town. Mr. Snizek agreed that what Dunstable is missing is gathering places and encouraged the Board to think broader in the future to make this a real community. Mr. Kimpton asked what was in it for the town. Joe said that giving residents places to assemble and preserving the appearance of the buildings in the Town Center. Mr. Kimpton also expressed concern about apartments with children. He was reminded that many buildings in the center already have apartments and for those that do not, the size of their septic systems will limit the number of bedrooms.

After discussion ended, George made a motion to close the hearing. Joan 2<sup>nd</sup> the motion. – Motion passed unanimously. George then made a motion to recommend passage of all articles. Joan 2<sup>nd</sup> the motion. – Motion passed unanimously (George-yes recommend passage, Joan-yes recommend passage, Jeff-yes recommend passage, Joe-yes recommend passage).

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

**Community Preservation Committee**

George agreed to stay on as representative on the Community Preservation Committee.

George made a motion to close the meeting at 9:09pm. Jeff 2<sup>nd</sup> the motion. – Motion passed unanimously. The next scheduled meeting will be on Monday, April 12, 2021 at 7:30pm.

Respectfully submitted,

Cheryl A. Mann  
Administrative Assistant  
Dunstable Planning Board