



OFFICE OF THE  
**PLANNING BOARD**  
TOWN HALL, 511 MAIN STREET  
DUNSTABLE, MA 01827-1313  
(978) 649-4514 FAX (978) 649-8893  
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**Planning Board Minutes**  
**Monday, November 1, 2021**

Approved: November 15, 2021

Chair Joe VLcek at 6:30pm, called the meeting to order.

Members present: George Basbanes, Jeff Pallis, Joan Simmons and Jim Wilkie

**Affordable Housing Discussion**

In attendance: Carol Bacon from the Affordable Housing Committee. Joe asked Ms. Bacon to attend in order to get her input on "Section 29. Community Housing" with regard to the River Street subdivision. The Planning Board approved the open space preliminary subdivision for 11 homes. Section 29 of the Zoning Bylaw states there will be one affordable housing unit (one affordable per six houses) and a payment made to the Affordable Housing Fund (for remaining five houses). Joe called everyone together to get their opinion on whether they would be interested in waiving Section 29 in lieu of the developer building fewer homes, which may lessen the impact on the town and school system. Much discussion took place regarding setting precedence, whether they could waive a Zoning Bylaw, whether one affordable housing unit is better than none and whether payment in lieu of building an affordable unit may be better. The Board asked the Administrative Assistant to get Attorney Falk's opinion on waiving a zoning bylaw. After the discussion, members felt there were not enough supporters to waive Section 29.

Ms. Bacon brought the Board up-to-date on the Mud District saying that an RFP will be going out soon for 30-50 rental units, with no age restriction. Management of the rentals would be by another town since Dunstable does not have a housing authority.

**Update on Borrego Solar Drainage on Groton Street – Julian Property**

RJ Julian attended. Members received an email from Will Peregoy earlier in the day explaining that they had a meeting with Mr. Julian and his engineer on September 28 and were waiting for Mr. Julian's engineer to send his comments regarding the mitigation plan. Borrego would like to install a larger retention basin in the affected area and relocate some solar modules. Late in the day, Mr. Julian forwarded a letter from his engineer, Walsh Engineering Associates, in which the Board did not receive in time to review before the meeting. The letter had the following comments:

- 1) Calculations
  - a) would like additional information on the post development calculations
  - b) the storm water model should be completed without infiltration
- 2) Additional Drainage
  - a) determine where the storm water from the detention basin that is northerly of the sediment basin eventually discharges to
- 3) Runoff Through Julian Property



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a) determine how the storm water moves through the parcel is critical

Mr. Julian is now awaiting Borrego Solar's response to his engineer's letter. The Board asked Mr. Julian for an update on the condition of his property. He said that when there is rain, there is still drainage and when it is dry, the low areas are always wet.

**Approval of Meeting Minutes of October 4, 2021**

George made a motion to approve, as submitted, the minutes from the October 4, 2021 meeting. Jeff 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Bills/Payroll**

George made a motion to sign the bill for ink and 53G account invoice. Jeff 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.

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

**0 Blodgett Street Solar Farm – Decommissioning Bond**

The Administrative Assistant forwarded a request from Kelley Biskey (Clearway Energy) to replace the existing decommissioning bond with one from Blodgett Street Solar 1, LLC, the new owner of the facility. The information went to Attorney Falk for his comment/approval.

George made a motion to close the meeting at 7:50pm. Jeff 2<sup>nd</sup> the motion. – Motion passed unanimously. The next scheduled meeting is Monday, November 15, 2021 at 6:30pm.

Respectfully submitted,

Cheryl A. Mann  
Administrative Assistant  
Dunstable Planning Board