



OFFICE OF THE
PLANNING BOARD
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**Planning Board Minutes
Monday, December 6, 2021**

Approved: December 20, 2021

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

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

Question on Possible ANR Submittal – Dave Sweet Jr. – Sweets Pond Way

Mr. Sweet attended the meeting to ask about creating a lot from his 15-acre parcel on Sweets Pond Way. There are seven homes on the private way. Joe told Mr. Sweet that the procedure for an ANR is to hire an engineer/surveyor and present a plan to the Board that has the necessary evidence to show that the plan does not require subdivision approval. If after review by the Town Engineer, it is found that the plan meets the requirements for endorsement under M.G.L. Chapter 41, Section 81P, then the Board may endorsement the plan.

Approval of Meeting Minutes of November 15, 2021

Joan made a motion to approve, as submitted, the minutes from the November 15, 2021 meeting. Jim 2nd the motion. – Motion passed unanimously.

Bills/Payroll

Bills-none. Jeff made a motion to sign payroll. Jim 2nd the motion. Motion passed unanimously.

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

Solar Farm Bylaw

Joe said that three towns in the western part of the state have requested moratoriums on solar farms. This is due to deforesting and issues with drainage and erosion. Members discussed that if there were an interest in bringing a moratorium to Dunstable's Town Meeting, it would not apply to the solar energy overlay district already approved on River Street or on fields.

Zoom Meetings

Due to the increase in Covid cases in the State of Massachusetts and Town of Dunstable, members agreed to go back to Zoom meetings.

George made a motion to close the meeting at 6:51pm. Joan 2nd the motion. – Motion passed unanimously. The next scheduled meeting is Monday, December 20, 2021 at 6:30pm.

Respectfully submitted,

Cheryl A. Mann
Administrative Assistant - Dunstable Planning Board