



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  
This meeting was held virtually through Zoom, Zoom ID 878 6209 7565

**Planning Board Minutes**  
**Monday, December 20, 2021**

Approved: January 18, 2022

Vice Chair Jeff Pallis at 6:30pm, called the meeting to order.  
Members present: George Basbanes, Jim Wilkie and Joan Simmons  
Member absent: Joe VLcek

**Question Regarding Sweets Pond Way - Possible ANR – Dave Sweet**

Mr. Sweet attended the meeting to discuss Sweets Pond Way after he measured the width of the asphalt from Main Street to the 15-acre parcel. He said that the majority of the way is 16-feet wide (or more), however, some areas are 14-15 feet wide. He said that before going through the expense of filing an ANR, he would like the Board's opinion on the narrower areas, if they would waive the requirement. Joan said that although the Planning Board has the option to waive requirements in their Rules and Regulations, that one cannot be waived due to the wording. Section II.B(j) says "*...Suitable construction, in this context shall mean a traveled way with a minimum of 16 feet of asphalt pavement...*" In Section II.A the term "shall" is interpreted to be mandatory or obligatory in nature. Mr. Sweet left with the understanding that in order to comply with Section II.B(j), he would need to add asphalt to those areas that are under 16-feet in width and make sure that before filing an ANR plan, he meets ALL the requirements.

**Approval of Meeting Minutes of December 6, 2021**

Jim made a motion to approve, as submitted, the minutes from the December 6, 2021 meeting. George 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Bills/Payroll**

Bills-none. Joan made a motion to sign payroll. Jim 2<sup>nd</sup> the motion. Motion passed unanimously.

**Review the 2021 Annual Report**

The Board felt that the annual report is an accurate account of the Planning Board's activities.

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

The Administrative Assistant asked Will Perego from Borrego Solar for an update to the drainage issue on the Julian property. In a December 15, email Mr. Perego said that they have started some mitigation work onsite – dismantling and relocating some racking in front of the Julian property to make room for a larger basin they are proposing. They are also working on addressing a comment made by Mr. Julian's engineer. The Board will contact all parties after the holidays for an update.



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

Jim made a motion to close the meeting at 6:46pm. Joan 2<sup>nd</sup> the motion. – Motion passed unanimously. The next scheduled meeting is Monday, January 3, 2022 at 6:30pm.

Respectfully submitted,

Cheryl A. Mann  
Administrative Assistant - Dunstable Planning Board