



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 859 0207 0975

**Planning Board Minutes**  
**Monday, March 7, 2022**

Approved: March 21, 2022

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

**11 Pleasant Street Residents – Questions on New Structure – Town Center Overlay**

In attendance: Amanda and Guillaume from 11 Pleasant Street. Amanda told members that she and her husband are interested in building a barn type structure in the rear of their 3-acre property and use it as a farm stand/boutique store. Some items they are interested in selling are cheeses, charcuterie boards, local produce and wine, similar to Springdale Farm, Tully Farm and Lull Farm. The property, located on Pleasant Street, is in the Town Center Overlay District. There was much discussion on renovating their existing barn versus building a new structure. Depending on what they decide, they would need a Special Permit through the Planning Board or a building permit with approval of a business through the Board of Appeals. Amanda and Guillaume will discuss their options before deciding.

**Approval of Meeting Minutes of January 18, 2022**

Jim made a motion to approve the meeting minutes of the January 18 meeting, as submitted. George 2<sup>nd</sup> the motion. – Motion passed unanimously.

**Approval of Meeting Minutes of February 7, 2022**

Jim made a motion to approve the meeting minutes of the February 7 meeting, as submitted. Joan 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.

**Discussion on ANR Procedures**

The Board briefly discussed the ANR procedure, deciding to place the item on the agenda for the next meeting.

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

Joe told members that he would not be available for the May 16 meeting.



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George made a motion to close the meeting at 7:52pm. Jim 2<sup>nd</sup> the motion. – Motion passed unanimously. The next scheduled meeting is Monday, March 21, 2022 at 6:30pm.

Respectfully submitted,

Cheryl A. Mann  
Administrative Assistant  
Dunstable Planning Board